



*For further information on an agenda item, please contact  
the City at 101 North "D" Street, or call (951) 943-6100*

**AGENDA  
JOINT MEETING OF THE CITY COUNCIL, SUCCESSOR AGENCY  
TO THE REDEVELOPMENT AGENCY, PUBLIC FINANCE AUTHORITY,  
PUBLIC UTILITY AUTHORITY, HOUSING AUTHORITY, PERRIS JOINT POWERS  
AUTHORITY AND PERRIS COMMUNITY ECONOMIC DEVELOPMENT  
CORPORATION OF THE CITY OF PERRIS**

**Tuesday, March 14, 2023  
6:30 P.M.  
City Council Chambers  
(Corner of San Jacinto and Perris Boulevard)  
101 North "D" Street  
Perris, California**

***CLOSED SESSION: 5:30 P.M.***

***ROLL CALL:***

Rogers, Nava, Corona, Rabb, Vargas

- A. Conference with Legal Counsel - Potential Litigation - Government  
Code Section 54956.9 (d)(4) - 2 cases
  
- B. Conference with Legal Counsel – Existing Litigation – Government  
Code Section 54956.9(d)(1); 3 cases:
  - 1. City of Menifee v. City of Perris CVRI2203040
  - 2. Panattoni Development Company, Inc. v. City of Perris  
CVRI2203028
  - 3. Cado Menifee, LLC v. City of Perris CVR12203602

**1. *CALL TO ORDER:* 6:30 P.M.**

**2. *ROLL CALL:***

Rogers, Nava, Corona, Rabb, Vargas

**3. INVOCATION:**

Chaplain Doug Brockmeier  
Calvary Chapel Perris Valley  
3060 Barrett Ave. Perris, CA 92571

**4. PLEDGE OF ALLEGIANCE:**

Councilmember Rogers will lead the Pledge of Allegiance.

**5. REPORT ON CLOSED SESSION ITEMS:**

**6. PRESENTATIONS/ANNOUNCEMENTS: NO PRESENTATIONS**

*At this time, the City Council may recognize citizens and organizations that have made significant contributions to the community, and it may accept awards on behalf of the City.*

**7. YOUTH ADVISORY COMMITTEE COMMUNICATIONS:**

**8. PUBLIC COMMENT/CITIZEN PARTICIPATION:**

*This is the time when any member of the public may bring a matter to the attention of the Mayor and the City Council that is within the jurisdiction of the City Council. The Ralph M. Brown act limits the Mayor's, City Council's and staff's ability to respond to comments on non-agendized matters at the time such comments are made. Thus, your comments may be agendized for a future meeting or referred to staff. The City Council may discuss or ask questions for clarification, if desired, at this time. Public comment is limited to three (3) minutes.*

**9. APPROVAL OF MINUTES:**

A. Consideration to approve the minutes of the Regular Joint Meeting held on February 28, 2023 of the City Council, Successor Agency to the Redevelopment Agency, Public Finance Authority, Public Utility Authority, Housing Authority, Perris Community Economic Development Corporation and the Perris Joint Powers Authority.

**10. CONSENT CALENDAR:**

*Consent Calendar items are normally enacted in one motion. The Mayor or City Council may remove a Consent Calendar item for separate action. Public comment is limited to three (3) minutes.*

A. Consideration to adopt Proposed Resolution Numbers (next in order) regarding Initiation of Annual Proceedings for City's Maintenance Districts (FY 2023/2024).

The Proposed Resolution Numbers (next in order) are entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS,  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, INITIATING

PROCEEDINGS TO LEVY AND COLLECT ASSESSMENTS FOR FISCAL YEAR 2023/2024 IN THE CITY OF PERRIS MAINTENANCE DISTRICT NUMBER 84-1 PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972; APPOINTING THE ENGINEER OF WORK, AND ORDERING PREPARATION OF AN ENGINEER'S REPORT

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, INITIATING PROCEEDINGS TO LEVY AND COLLECT ASSESSMENTS FOR FISCAL YEAR 2023/2024 IN THE CITY OF PERRIS LANDSCAPE MAINTENANCE DISTRICT NUMBER 1 PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972; APPOINTING THE ENGINEER OF WORK, AND ORDERING PREPARATION OF AN ENGINEER'S REPORT

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, INITIATING PROCEEDINGS TO LEVY AND COLLECT ASSESSMENTS FOR FISCAL YEAR 2023/2024 IN THE CITY OF PERRIS FLOOD CONTROL MAINTENANCE DISTRICT NUMBER 1 PURSUANT TO THE BENEFIT ASSESSMENT ACT OF 1982; APPOINTING THE ENGINEER OF WORK, AND ORDERING PREPARATION OF AN ENGINEER'S REPORT

- B. Consideration to adopt the Second Reading of Proposed Ordinance Number (next in order) Authorizing the Levy of a Special Tax within CFD 2023-1 (Rockview Heights). CFD 2023-1 is located at the southwest corner of Metz Road and A Street.

The Second Reading of Proposed Ordinance Number (next in order) is entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF COMMUNITY FACILITIES DISTRICT NO. 2023-1 (ROCKVIEW HEIGHTS) OF THE CITY OF PERRIS AUTHORIZING THE LEVY OF A SPECIAL TAX WITHIN SAID DISTRICT

- C. Consideration to approve a Joint Global Settlement Agreement and Release between, Toby Quintos, @Work Personnel Services, and the City of Perris regarding a joint employer claim.
- D. Consideration to adopt Proposed Resolution Number (next in order) terminating the Proclamation of a Local Emergency within the City of Perris Declared in Response to COVID-19.

The Proposed Resolution Number (next in order) is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, CALIFORNIA, TERMINATING THE PROCLAMATION OF A LOCAL

EMERGENCY WITHIN THE CITY OF PERRIS DECLARED IN RESPONSE TO COVID-19

- E. Consideration to approve the City of Perris 2022 Annual Progress Report for the General Plan Housing Element.
- F. Consideration to approve the City’s Check Register for the months of November 2022 and December 2022.

**11. PUBLIC HEARINGS:**

*The public is encouraged to express your views on any matter set for public hearing. It is our procedure to first receive the staff report, then to ask for public testimony, first from those in favor of the project followed by testimony from those in opposition to it, and if there is opposition, to allow those in favor, rebuttal testimony only as to the points brought up in opposition. To testify on the matter, you need to simply come forward to the speaker’s podium at the appropriate time, give your name and address and make your statement. After a hearing is closed, you may not further speak on the matter unless requested to do so or are asked questions by the Mayor or a Member of the City Council. **Public comment is limited to three (3) minutes.***

- A. Consideration to adopt Proposed Resolution Numbers (next in order) and adopt the First Reading of Ordinance Number (next in order) regarding Specific Plan Amendment (SPA) 21-05218, Tentative Parcel Map (TPM-38292), Development Plan Review (DPR 21-00013, Conditional Use Permit (CUP) 21-05216, and Development Agreement (DA) 22-05297 a 950,224 Square Foot Industrial Facility and commercial development located on the southerly side of Ramona Expressway between Nevada Road and Webster Avenue. (APN(s) 317-120-021, 317-130-017, -021, -025, -048) (Applicant: Daniel Sachs of DECA Perris Land Co, LLC)

The Proposed Resolution Numbers (next in order) are entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA CERTIFYING THE ENVIRONMENTAL IMPACT REPORT (STATE CLEARINGHOUSE 2022040023) PREPARED FOR THE RAMONA GATEWAY PROJECT TO CONSTRUCT A 950,224 SQUARE-FOOT, REFRIGERATED WAREHOUSE DISTRIBUTION FACILITY, AND COMMERCIAL DEVELOPMENT INCLUDING 1) TENTATIVE PARCEL MAP TO SUBDIVIDE 49.17 ACRES INTO EIGHT (8) PARCELS, RANGING IN SIZE FROM 0.80 TO APPROXIMATELY 42.22 ACRES; 2) DEVELOPMENT PLAN REVIEW FOR THE SITE PLAN AND BUILDING ELEVATIONS; AND 3) CONDITIONAL USE PERMIT TO PERMIT A VEHICLE FUEL STATION WITH A CONVENIENCE STORE, CAR WASH, FOUR DRIVE-THROUGHS ESTABLISHMENTS WITHIN THE PROPOSED COMMERCIAL DEVELOPMENT, AND ADOPTING THE PROPOSED MITIGATION MONITORING AND REPORT PROGRAM AND A STATEMENT OF OVERRIDING CONSIDERATIONS, BASED UPON THE STATEMENT OF FACTS AND FINDINGS AND STATEMENT

OF OVERRIDING CONSIDERATIONS, AND THE MITIGATION MONITORING AND REPORTING PROGRAM

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING TENTATIVE PARCEL MAP 21-05219 (TPM 38292), DEVELOPMENT PLAN REVIEW 21-00013, CONDITIONAL USE PERMIT 21-05216, TO FACILITATE THE CONSTRUCTION OF A 950,224-SQUARE-FOOT WAREHOUSE FACILITY AND A 37,215 SQUARE FOOT COMMERCIAL CENTER BASED UPON THE FINDINGS HEREIN AND SUBJECT TO CONDITIONS OF APPROVAL.

The First Reading of Proposed Ordinance Number (next in order) is entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA APPROVING SPECIFIC PLAN AMENDMENT 21-05218 TO REZONE 42.22 ACRES OF A LARGER 49.17-ACRE SITE FROM BUSINESS PARK OFFICE (BPO) ZONE AND COMMERCIAL (C) ZONE TO LIGHT INDUSTRIAL (LI) ZONE AND TO REMOVE A PLANNED/UNIMPROVED STREET, DAWES AVENUE, FROM THE CIRCULATION PLAN IN THE PERRIS VALLEY COMMERCE CENTER SPECIFIC PLAN (PVCCSP) AND APPROVING DEVELOPMENT AGREEMENT 22-05297 FOR SPECIFIC PROJECT IMPROVEMENTS AND COMMUNITY BENEFITS TO FACILITATE THE DEVELOPMENT OF A 950,224 SQUARE FOOT INDUSTRIAL WAREHOUSE AND 37,215 SQUARE FOOT COMMERCIAL DEVELOPMENT PROJECT AND MAKING FINDINGS IN SUPPORT THEREOF.

Introduced by: Director of Development Services Kenneth Phung

PUBLIC COMMENT

**12. BUSINESS ITEMS:** (not requiring a “Public Hearing”):

*Public comment will be called for each non-hearing item. Please keep comments brief so that everyone who wishes to speak has the opportunity to do so. After public comment is closed, you may not further speak on the matter unless the Mayor or City Council requests further clarification of your statement. Public Comment is limited to three (3) minutes.*

A. Presentation of the Police Department Annual Report.

Introduced by: Deputy City Manager Ernie Reyna

PUBLIC COMMENT

B. Presentation of the Fire Department Annual Report.

Introduced by: Deputy City Manager Ernie Reyna

PUBLIC COMMENT

C. Consideration and Discussion Regarding a Proposed Industrial Warehouse/Distribution Facilities Business License Tax.

Introduced by: Deputy City Manager Ernie Reyna

PUBLIC COMMENT

D. Consideration and Discussion regarding a Proposed Regulatory Ordinance Authorizing the Establishment and Regulation of Cardrooms within the City of Perris and Submission thereof to the City's Voters.

Introduced by: Assistant City Manager Wendell Bugtai

PUBLIC COMMENT

**13. COUNCIL COMMUNICATIONS:** (*Committee Reports, Agenda Items, Meeting Requests and Review etc.*)

*This is an opportunity for the Mayor and City Councilmembers to report on their activities and the actions of the Committees upon which they sit, to bring a matter to the attention of the full Council and staff, and to request agenda items. Any matter that was considered during the public hearing portion is not appropriate for discussion in this section of the agenda. NO ACTION CAN BE TAKEN AT THIS TIME.*

**14. CITY MANAGER'S REPORT:**

**15. ADJOURNMENT:**

*In compliance with the Americans with Disabilities Act and Government Code Section 54953(g), the City Council has adopted a reasonable accommodations policy to swiftly resolve accommodation requests. The policy can also be found on the City's website at: <https://www.cityofperris.org/home/showpublisheddocument/15875/638102339679387909>. Please contact the City Clerk's Office at (951) 943-6100 to make an accommodation request, or to obtain an electronic or printed copy of the policy.*

**THE CITY COUNCIL MEETING IS ALSO AVAILABLE FOR VIEWING AT THE FOLLOWING:**

City's Website:

<https://www.cityofperris.org/government/city-council/council-meetings>

YouTube:

<https://www.youtube.com/channel/UC24S1shebXkJFv3BnxdkPpg>

Facebook:

<https://www.facebook.com/PerrisToday/>

For cable subscribers only within Perris:

Spectrum: Channel 3

Frontier: Channel 16



9.A.

**CITY OF PERRIS**  
**CITY COUNCIL**  
**AGENDA SUBMITTAL**

**MEETING DATE:** March 14, 2023  
**SUBJECT:** Approval of Minutes  
**REQUESTED ACTION:** Approve the Minutes of the Regular Joint City Council Meeting held on February 28, 2023  
**CONTACT:** Nancy Salazar, City Clerk *NS*

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**BACKGROUND/DISCUSSION:** None

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**BUDGET (or FISCAL) IMPACT:** None

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Prepared by: Judy L. Haughney, CMC, Assistant City Clerk *dh*

**REVIEWED BY:**

City Attorney \_\_\_\_\_  
Assistant City Manager *WP*  
Deputy City Manager *ER*

Attachments: 1. Minutes-February 28, 2023-Regular Joint City Council Meeting

Consent:  
Public Hearing:  
Business Item:  
Presentation:  
Other: Approval of Minutes



# ATTACHMENT 1

Minutes-February 28, 2023 Regular Joint City Council Meeting

## ***CITY OF PERRIS***

### MINUTES:

Date of Meeting: February 28, 2023

06:30 PM

Place of Meeting: City Council Chambers

**THIS MEETING WAS ALSO CONDUCTED AS A REMOTE MEETING IN ACCORDANCE WITH AB 361 AND RESOLUTION NUMBER 6116**

### CLOSED SESSION

**Mayor Vargas called the Closed Session to order at 5:47 p.m.**

### ROLL CALL

**Present: Rabb, Rogers, Nava, Corona, Vargas**

**Staff Member's Present: City Manager Miramontes, Assistant City Manager Bugtai, Deputy City Manager Reyna, City Attorney Khuu, Assistant City Attorney Vargas, Director of Community Services Chavez and Director of Economic Development and Housing Ogawa**

- A. Conference with Real Property Negotiators – Government Code Section 54956.8  
Property: APN(s) 305-240-034 City Negotiator: Clara Miramontes, City Manager  
Negotiating Parties: Bahram Tchami Under Negotiation: Price and terms of payment
- B. Conference with Real Property Negotiators – Government Code Section 54956.8  
Property: APN(s) 330-160-066 and 330-160-067 City Negotiator: Clara Miramontes,  
City Manager Negotiating Parties: Ethanac S.P., LLC Under Negotiation: Price and  
terms of payment
- C. Conference with Real Property Negotiators – Government Code Section 54956.8  
Property: APN(s) 308-200-022, 308-200-018, 308-334-018, and 308-344-014 City  
Negotiator: Clara Miramontes, City Manager Negotiating Parties: Barratt American,  
Inc. Under Negotiation: Price and terms of payment
- D. Conference with Legal Counsel – Existing Litigation – Government Code Section  
54956.9(d)(1); 3 cases:
  - 1. City of Menifee v. City of Perris CVRI2203040
  - 2. Panattoni Development Company, Inc. v. City of Perris CVRI2203028
  - 3. Cado Menifee, LLC v. City of Perris CVR12203602

**The Mayor called for Public Comment. There was no Public Comment.**

**The City Council adjourned to Closed Session at 5:48 p.m.**

1. CALL TO ORDER: 6:30 P.M.

**Mayor Vargas called the Regular City Council meeting to order at 6:32 p.m.**

2. ROLL CALL:

**Present: Rabb, Rogers, Nava, Corona, Vargas**

Staff Members Present: City Manager Miramontes, Assistant City Manager Bugtai, Deputy City Manager Reyna, City Attorney Khuu, Interim City Engineer Pourkazemi, Police Captain Sims, Fire Chief Barnett, Director of Finance Schenk, Chief Information Officer Cervantes, Director of Community Services Chavez, Director of Development Services Phung, Director of Administrative Services Amozgar, Director of Public Works Hill, Assistant City Clerk Haughney and City Clerk Salazar.

3. INVOCATION:

Pastor Don Meinberg

Reflections Christian Fellowship

375 Ramona Expressway, Perris CA 92571

4. PLEDGE OF ALLEGIANCE:

**Councilmember Rabb led the Pledge of Allegiance.**

5. REPORT ON CLOSED SESSION ITEMS:

**City Attorney Khuu reported that the City Council met in Closed Session to discuss the items listed on the agenda. He noted that an update was given, direction was given to staff, but no reportable action was taken.**

6. PRESENTATIONS/ANNOUNCEMENTS:

**There were no Presentations.**

7. YOUTH ADVISORY COMMITTEE COMMUNICATIONS:

**The report was given by Youth Advisory Committee Vice-President Jasmine Lomeli.**

8. PUBLIC COMMENT/CITIZEN PARTICIPATION:

**The Mayor called for Public Comment. The following people spoke at Public Comment:**

**Elizabeth Ayala**

**Maribel Nunez**

**Janet Bernabe**

**Ayako Utsumi**

9. APPROVAL OF MINUTES:

- A. Approved the minutes of the Regular Joint Meeting held on February 14, 2023 of the City Council, Successor Agency to the Redevelopment Agency, Public Finance Authority, Public Utility Authority, Housing Authority, Perris Community Economic Development Corporation and the Perris Joint Powers Authority.

The Mayor called for a motion.

M/S/C: Moved by David Starr Rabb, seconded by Marisela Nava to Approve the Minutes, as presented.

AYES: David Starr Rabb, Rita Rogers, Marisela Nava, Malcolm Corona, Michael Vargas

NOES:

ABSENT:

ABSTAIN:

10. CONSENT CALENDAR:

**Mayor Vargas noted that Item 10.J. would be pulled from the Consent Calendar.**

**The Mayor called for Public Comment. The following person spoke at Public Comment:**

**Elizabeth Ayala**

- A. Adopted Resolution Numbers 6127, 6128 and 6129 regarding annexation of DPR 21-00001 to Maintenance District Number 84-1. DPR 21-00001 is located on Wilson Avenue. (APN(s): 300-170-008) (Owner(s): First Industrial, L.P.)

Resolution Number 6127 is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, INITIATING PROCEEDINGS, APPOINTING THE ENGINEER OF WORK, ORDERING THE PREPARATION OF A DISTRICT MAP INDICATING THE PROPOSED BOUNDARIES OF AN ANNEXATION TO THE CITY OF PERRIS MAINTENANCE DISTRICT NUMBER 84-1, AND FOR PROVIDING OTHER ENGINEERING SERVICES IN THE MATTER OF THE ANNEXATION OF DPR 21-00001 INTO MAINTENANCE DISTRICT NUMBER 84-1

Resolution Number 6128 is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, OF PRELIMINARY APPROVAL OF ENGINEER'S REPORT FOR ANNEXATION OF DPR 21-00001 TO CITY OF PERRIS MAINTENANCE DISTRICT NUMBER 84-1

Resolution Number 6129 is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DECLARING INTENTION TO ORDER THE ANNEXATION TO CITY OF PERRIS MAINTENANCE DISTRICT NUMBER 84-1, DECLARING THE WORK TO BE OF MORE LOCAL THAN ORDINARY PUBLIC BENEFIT; SPECIFYING THE EXTERIOR BOUNDARIES OF THE AREA TO BE ANNEXED TO MAINTENANCE DISTRICT NUMBER 84-1 AND TO BE ASSESSED THE COST AND EXPENSE THEREOF; DESIGNATING SAID ANNEXATION AS ANNEXATION OF DPR 21-00001 TO MAINTENANCE DISTRICT NUMBER 84-1; DETERMINING THAT THESE PROCEEDINGS SHALL BE TAKEN PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972; AND OFFERING A TIME AND PLACE FOR HEARING OBJECTIONS THERETO ON APRIL 25, 2023

- B. Adopt Resolution Numbers 6130, 6131 and 6132 regarding annexation of DPR 21-00001 to Landscape Maintenance District Number 1. DPR 21-00001 is located on Wilson Avenue. (APN(s): 300-170-008) (Owner(s): First Industrial, L.P.)

Resolution Number 6130 is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, INITIATING PROCEEDINGS, APPOINTING THE ENGINEER OF WORK, ORDERING THE PREPARATION OF A DISTRICT MAP INDICATING THE PROPOSED BOUNDARIES OF AN ANNEXATION TO THE CITY OF PERRIS LANDSCAPE MAINTENANCE DISTRICT NUMBER 1, AND FOR PROVIDING OTHER ENGINEERING SERVICES IN THE MATTER OF THE ANNEXATION OF BENEFIT ZONE 169 DPR 21-00001 TO LANDSCAPE MAINTENANCE DISTRICT NUMBER 1

Resolution Number 6131 is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, OF PRELIMINARY APPROVAL OF ENGINEER'S REPORT FOR ANNEXATION OF DPR 21-00001 TO BENEFIT ZONE 169, CITY OF PERRIS LANDSCAPE MAINTENANCE DISTRICT NUMBER 1

Resolution Number 6132 is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DECLARING INTENTION TO ORDER THE ANNEXATION TO BENEFIT ZONE 169, CITY OF PERRIS LANDSCAPE

MAINTENANCE DISTRICT NUMBER 1, DECLARING THE WORK TO BE OF MORE LOCAL THAN ORDINARY PUBLIC BENEFIT; SPECIFYING THE EXTERIOR BOUNDARIES OF THE AREA TO BE ANNEXED TO BENEFIT ZONE 169, LANDSCAPE MAINTENANCE DISTRICT NUMBER 1 AND TO BE ASSESSED THE COST AND EXPENSE THEREOF; DESIGNATING SAID ANNEXATION AS ANNEXATION OF DPR 21-00001 TO BENEFIT ZONE 169, LANDSCAPE MAINTENANCE DISTRICT NUMBER 1; DETERMINING THAT THESE PROCEEDINGS SHALL BE TAKEN PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972; AND OFFERING A TIME AND PLACE FOR HEARING OBJECTIONS THERETO ON APRIL 25, 2023

- C. Adopted Resolution Number 6147 regarding annexation of DPR 21-00001 to Flood Control Maintenance District Number 1. DPR 21-00001 is located on Wilson Avenue. (APN(s): 300-170-008) (Owner(s): First Industrial, L.P.)

Resolution Number 6147 is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DECLARING INTENTION TO AUTHORIZE LEVYING ASSESSMENTS UPON CERTAIN PARCELS OF REAL PROPERTY, TO ORDER ANNEXATION OF DPR 21-00001 TO BENEFIT ZONE 134, FLOOD CONTROL MAINTENANCE DISTRICT NUMBER 1, PURSUANT TO THE BENEFIT ASSESSMENT ACT OF 1982; AND OFFERING A TIME AND PLACE FOR HEARING OBJECTIONS THERETO ON APRIL 25, 2023

- D. Adopted Resolution Number 6133 regarding annexation of DPR 21-00001 to CFD 2001-3 (North Perris Public Safety District)-Annexation No. 55. DPR 21-00001 is located on Wilson Avenue. (APN(s): 300-170-008) (Owner(s): First Industrial, L.P.)

Resolution Number 6133 is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS ACTING AS THE LEGISLATIVE BODY OF COMMUNITY FACILITIES DISTRICT NO. 2001-3 (NORTH PERRIS PUBLIC SAFETY) OF THE CITY OF PERRIS DECLARING ITS INTENTION TO ANNEX CERTAIN TERRITORY THERETO [ANNEXATION NO. 55]

- E. Adopted Resolution Number 6134 regarding annexation of DPR 21-00001 to CFD 2018-02 (Public Services District)-Annexation No. 18. DPR 21-00001 is located on Wilson Avenue. (APN(s): 300-170-008) (Owner(s): First Industrial, L.P.)

Resolution Number 6134 is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS ACTING AS THE LEGISLATIVE BODY OF CITY OF PERRIS COMMUNITY FACILITIES DISTRICT NO. 2018-02 (PUBLIC SERVICES DISTRICT) DECLARING ITS INTENTION

TO ANNEX CERTAIN TERRITORY THERETO [ANNEXATION NO. 18]

- F. Approved a Professional Services Agreement with Willdan Financial Services for Special District Services provided for Perris Community Facilities Districts, Perris Financing Authority Administration, Joint Powers Authority Administration and RDA.
- G. Authorized additional funds in the amount of \$522,000.00, Approved the Plans and Specifications, awarded a Public Works Construction Contract to Urban Habitat, and rejected all other bids for the Civic Center Circulation & Parking Improvements Phase 2 Project (CIP F055). (This item was continued from the February 14, 2023 City Council Meeting).
- H. Approved the Fourteenth Amendment to the Joint Powers Agreement relating to the March Joint Powers Authority and Execution of a Tax and Revenue Sharing Agreement among the Cities of Perris, Moreno Valley, Riverside and the County of Riverside.
- I. Adopted Resolution Number 6135 appointing an Interim City Engineer and Repealing Resolution Number 5584.

Resolution Number 6135 is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, CALIFORNIA, APPOINTING AN INTERIM CITY ENGINEER

- J. **This item was removed from the Consent Calendar**-Consideration to adopt Proposed Resolution Number (next in order) to continue Tele/Video-Conference Meetings during COVID-19 State of Emergency pursuant to the Provisions of AB 361.

The Proposed Resolution Number (next in order) is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, MAKING FINDINGS THAT PURSUANT TO ASSEMBLY BILL 361 THAT THE PROCLAIMED STATE OF EMERGENCY CONTINUES TO IMPACT THE ABILITY TO MEET SAFELY IN PERSON AND AUTHORIZING REMOTE TELECONFERENCE MEETINGS OF THE LEGISLATIVE BODIES OF THE CITY OF PERRIS FOR THE PERIOD BEGINNING FEBRUARY 28, 2023 AND ENDING MARCH 30, 2023 PURSUANT TO BROWN ACT PROVISIONS

- K. Adopted Resolution Number 6136 approving the Amendment of the City's Classification and Compensation Plan to include Four (4) New City Classifications and Authorized the Amendment of the City's Salary Range Placement Schedule Which Sets Forth the Classification and Compensation Allocations for All City Employees.

Resolution Number 6136 is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA,

APPROVING THE AMENDMENT OF THE CITY'S CLASSIFICATION AND COMPENSATION PLAN TO INDLCUDE FOUR (4) NEW CITY CLASSIFICATIONS AND AUTHORIZE THE AMENDMENT OF THE CITY'S SALARY RANGE PLACEMENT SCHEDULE WHICH SETS FORTH THE CLASSIFICATION AND COMPENSATION ALLOCATIONS FOR ALL CITY EMPLOYEES

- L. Approved a Contract Services Agreement with Riverside County Emergency Management Department for a part-time Emergency Services Coordinator.
- M. Awarded a Contract Services Agreement to Guaranteed Janitorial Services, Inc. for Custodial Services of City of Perris Park Restrooms and Facilities.

The Mayor called for a motion.

M/S/C: Moved by Rita Rogers, seconded by David Starr Rabb to Approve the Consent Calendar, with the exception of Item 10.J.

AYES: David Starr Rabb, Rita Rogers, Marisela Nava, Malcolm Corona, Michael Vargas

NOES:

ABSENT:

ABSTAIN:

11. PUBLIC HEARINGS:

- A. Adopted Resolution Numbers 6137 and 6138 regarding annexation of CUP 20-05100-Truck and Trailer Facility to the City's Maintenance Districts. CUP 20-05100 is located along East Markham Street. (APN(s): 302-110-032 and 302-110-042). (Owner(s): Markham Street Partners, LLC)

Resolution Number 6137 is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ORDERING THE WORK IN CONNECTION WITH ANNEXATION OF CUP 20-05100 TO CITY OF PERRIS MAINTENANCE DISTRICT NUMBER 84-1 (STREETLIGHTS), GIVING FINAL APPROVAL OF THE ENGINEER'S REPORT, AND LEVYING THE ASSESSMENT FOR FISCAL YEAR 2022/2023

Resolution Number 6138 is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ORDERING THE WORK IN CONNECTION WITH ANNEXATION OF CUP 20-05100 TO BENEFIT ZONE 167, CITY OF PERRIS LANDSCAPE MAINTENANCE DISTRICT NUMBER 1, GIVING FINAL APPROVAL OF THE ENGINEER'S REPORT, AND LEVYING THE ASSESSMENT FOR FISCAL YEAR 2022-2023



**Dulce Diaz, Willdan Financial gave the presentation on this item.**

**The Mayor opened the Public Hearing at 6:55 p.m. There was no Public Comment.**

**The Mayor closed the Public Hearing at 6:56 p.m.**

**The Mayor asked the City Clerk to open the Ballots. City Clerk Salazar opened the two Ballots and reported that they were marked YES.**

The Mayor called for a motion.

M/S/C: Moved by Rita Rogers, seconded by David Starr Rabb to Approve Resolution Numbers 6137 and 6138, as presented.

AYES: David Starr Rabb, Rita Rogers, Marisela Nava, Malcolm Corona, Michael Vargas

NOES:

ABSENT:

ABSTAIN:

- B. Adopted Resolution Numbers 6139 and 6140 regarding annexation of CUP 20-05100-Truck and Trailer Facility to CFD 2001-3 (North Perris Public Safety District)-Annexation No. 53. CUP 20-05100 is located along East Markham Street. (APN(s): 302-110-032 and 302-110-042) (Owner(s): Markham Street Partners, LLC

Resolution Number 6139 is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, ACTING AS THE LEGISLATIVE BODY OF COMMUNITY FACILITIES DISTRICT NO. 2001-3 (NORTH PERRIS PUBLIC SAFETY) OF THE CITY OF PERRIS, CALLING A SPECIAL ELECTION TO SUBMIT TO THE QUALIFIED ELECTORS WITHIN PROPOSED ANNEXATION NO. 53 THE QUESTION OF ANNEXING SUCH TERRITORY AND LEVYING OF A SPECIAL TAX WITHIN THE AREA OF PROPOSED ANNEXATION NO. 53

Resolution Number 6140 is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, ACTING AS THE LEGISLATIVE BODY OF COMMUNITY FACILITIES DISTRICT NO. 2001-3 (NORTH PERRIS PUBLIC SAFETY) OF THE CITY OF PERRIS, DECLARING THE RESULTS OF A SPECIAL ELECTION RELATING TO ANNEXATION NO. 53 AND ORDERING THE ANNEXATION OF SUCH TERRITORY, THE LEVYING OF A SPECIAL TAX WITHIN THE AREA OF ANNEXATION NO. 53 AND DIRECTING THE RECORDING OF A NOTICE OF SPECIAL TAX LIEN

**Dulce Diaz, Willdan Financial gave the presentation on this item.**

**The Mayor opened the Public Hearing at 6:58 p.m. There was no**

**Public Comment.**

**The Mayor closed the Public Hearing at 6:59 p.m.**

The Mayor called for a motion.

M/S/C: Moved by Rita Rogers, seconded by David Starr Rabb to Approve Resolution Number 6139, as presented.

AYES: David Starr Rabb, Rita Rogers, Marisela Nava, Malcolm Corona, Michael Vargas

NOES:

ABSENT:

ABSTAIN:

**The Mayor asked the City Clerk to open the Ballot. City Clerk Salazar opened the Ballot and reported that it was marked YES.**

The Mayor called for a motion.

M/S/C: Moved by David Starr Rabb, seconded by Marisela Nava to Approve Resolution Number 6140, as presented.

AYES: David Starr Rabb, Rita Rogers, Marisela Nava, Malcolm Corona, Michael Vargas

NOES:

ABSENT:

ABSTAIN:

- C. Adopted Resolution Numbers 6141 and 6142 regarding annexation of CUP 20-05100-Truck and Trailer Facility to CFD 2018-02 (Public Services District)-Annexation No. 16. CUP 20-05100 is located along East Markham Street. (APN(s): 302-110-032 and 302-110-042).(Owner(s): Markham Street Partners, LLC

Resolution Number 6141 is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, ACTING AS THE LEGISLATIVE BODY OF COMMUNITY FACILITIES DISTRICT NO. 2018-02 (PUBLIC SERVICES DISTRICT) OF THE CITY OF PERRIS, CALLING A SPECIAL ELECTION TO SUBMIT TO THE QUALIFIED ELECTORS WITHIN PROPOSED ANNEXATION NO. 16 THE QUESTION OF ANNEXING SUCH TERRITORY AND LEVYING OF A SPECIAL TAX WITHIN THE AREA OF PROPOSED ANNEXATION NO. 16

Resolution Number 6142 is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, ACTING AS THE LEGISLATIVE BODY OF COMMUNITY FACILITIES DISTRICT NO. 2018-02 (PUBLIC SERVICES DISTRICT) OF THE CITY OF PERRIS, DECLARING THE RESULTS OF A SPECIAL ELECTION RELATING TO ANNEXATION NO. 16 AND ORDERING THE ANNEXATION OF SUCH TERRITORY, THE LEVYING OF A SPECIAL TAX WITHIN THE AREA OF ANNEXATION NO. 16 AND

DIRECTING THE RECORDING OF A NOTICE OF SPECIAL TAX LIEN

**Dulce Diaz, Willdan Financial gave the presentation on this item.**

**The Mayor opened the Public Hearing at 7:01 p.m. There was no Public Comment.**

**The Mayor closed the Public Hearing at 7:01 p.m.**

The Mayor called for a motion.

M/S/C: Moved by Rita Rogers, seconded by David Starr Rabb to Approve Resolution Number 6141, as presented.

AYES: David Starr Rabb, Rita Rogers, Marisela Nava, Malcolm Corona, Michael Vargas

NOES:

ABSENT:

ABSTAIN:

**The Mayor asked the City Clerk to open the Ballot. City Clerk Salazar opened the Ballot and reported that it was marked YES.**

The Mayor called for a motion.

M/S/C: Moved by Rita Rogers, seconded by David Starr Rabb to Approve Resolution Number 6142, as presented.

AYES: David Starr Rabb, Rita Rogers, Marisela Nava, Malcolm Corona, Michael Vargas

NOES:

ABSENT:

ABSTAIN:

- D. Adopted Resolution Numbers 6143, 6144, 6145 and 6146 regarding Proposed Community Facilities District (CFD) No. 2023-1 (Rockview Heights) thereof; and Introduced the First Reading of Ordinance Number 1424 forming CFD No. 2023-1. CFD 2023-1 is located at the southwest corner of Metz Road and A Street.

Resolution Number 6143 is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS DETERMINING THE VALIDITY OF PRIOR PROCEEDINGS, ESTABLISHING COMMUNITY FACILITIES DISTRICT NO. 2023-1 (ROCKVIEW HEIGHTS) OF THE CITY OF PERRIS, AUTHORIZING THE LEVY OF A SPECIAL TAX WITHIN SUCH COMMUNITY FACILITIES DISTRICT NO. 2023-1 (ROCKVIEW HEIGHTS) OF THE CITY OF PERRIS, ESTABLISHING AN APPROPRIATIONS LIMIT, AND TAKING CERTAIN OTHER ACTIONS RELATING TO SAID DISTRICT

Resolution Number 6144 is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS ACTING IN ITS CAPACITY AS THE LEGISLATIVE

BODY OF COMMUNITY FACILITIES DISTRICT NO. 2023-1 (ROCKVIEW HEIGHTS) OF THE CITY OF PERRIS, DETERMINING THE NECESSITY TO INCUR BONDED INDEBTEDNESS IN AN AMOUNT NOT TO EXCEED \$10,000,000 WITHIN SAID DISTRICT; AND CALLING A SPECIAL ELECTION WITHIN SUCH DISTRICT

Resolution Number 6145 is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF COMMUNITY FACILITIES DISTRICT NO. 2023-1 (ROCKVIEW HEIGHTS) OF THE CITY OF PERRIS, DECLARING THE RESULTS OF A SPECIAL ELECTION RELATING TO THE LEVY OF SPECIAL TAXES THEREIN, THE ISSUANCE OF BONDED INDEBTEDNESS AND THE ESTABLISHMENT OF AN APPROPRIATIONS LIMIT

Resolution Number 6146 is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS APPROVING AND AUTHORIZING EXECUTION OF AN ACQUISITION AND FUNDING AGREEMENT AND A JOINT COMMUNITY FACILITIES AGREEMENT IN CONNECTION WITH THE FORMATION OF COMMUNITY FACILITIES DISTRICT 2023-1 (ROCKVIEW HEIGHTS) OF THE CITY OF PERRIS; AND MAKING FINDINGS AND DETERMINATIONS IN CONNECTION THEREWITH

The First Reading of Ordinance Number 1424 is entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF COMMUNITY FACILITIES DISTRICT NO. 2023-1 (ROCKVIEW HEIGHTS) OF THE CITY OF PERRIS AUTHORIZING THE LEVY OF A SPECIAL TAX WITHIN SAID DISTRICT

**Jim Fabian, Fieldman Rolapp & Associates, gave the presentation on this item.**

**Councilmember Rabb left the City Council Chambers at 7:04 p.m. and returned at 7:05 p.m.**

**The following Councilmember's spoke:**

**Rabb  
Vargas**

**The Mayor opened the Public Hearing at 7:08 p.m. There was no Public Comment.**

**The Mayor closed the Public Hearing at 7:09 p.m.**

The Mayor called for a motion.

M/S/C: Moved by Rita Rogers, seconded by David Starr Rabb to Approve Resolution Numbers 6143 and 6144, as presented.

AYES: David Starr Rabb, Rita Rogers, Marisela Nava, Malcolm Corona, Michael Vargas

NOES:

ABSENT:

ABSTAIN:

**The Mayor asked the City Clerk to open the Ballot.**

**City Clerk Salazar opened the Ballot and reported that it was marked YES.**

The Mayor called for a motion.

M/S/C: Moved by Marisela Nava, seconded by David Starr Rabb to Approve Resolution Numbers 6145, 6146 and the First Reading of Ordinance Number 1424.

AYES: David Starr Rabb, Rita Rogers, Marisela Nava, Malcolm Corona, Michael Vargas

NOES:

ABSENT:

ABSTAIN:

- E. **This item was continued until April 11, 2023-Consideration to adopt Proposed Resolution Number (next in order) adopting Mitigated Negative Declaration (MND) 2377 and the Mitigation Monitoring and Reporting Program (MMRP), and approve Specific Plan Amendment 22-05052, Tentative Parcel Map 22-0529 (TPM-38386) and Development Plan Review 20-00020 to facilitate the construction of a 330,804 square-foot industrial warehouse building; and Introduce the First Reading of Proposed Ordinance Number (next in order) approving Specific Plan Amendment 22-05052 to remove Russell Way, a paper/unimproved street. The project is located on the west side of Redlands Avenue between E. Rider Street and Placentia Avenue. (APN(s) 300-250-010, -011, -012, -013, -014, -015 and -016) (Applicant: Michael Johnson of Lake Creek Industrial, LLC).**

The Proposed Resolution Number (next in order) is entitled:  
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ADOPTING MITIGATED NEGATIVE DECLARATION NO. 2377 (STATE CLEARINGHOUSE #2022110113), AND THE MITIGATION MONITORING AND REPORTING PROGRAM, AND APPROVING TENTATIVE PARCEL MAP 22-05029 (38386), AND DEVELOPMENT PLAN REVIEW 20-00020, TO DEVELOP A 330,804 SQUARE FOOT NON-REFRIGERATED INDUSTRIAL WAREHOUSE DEVELOPMENT PROJECT ON 20.14 ACRES, BASED UPON FINDINGS HEREIN AND SUBJECT TO THE CONDITIONS OF APPROVAL AND THE MITIGATION MONITORING AND REPORTING PROGRAM

**Director of Development Services Kenneth Phung announced that the City had received an email request, from the applicant,**

**to continue this item until the April 11, 2023 City Council meeting. A copy of the email was provided to the City Council.**

**The Mayor opened the Public Hearing at 7:11 p.m. The following person spoke:**

**Daisy Ramirez**

**The following Councilmember spoke:**

**Corona**

**Lou Monville, representative for the applicant, spoke.**

**The following Councilmember's spoke:**

**Nava**

**Corona**

**Rabb**

**Vargas**

The Mayor called for a motion.

M/S/C: Moved by David Starr Rabb, seconded by Rita Rogers to Continue this item until the April 11, 2023 City Council meeting.

AYES: David Starr Rabb, Rita Rogers, Marisela Nava, Malcolm Corona, Michael Vargas

NOES:

ABSENT:

ABSTAIN:

12. BUSINESS ITEMS:

A. Approved the Expansion of the ShotSpotter Policing Technology.

**Deputy City Manager Ernie Reyna introduced the item and turned it over to Police Captain Matthew Sims for the presentation.**

**The following Councilmember's spoke:**

**Corona**

**Vargas**

**The Mayor called for Public Comment, there was no Public Comment.**

The Mayor called for a motion.

M/S/C: Moved by Malcolm Corona, seconded by Rita Rogers to Approve Expansion of the ShotSpotter program, as presented.

AYES: David Starr Rabb, Rita Rogers, Marisela Nava, Malcolm Corona, Michael Vargas

NOES:

ABSENT:

ABSTAIN:

B. Approved the FY 2022-23 Mid-Year Budget Amendments.

—  
**Director of Finance Matthew Schenk gave the presentation on this item.**

**Councilmember Rogers left the City Council Chambers at 7:45 p.m. and returned at 7:47 p.m.**

**Councilmember Rabb left the City Council Chambers at 7:47 p.m. and returned at 7:49 p.m.**

**The Mayor called for Public Comment. There was no Public Comment.**

The Mayor called for a motion.

M/S/C: Moved by Rita Rogers, seconded by Marisela Nava to Approve The FY 2022-23 Mid-Year Budget Amendments, as presented.

AYES: David Starr Rabb, Rita Rogers, Marisela Nava, Malcolm Corona, Michael Vargas

NOES:

ABSENT:

ABSTAIN:

13. COUNCIL COMMUNICATIONS:

**The following Councilmember's spoke:**

**Rogers**

**Rabb**

**Corona**

**Nava**

**Vargas**

14. CITY MANAGER'S REPORT:

15. ADJOURNMENT:

**There being no further business Mayor Vargas adjourned the Regular City Council meeting at 8:00 p.m. in Memory of Mayor Pro Tem Ted Hoffman of the City of Norco, who passed away on February 22, 2023.**

**Respectfully Submitted,**

---

**Nancy Salazar, City Clerk**





# CITY OF PERRIS

## CITY COUNCIL

### AGENDA SUBMITTAL

**MEETING DATE:** March 14, 2023

**SUBJECT:** Initiation of Annual Proceedings for City's Maintenance Districts (FY 2023/2024)

**REQUESTED ACTION:**

1. Adoption of Resolution Ordering Preparation of the Engineer's Report, Maintenance District No. 84-1 (Streetlights and Traffic Signals)
2. Adoption of Resolution Ordering Preparation of the Engineer's Report, Landscape Maintenance District No. 1
3. Adoption of Resolution Ordering Preparation of the Engineer's Report, Flood Control Maintenance District No. 1

**CONTACT:** John Pourkazemi, Interim City Engineer

**BACKGROUND/DISCUSSION:**

In order to provide continued funding for the City's maintenance districts, annual procedures are required of the City Council. By adopting these resolutions, that order the preparation of the annual Engineer's Reports, the procedures for FY 2023/2024 will be initiated. The next action is scheduled for May 9, 2023 when the Engineer's Reports will be presented to the City Council for preliminary approval.

The districts include residential tracts and commercial developments throughout the City.

**BUDGET (or FISCAL) IMPACT:**

For FY 2022/2023, approximately 34,777 assessments were levied totaling \$6,930,585.70.

Prepared by: Daniel Louie, Willdan Financial Services

**REVIEWED BY:**

City Attorney \_\_\_\_\_

Assistant City Manager MP

Deputy City Manager ER

**Attachments:**

- 1. Resolution Ordering Preparation of the Engineer's Report, Maintenance District No. 84-1**
- 2. Resolution Ordering Preparation of the Engineer's Report, Landscape MD No. 1**
- 3. Resolution Ordering Preparation of the Engineer's Report, Flood Control MD No. 1**

**Consent:**

**Public Hearing:**

**Business Item:**

**Presentation:**

**Other:**

# **Attachment No. 1**

**Resolution Ordering Preparation of Engineer's  
Report, Maintenance District Number 84-1**

**RESOLUTION NUMBER XXXX**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, INITIATING PROCEEDINGS TO LEVY AND COLLECT ASSESSMENTS FOR FISCAL YEAR 2023/2024 IN THE CITY OF PERRIS MAINTENANCE DISTRICT NUMBER 84-1 PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972; APPOINTING THE ENGINEER OF WORK, AND ORDERING PREPARATION OF AN ENGINEER'S REPORT**

**WHEREAS**, the City Council of the City of Perris, California ("this City Council"), has previously determined that the public interest, convenience and necessity, requires the installation, construction and maintenance of public lighting and appurtenant facilities as set forth in Section 22525 of the Streets and Highways Code, State of California, within the incorporated boundaries of the City of Perris, California; and

**WHEREAS**, this City Council hereby finds and determines that the public interest, convenience and necessity require the continued levy of assessments within the City of Perris, Maintenance District Number 84-1 for the purpose of installing, constructing, operating and maintaining public street lighting including traffic signals and appurtenant facilities authorized by Section 22525 of the Streets and Highways Code, State of California.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Perris as follows:

**Section 1.** That this City Council hereby initiates proceedings to levy and collect annual special benefit assessments within that area designated City of Perris, Maintenance District Number 84-1 (the "District") for the maintenance, servicing and operation of public street lighting, all pursuant to the Landscaping and Lighting Act of 1972 (Division 15 of the California Streets and Highways Code).

**Section 2.** That the maintenance proposed to be performed consists of the furnishing of services and materials for the ordinary and usual maintenance, operation and servicing of public lighting, traffic signals and landscaping, including:

- (a) Repair, removal or replacement of all or any part of the improvements thereon.
- (b) Required electrical operations, repair and replacement.
- (c) Street light installation, servicing and maintenance.
- (d) Traffic signal installation, servicing and maintenance.

**Section 3.** That the proposed maintenance district encompasses all that certain territory of the City of Perris included within the exterior boundary line shown upon that certain map entitled "Diagram of the City of Perris Maintenance District Number 84-1", indicating by said boundary line the extent of the territory included within the proposed district and which map is on file in the Office of the City Clerk. Reference is hereby made to said map for further, full and more particular description of said lighting maintenance district, and the said map so on file shall govern for all details as to the extent of said district. A boundary diagram of the District is included as Exhibit A.

**Section 4.** That the proceedings for the annual levy of the special benefit assessment are to be conducted under and in accordance with provisions of Division 15 of the Streets and Highways Code (Landscaping and Lighting Act of 1972) of the State of California.

**Section 5.** That John Pourkazemi, the Interim City Engineer for the City of Perris, is hereby appointed the "Engineer of Work" and all provisions of Division 15 applicable to the Engineer shall apply to said "Engineer of Work" and Willdan Financial Services, is hereby appointed for the purpose of assisting in the preparation of the written report provided for in Section 22567 of said Division 15 of the Streets and Highways Code.

**ADOPTED, SIGNED** and **APPROVED** this 14th day of March, 2023.

---

Mayor, Michael M. Vargas

ATTEST:

---

City Clerk, Nancy Salazar

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

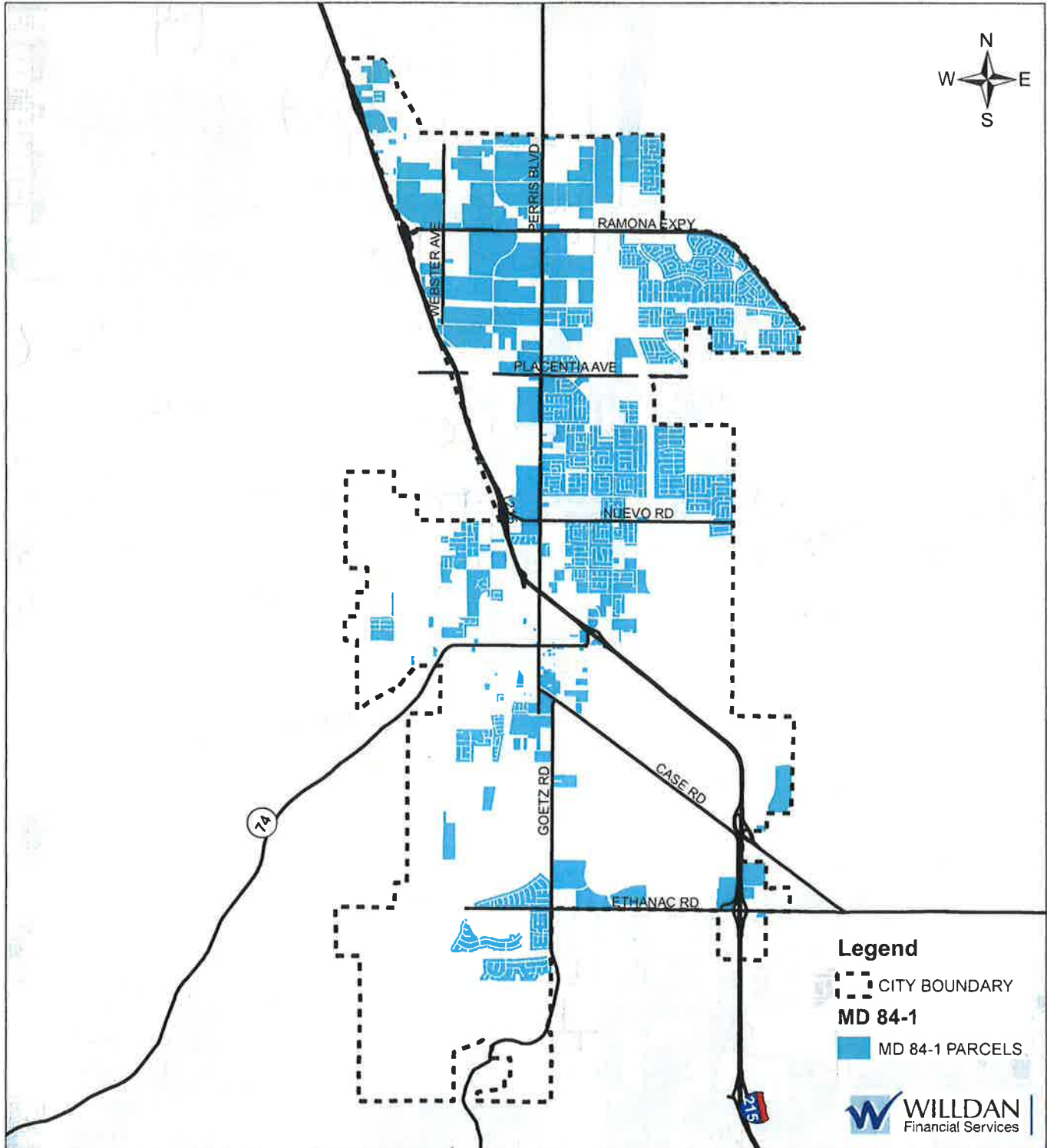
I, Nancy Salazar, CITY CLERK OF THE CITY OF PERRIS, CALIFORNIA, DO HEREBY CERTIFY that the foregoing Resolution Number XXXX was duly and regularly adopted by the City Council of the City of Perris at a regular meeting held the 14th day of March, 2023, by the following called vote:

Ayes:  
Noes:  
Absent:  
Abstain:

---

City Clerk, Nancy Salazar

**EXHIBIT A**  
**MAINTENANCE DISTRICT NO. 84-1 VICINITY PARCEL MAP**  
**CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**  
**FISCAL YEAR 2022/2023**



# **Attachment No. 2**

**Resolution Ordering Preparation of Engineer's Report, Landscape  
Maintenance District Number 1**



**RESOLUTION NUMBER XXXX**

***A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, INITIATING PROCEEDINGS TO LEVY AND COLLECT ASSESSMENTS FOR FISCAL YEAR 2023/2024 IN THE CITY OF PERRIS LANDSCAPE MAINTENANCE DISTRICT NUMBER 1 PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972; APPOINTING THE ENGINEER OF WORK, AND ORDERING PREPARATION OF AN ENGINEER'S REPORT***

**WHEREAS**, the City Council of the City of Perris, California ("this City Council"), has previously determined that the public interest, convenience and necessity, requires the installation, construction and maintenance of public landscaping and appurtenant facilities as set forth in Section 22525 of the Streets and Highways Code, State of California, within the incorporated boundaries of the City of Perris, California; and

**WHEREAS**, this City Council hereby finds and determines that the public interest, convenience and necessity require the continued levy of assessments within the City of Perris, Landscape Maintenance District Number 1 for the purpose of installing, constructing, operating and maintaining public landscaping and appurtenant facilities authorized by Section 22525 of the Streets and Highways Code, State of California.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Perris as follows:

**Section 1.** That this City Council hereby initiates proceedings to levy and collect annual special benefit assessments within that area designated City of Perris, Landscape Maintenance District Number 1 (the "District") for the maintenance, servicing and operation of public landscaping, all pursuant to the Landscaping and Lighting Act of 1972 (Division 15 of the California Streets and Highways Code).

**Section 2.** That the maintenance proposed to be performed consists of the furnishing of services and materials for the ordinary and usual maintenance, operation and servicing of public landscaping, including:

- (a) Repair, removal or replacement of all or any part of the improvements thereon.
- (b) Required irrigation operation, repair and replacement.
- (c) Required electrical operation, repair and replacement.

**Section 3.** That the proposed maintenance district encompasses all that certain territory of the City of Perris included within the exterior boundary line shown upon that certain map entitled "Diagram of the City of Perris Landscape Maintenance District Number 1", indicating by said boundary line the extent of the territory included within the proposed district and which map is on file in the Office of the City Clerk. Reference is hereby made to said map for further, full and more particular description of said landscape maintenance district, and the said map so on file shall govern for all details as to the extent of said district. A boundary diagram of the District is included as Exhibit A.

**Section 4.** That the proceedings for the annual levy of the special benefit assessment are to be conducted under and in accordance with provisions of Division 15 of the Streets and Highways Code (Landscaping and Lighting Act of 1972) of the State of California.

**Section 5.** That John Pourkazemi, the Interim City Engineer for the City of Perris, is hereby appointed the "Engineer of Work" and all provisions of Division 15 applicable to the Engineer shall apply to said "Engineer of Work" and Willdan Financial Services, is hereby appointed for the purpose of assisting in the preparation of the written report provided for in Section 22567 of said Division 15 of the Streets and Highways Code.

**ADOPTED, SIGNED and APPROVED** this 14th day of March, 2023.

---

Mayor, Michael M. Vargas

ATTEST:

---

City Clerk, Nancy Salazar

*RESOLUTION NUMBER XXXX*

*Page 3*

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

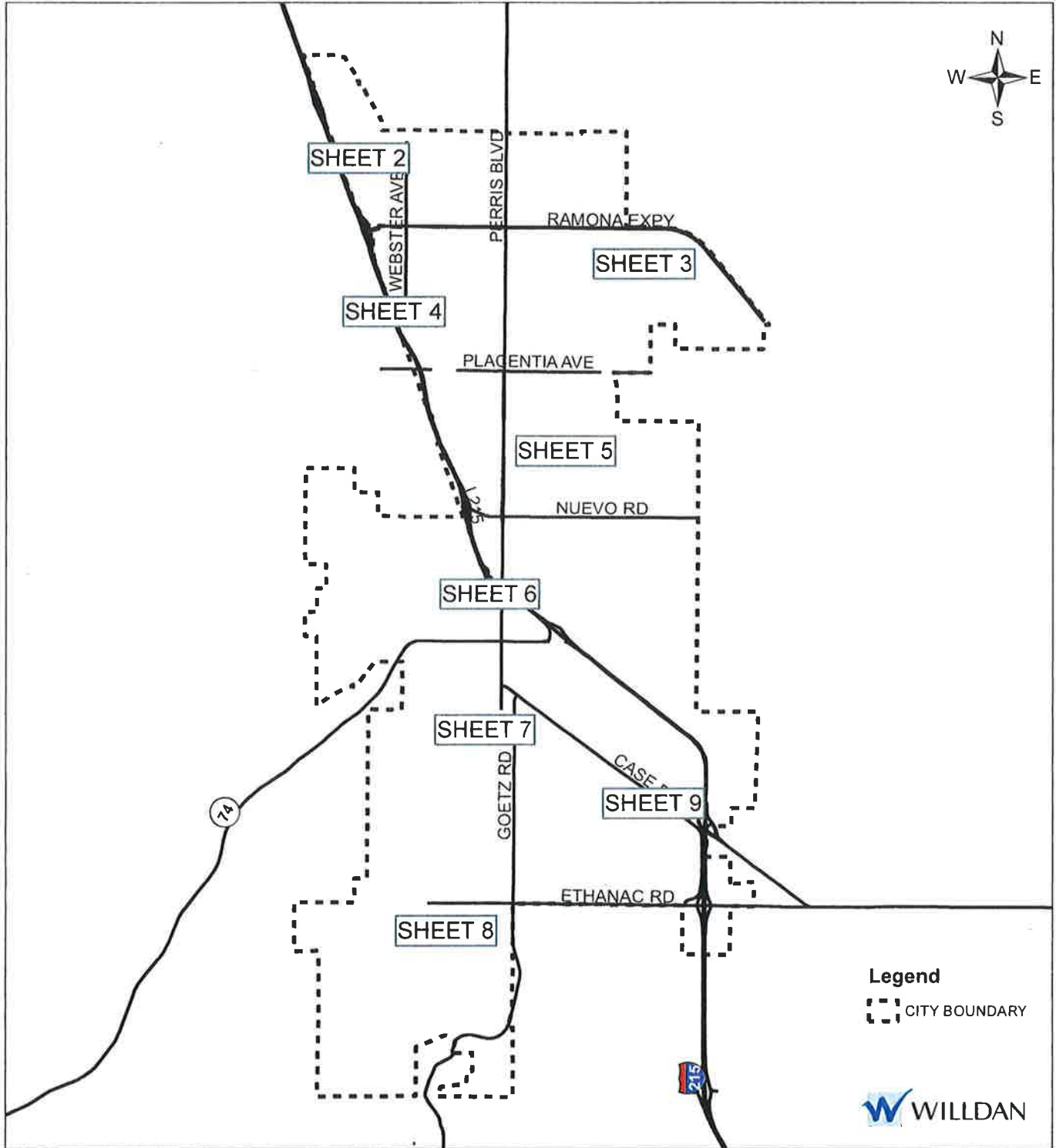
I, Nancy Salazar, CITY CLERK OF THE CITY OF PERRIS, CALIFORNIA, DO HEREBY CERTIFY that the foregoing Resolution Number XXXX was duly and regularly adopted by the City Council of the City of Perris at a regular meeting held the 14th day of March, 2023, by the following called vote:

Ayes:  
Noes:  
Absent:  
Abstain:

---

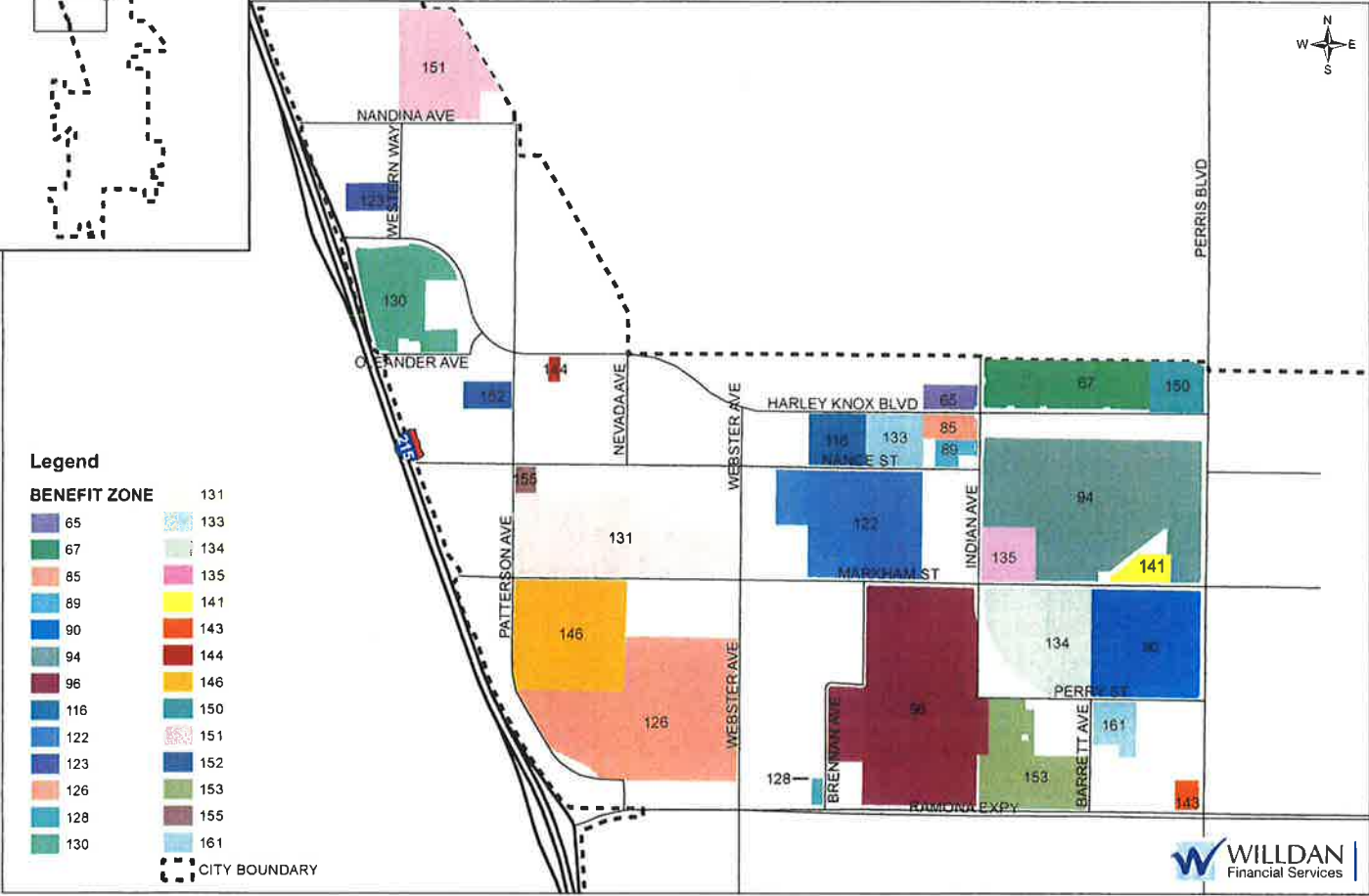
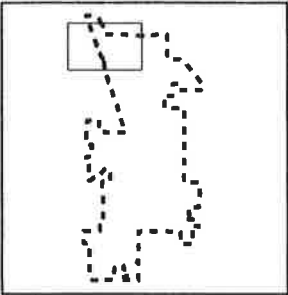
City Clerk, Nancy Salazar

**EXHIBIT A**  
**DIAGRAM OF**  
**LANDSCAPE MAINTENANCE DISTRICT NO. 1**  
**CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**  
**FISCAL YEAR 2022/2023**  
**SHEET 1 OF 10**



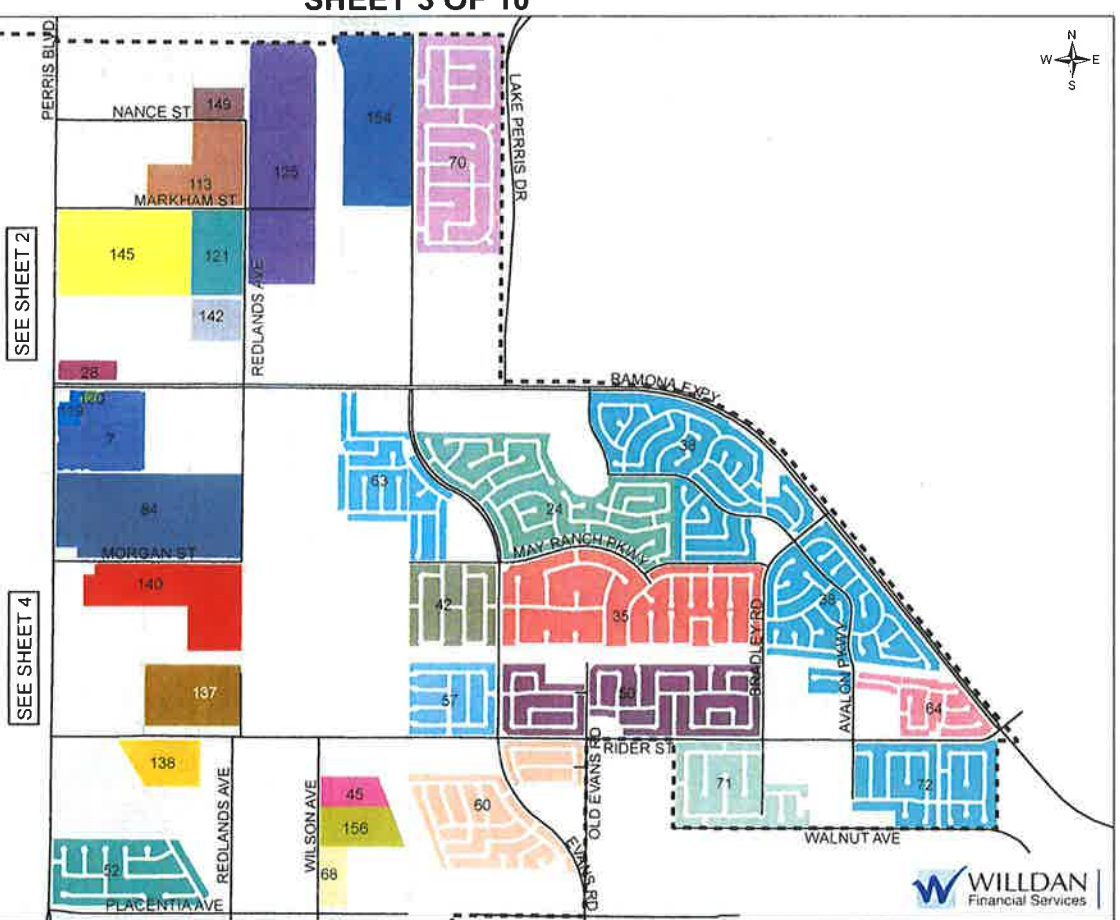
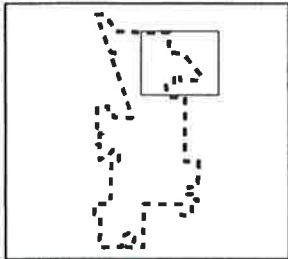
**EXHIBIT A  
 DIAGRAM OF  
 LANDSCAPE MAINTENANCE DISTRICT NO. 1  
 CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
 FISCAL YEAR 2022/2023  
 SHEET 2 OF 10**

VICINITY MAP



**EXHIBIT A  
DIAGRAM OF  
LANDSCAPE MAINTENANCE DISTRICT NO. 1  
CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
FISCAL YEAR 2022/2023  
SHEET 3 OF 10**

VICINITY MAP



**Legend**

BENEFIT ZONE	
7	71
24	72
28	84
35	113
38	119
42	120
45	121
50	125
52	137
57	138
60	140
63	142
64	145
68	149
70	154
	156
	CITY BOUNDARY

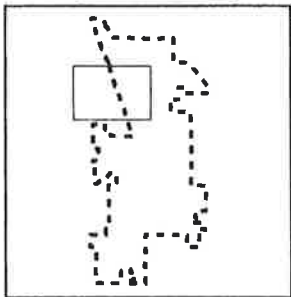
SEE SHEET 2

SEE SHEET 4



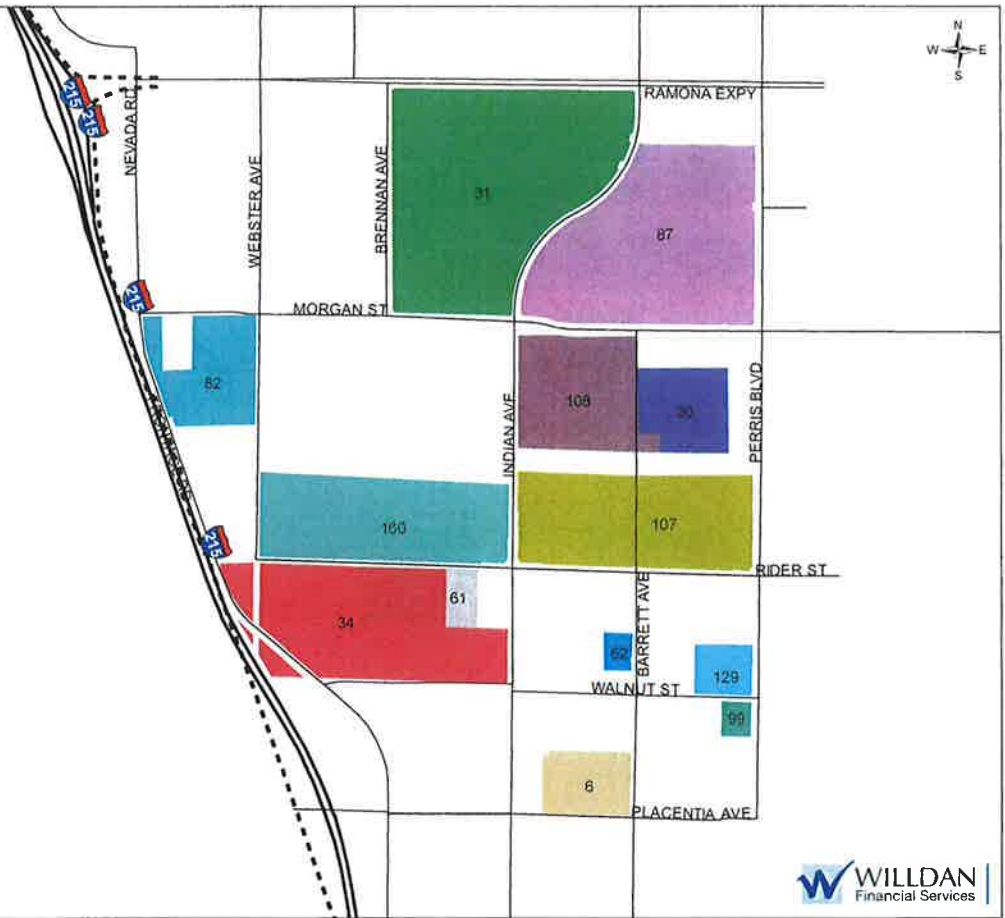
**EXHIBIT A  
 DIAGRAM OF  
 LANDSCAPE MAINTENANCE DISTRICT NO. 1  
 CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
 FISCAL YEAR 2022/2023  
 SHEET 4 OF 10**

VICINITY MAP



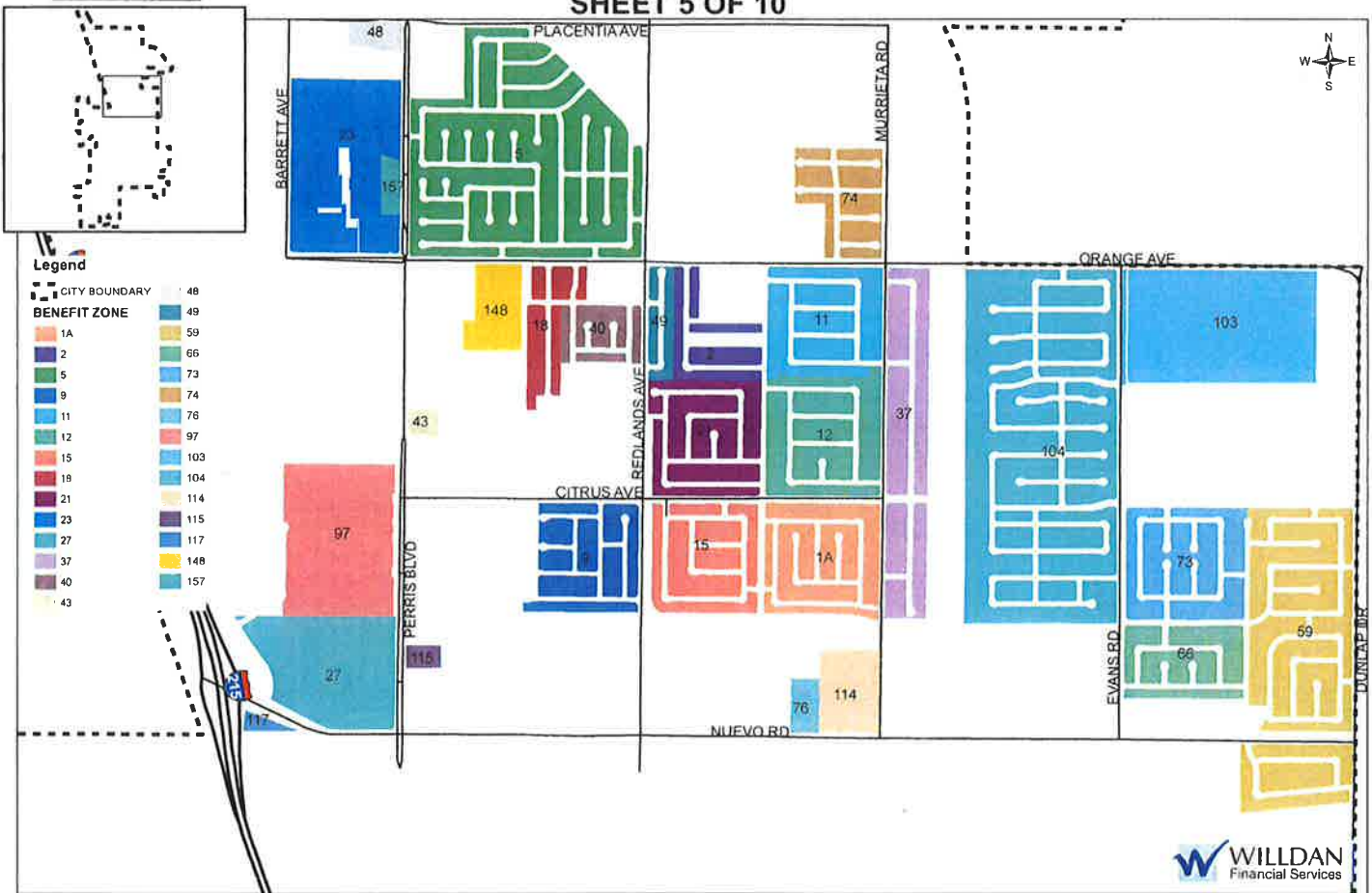
**Legend**

- CITY BOUNDARY
- BENEFIT ZONE**
- 6
- 30
- 31
- 34
- 61
- 62
- 82
- 87
- 99
- 107
- 108
- 129
- 160



**EXHIBIT A  
 DIAGRAM OF  
 LANDSCAPE MAINTENANCE DISTRICT NO. 1  
 CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
 FISCAL YEAR 2022/2023  
 SHEET 5 OF 10**

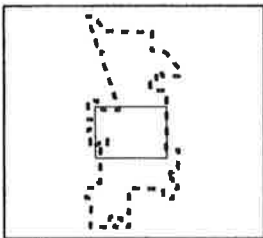
VICINITY MAP





**EXHIBIT A  
 DIAGRAM OF  
 LANDSCAPE MAINTENANCE DISTRICT NO. 1  
 CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
 FISCAL YEAR 2022/2023  
 SHEET 6 OF 10**

VICINITY MAP

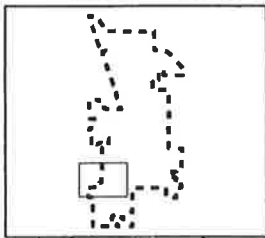


- Legend**
- CITY BOUNDARY
  - BENEFIT ZONE**
  - 16
  - 3
  - 4
  - 13
  - 14
  - 15
  - 17
  - 19
  - 20
  - 25
  - 39
  - 41
  - 46
  - 51
  - 54
  - 55
  - 78
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  - 132

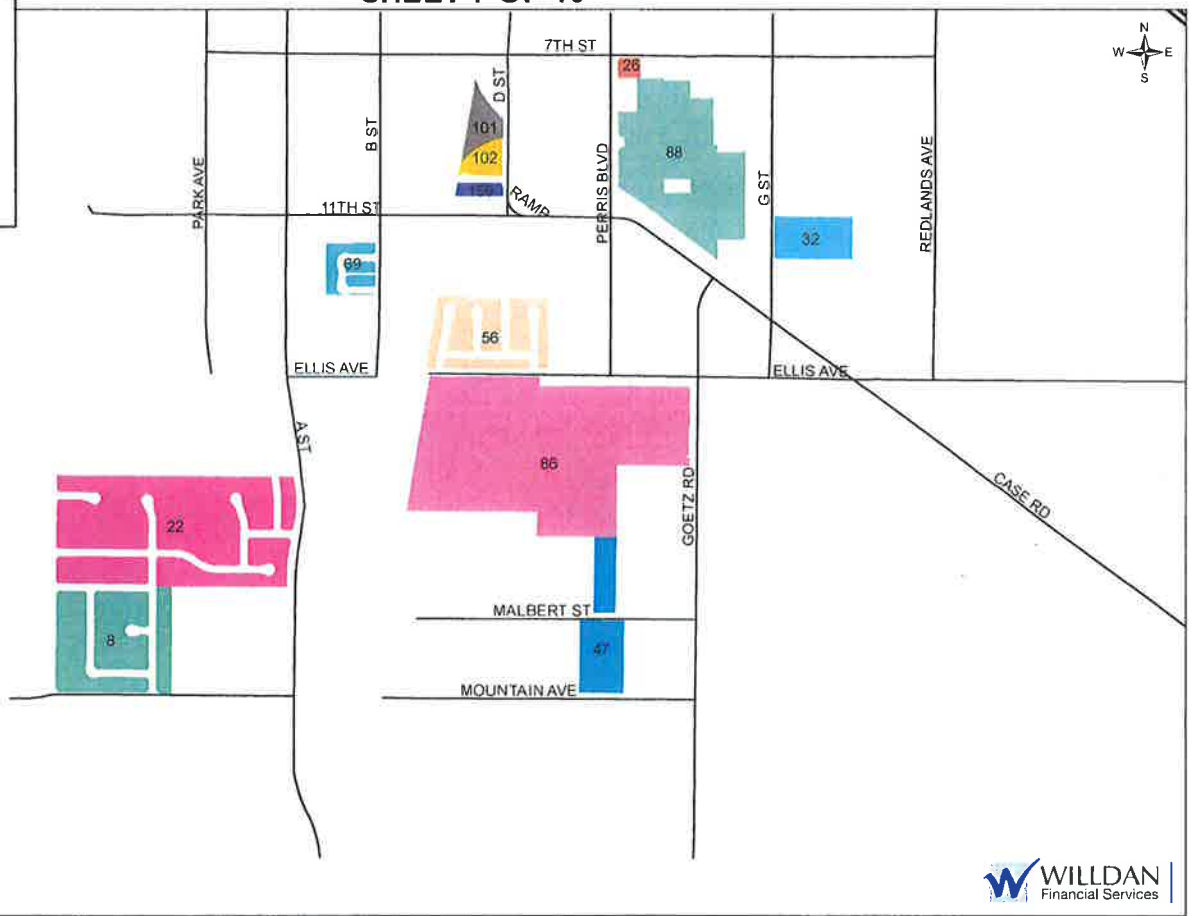


**EXHIBIT A  
 DIAGRAM OF  
 LANDSCAPE MAINTENANCE DISTRICT NO. 1  
 CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
 FISCAL YEAR 2022/2023  
 SHEET 7 OF 10**

VICINITY MAP

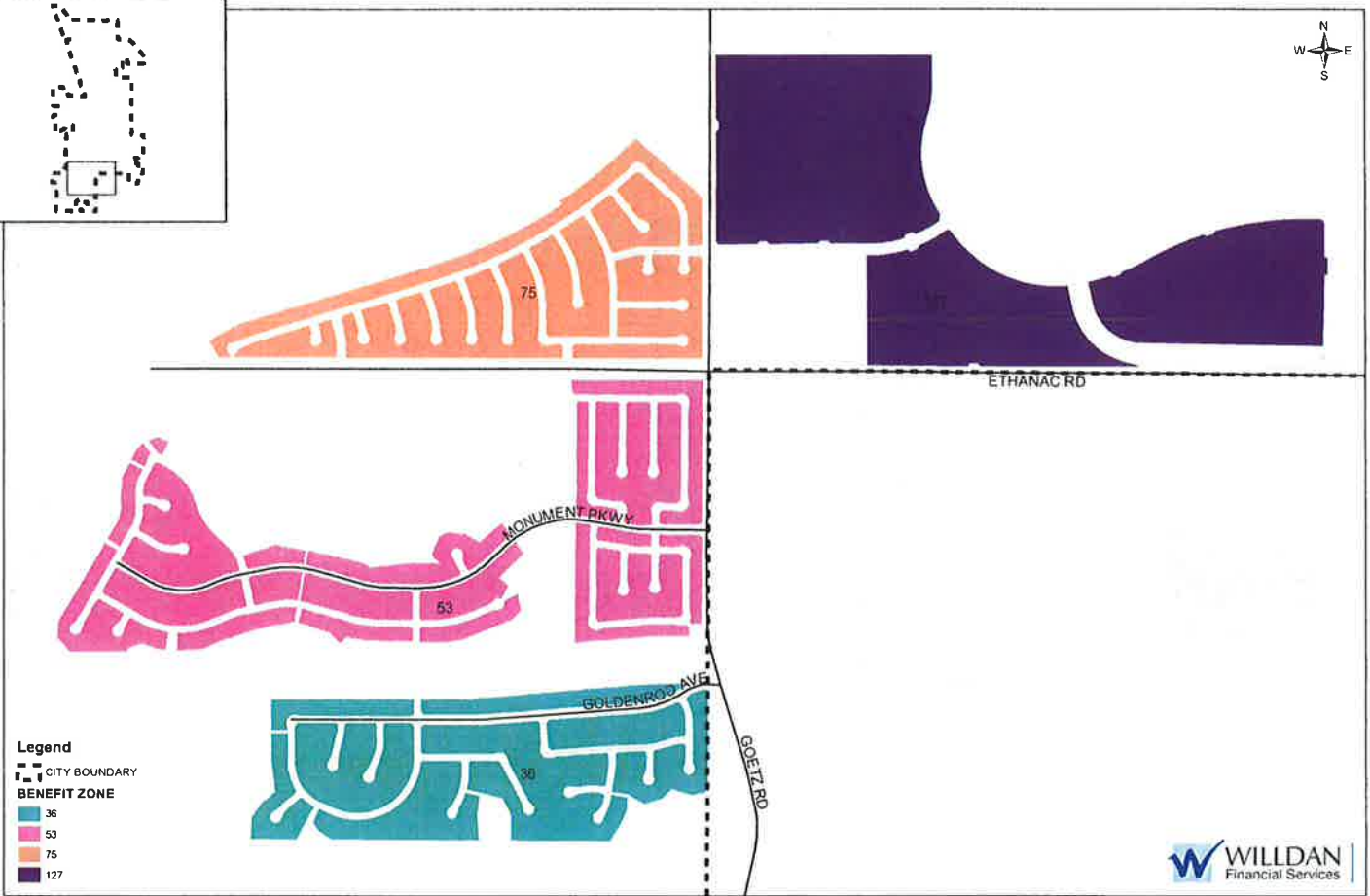
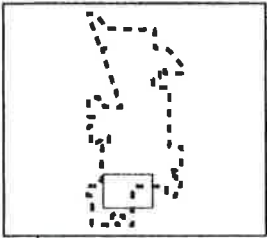


- Legend**
- CITY BOUNDARY
  - BENEFIT ZONE**
  - 8
  - 22
  - 26
  - 32
  - 47
  - 56
  - 69
  - 86
  - 88
  - 101
  - 102
  - 159



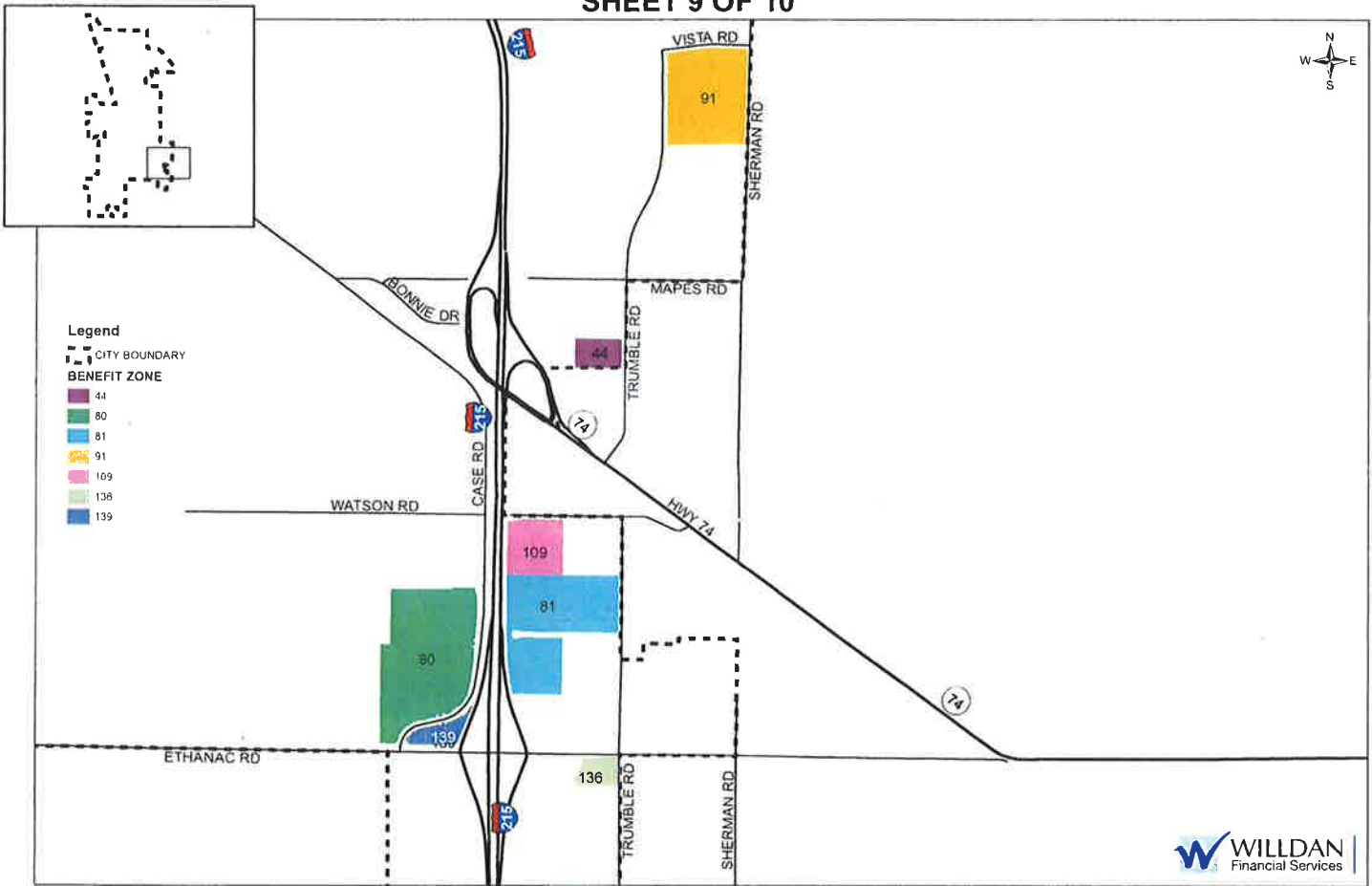
**EXHIBIT A  
 DIAGRAM OF  
 LANDSCAPE MAINTENANCE DISTRICT NO. 1  
 CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
 FISCAL YEAR 2022/2023  
 SHEET 8 OF 10**

VICINITY MAP



**EXHIBIT A  
 DIAGRAM OF  
 LANDSCAPE MAINTENANCE DISTRICT NO. 1  
 CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
 FISCAL YEAR 2022/2023  
 SHEET 9 OF 10**

VICINITY MAP



**EXHIBIT A**  
**DIAGRAM OF**  
**LANDSCAPE MAINTENANCE DISTRICT NO. 1**  
**CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**  
**FISCAL YEAR 2022/2023**  
**SHEET 10 OF 10**

ZONE	DESCRIPTION	SHEET	Assessed (Y/N)	ZONE	DESCRIPTION	SHEET	Assessed (Y/N)	ZONE	DESCRIPTION	SHEET	Assessed (Y/N)
1A	TT 20280	#N/A	Y	54	TT 31678	6	Y	108	PM 36462, PARCEL 2	4	Y
1B	TT 17399	#N/A	Y	55	TT 31226	6	Y	109	CUP 13-07-0010	9	Y
2	TT 19893	5	Y	56	TT 31201	7	Y	110	SUPERCEDED BY B2125		
3	TT 21131	6	Y	57	TT 31178	3	Y	111	PTN WISE & KNIGHTS	6	N
4	TT 20280	6	N	58	PENDING			112	PTN WISE & KNIGHTS	6	N
5	TT 20538	5	Y	59	TT 29425	5	Y	113	PM 36540	3	Y
6	CUP 87/37	4	N	60	TT 30773/31416	3	Y	114	CLEARWATER ES	5	Y
7	TT 21771	3	N	61	CUP 02-0215	4	N	115	DPR 14-00099	5	Y
8	TT 22719	7	Y	62	DPR 03-149	4	N	116	DPR 07-09-0018	2	Y
9	TT 22248	5	Y	63	TT 32262	3	Y	117	CUP 14-09-0001	5	N
10	SUPERCEDED BY B238			64	TT 33227/AMND 22832/ AMNB 22833	Y		118	CUP 15-05056	6	Y
11	TT 22988	5	Y	65	DPR 04-0343	2	Y	119	PM 37043 LOT 1	3	Y
12	TT 22988	5	Y	66	TT 32793/33720	5	Y	120	PM 37043 LOT 2	3	Y
13	TT 24081	6	Y	67	PM 31832	2	Y	121	DPR 05-0477	3	Y
14	TT 24541/23275	6	Y	68	PM 31743	3	N	122	PM 36726	2	Y
15	TT 23825	5	Y	69	TT 32769	7	Y	123	DPR 06-0140	2	Y
16	TT 23838	6	Y	70	TT 32707/32708	3	Y	124	PM 36266	6	Y
17	TT 22910	6	Y	71	TT 30780	3	Y	125	PM 36469	3	Y
18	TT 20645/31683	5	Y	72	TT 32249	3	Y	126	PM 36512/36582	2	Y
19	TT 20173	6	Y	73	TT 31660	5	Y	127	TT 36988/36989/37262	8	Y
20	TT 24715	6	Y	74	TT 32428	5	Y	128	CUP 16-05237	2	Y
21	TT 20211	5	Y	75	TT 31926	8	Y	129	CUP 02-0061	4	Y
22	TT 24809	7	Y	76	DPR 04-0314	5	Y	130	PM 37055	2	Y
23	PM 26437	5	Y	77	PENDING			131	PM 36678	2	Y
24	TT 24499	3	Y	78	TT 31651	6	N	132	CUP 16-05189	6	Y
25	DPR 08/92	6	N	79	TT 31240	6	N	133	DPR 06-0059	2	Y
26	TT 27502	7	N	80	PM 33266	9	Y	134	PM 37187	2	Y
27	PM 27544	5	Y	81	PM 34082	9	Y	135	DPR 16-00015	2	Y
28	PM 26618	3	N	82	PM 33759	4	N	136	CUP 16-05168	9	Y
29	SUPERCEDED BY B286			83	TT 34073	6	N	137	PM 35268	3	Y
30	DPR 99/0174	4	N	84	DPR 04-0464	3	Y	138	DPR 06-0635	3	Y
31	PUP 99/0079	4	N	85	DPR 06-0450	2	Y	139	PM 35762	9	Y
32	CUP 99-0185	7	N	86	CUP 06-0158	7	Y	140	CUP 98-0005	3	N
33	SUPERCEDED BY B2143			87	PM 35676	4	Y	141	PCL 2, PM 33587	2	Y
34	DPR 97/0111	4	N	88	TT 33549	7	N	142	DPR 16-00013	3	Y
35	TT 29654/29993/29994	3	Y	89	CUP 09-01-008	2	Y	143	NW PERRIS & RAMONA	2	Y
36	TT 28986	8	Y	90	DPR 05-0192	2	Y	144	PR 17-05194	2	Y
37	TT 24111	5	Y	91	AQUATICS CTR	9	Y	145	PM 37304	3	Y
38	TT 22831	3	Y	92	DPR 07-0045	6	Y	146	PM 37343	2	Y
39	TT 30382	6	Y	93	CUP 12-06-0012	6	Y	147	PENDING		
40	TT 30144	5	Y	94	PM 33587	2	Y	148	TR 32497	5	Y
41	TT 26386	6	N	95	DPR 12-07-0011	6	Y	149	PM 36770	3	Y
42	TT 30380	3	Y	96	PM 36010	2	Y	150	PM 37278	2	N
43	DPR 01-0051	5	N	97	PM 34131	5	Y	151	DPR 19-00003	2	Y
44	DPR 02-0031	9	N	98	CUP 12-04-0015	6	Y	152	DPR 18-00006	2	N
45	DPR 01-0210	3	N	99	PM 36576	4	Y	153	PM 37457	2	Y
46	DPR 98-0071	6	N	100	DPR 12-03-0006	6	Y	154	TR 36648	3	N
47	WOODWORK CREATIONS	7	N	101	DPR 10-08-0009	7	Y	155	DPR 19-00002	2	N
48	PUP 99/0126	5	N	102	DPR 10-08-0009	7	Y	156	DPR 19-00007	3	Y
49	TT 30751	5	Y	103	SOUTHEAST HS	5	N	157	PM 37760	5	Y
50	TT 30490/30518	3	Y	104	TR 30850	5	Y	158	NOT ANNEXED		
51	TT 31114	3	Y	105	DPR 12-05-0013	6	Y	159	DPR 16-00014	7	N
52	TT 31241	3	Y	106	CUP 13-02-0014	6	Y	160	DPR 07-0119	4	Y
53	TT 30662/31564	8	Y	107	PM 36462, PARCEL 1	4	Y	161	DPR 18-00011	2	N

# **Attachment No. 3**

**Resolution Ordering Preparation of Engineer's Report, Flood  
Maintenance District Number 1**

**RESOLUTION NUMBER XXXX**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, INITIATING PROCEEDINGS TO LEVY AND COLLECT ASSESSMENTS FOR FISCAL YEAR 2023/2024 IN THE CITY OF PERRIS FLOOD CONTROL MAINTENANCE DISTRICT NUMBER 1 PURSUANT TO THE BENEFIT ASSESSMENT ACT OF 1982; APPOINTING THE ENGINEER OF WORK, AND ORDERING PREPARATION OF AN ENGINEER'S REPORT**

**WHEREAS**, the City Council of the City of Perris, California ("this City Council"), has previously determined that the public interest, convenience and necessity, requires the installation, construction and maintenance of public flood control improvements, drainage, interior streets, and appurtenant facilities as set forth in Section 54710 of the Government Code, State of California, within the incorporated boundaries of the City of Perris, California; and

**WHEREAS**, this City Council hereby finds and determines that the public interest, convenience and necessity require the continued levy of assessments within the City of Perris, Flood Control Maintenance District Number 1 for the purpose of installing, constructing, operating and maintaining public flood control improvements, drainage, interior streets, and appurtenant facilities authorized by Section 54710 of the Government Code, State of California.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Perris as follows:

**Section 1.** That this City Council hereby initiates proceedings to levy and collect annual special benefit assessments within that area designated City of Perris, Flood Control Maintenance District Number 1 (the "District") for the maintenance, servicing and operation of public flood control improvements, drainage, interior streets, and appurtenant facilities, all pursuant to the Benefit Assessment Act of 1982 (Chapter 6.4, Division 2, Title 5 of the California Government Code). A boundary diagram of the District is included as Exhibit A.

**Section 2.** That the maintenance proposed to be performed consists of the furnishing of services and materials for the ordinary and usual maintenance, operation and servicing of public flood control improvements, drainage, interior streets and appurtenant facilities.

**Section 3.** That the proceedings for the annual levy of the special benefit assessment are to be conducted under and in accordance with provisions of Chapter 6.4, Division 2, Title 5 of the California Government Code (Benefit Assessment Act of 1982) of the State of California.

**Section 4.** That John Pourkazemi, the Interim City Engineer for the City of Perris, is hereby appointed for the purpose of preparing the written report for the annual levy of the benefit assessment as provided for in Chapter 6.4, Division 2, Title 5 of the California Government Code (Benefit Assessment Act of 1982) of the State of California, and is hereby directed to prepare and file such report with the City Clerk.

**ADOPTED, SIGNED** and **APPROVED** this 14th day of March, 2023.

\_\_\_\_\_  
Mayor, Michael M. Vargas

ATTEST:

\_\_\_\_\_  
City Clerk, Nancy Salazar



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

I, Nancy Salazar, CITY CLERK OF THE CITY OF PERRIS, CALIFORNIA, DO HEREBY CERTIFY that the foregoing Resolution Number XXXX was duly and regularly adopted by the City Council of the City of Perris at a regular meeting held the 14th day of March, 2023, by the following called vote:

Ayes:  
Noes:  
Absent:  
Abstain:

---

City Clerk, Nancy Salazar

**EXHIBIT A**  
**DIAGRAM OF**  
**FLOOD CONTROL MAINTENANCE DISTRICT NO. 1**  
**CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**  
**FISCAL YEAR 2022/2023**  
**SHEET 1 OF 7**

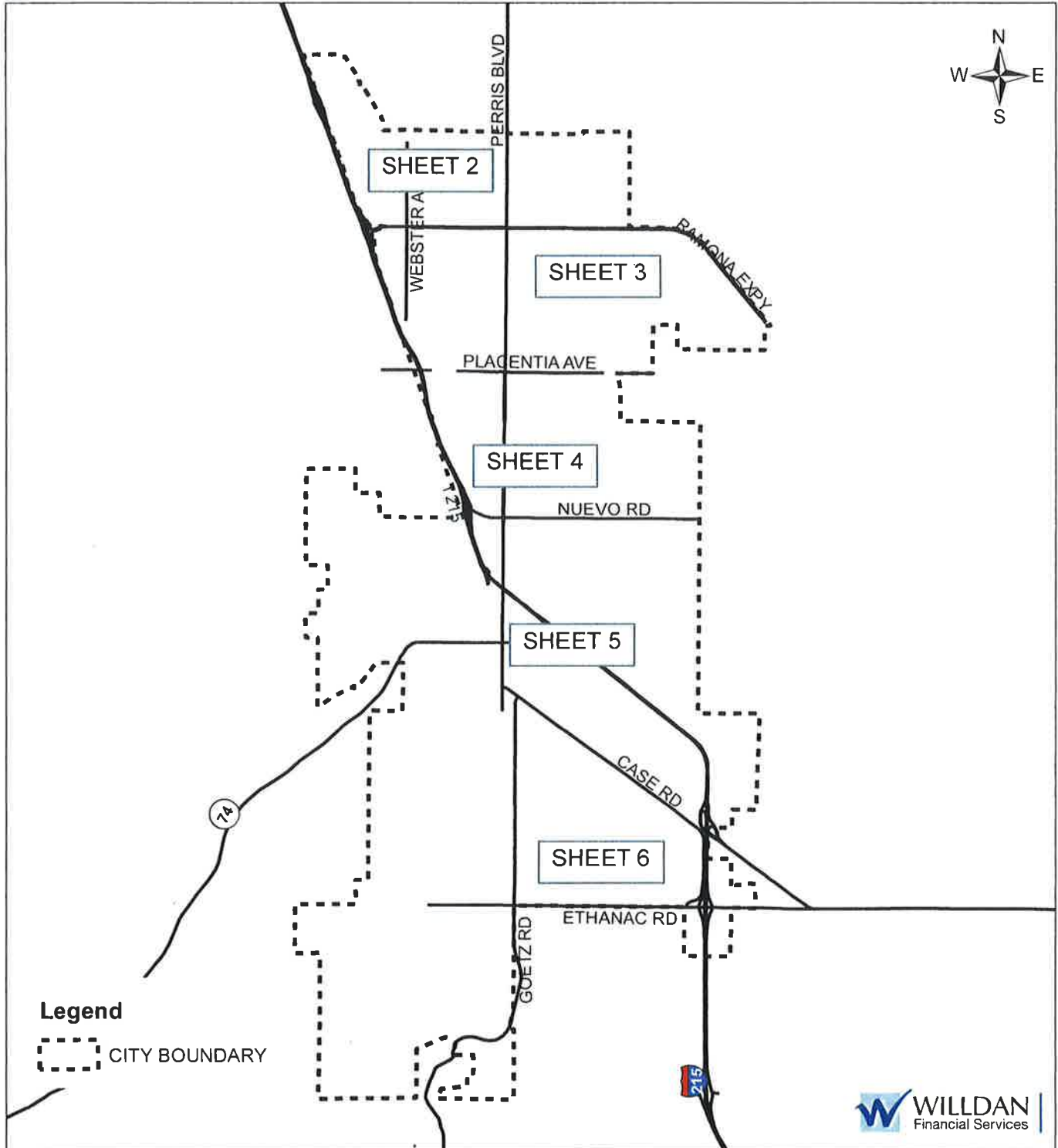


EXHIBIT A

DIAGRAM OF  
FLOOD CONTROL MAINTENANCE DISTRICT NO. 1  
CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
FISCAL YEAR 2022/2023  
SHEET 2 OF 7

VICINITY MAP

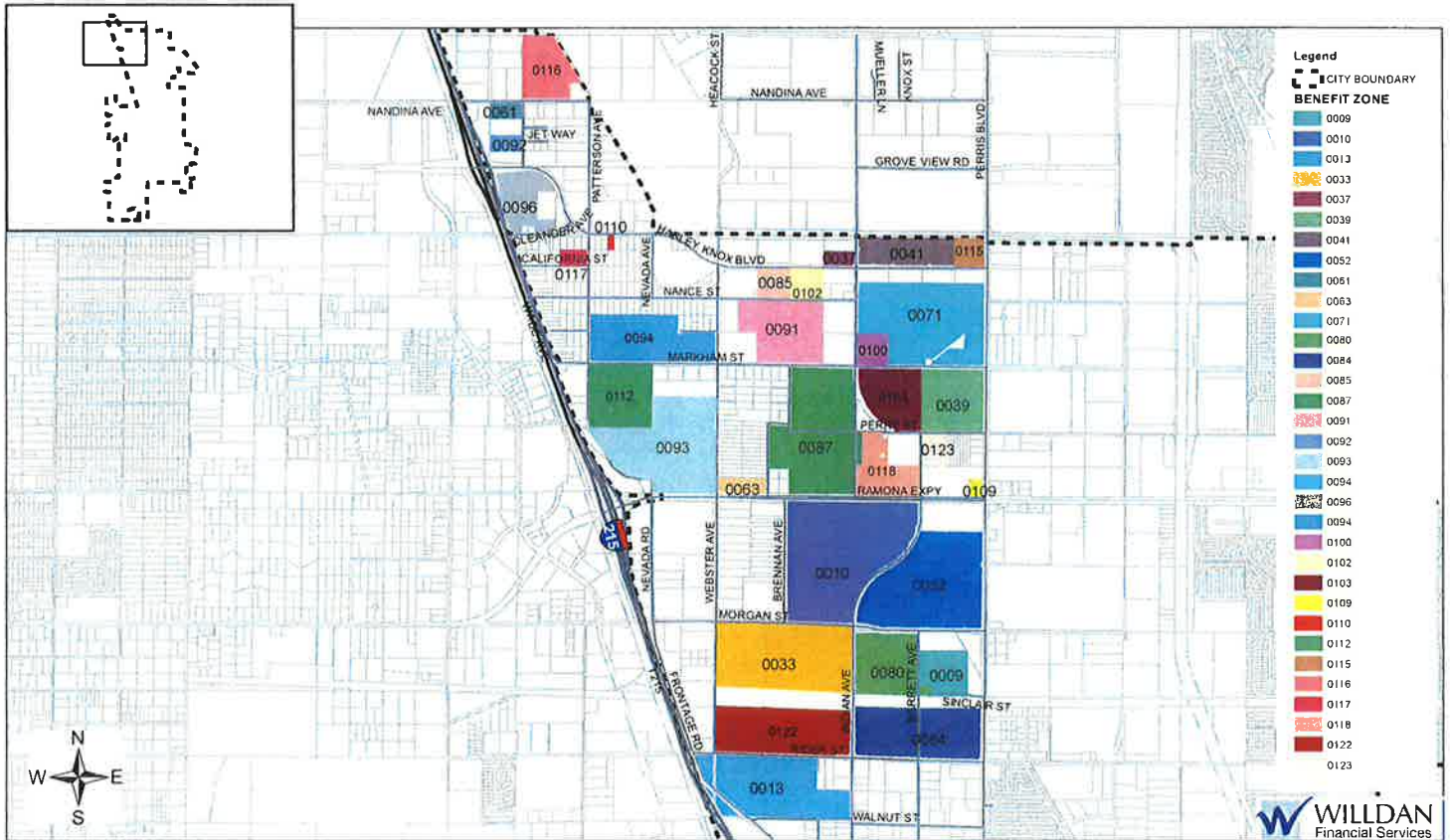


EXHIBIT A

**DIAGRAM OF  
FLOOD CONTROL MAINTENANCE DISTRICT NO. 1  
CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
FISCAL YEAR 2022/2023  
SHEET 3 OF 7**

VICINITY MAP

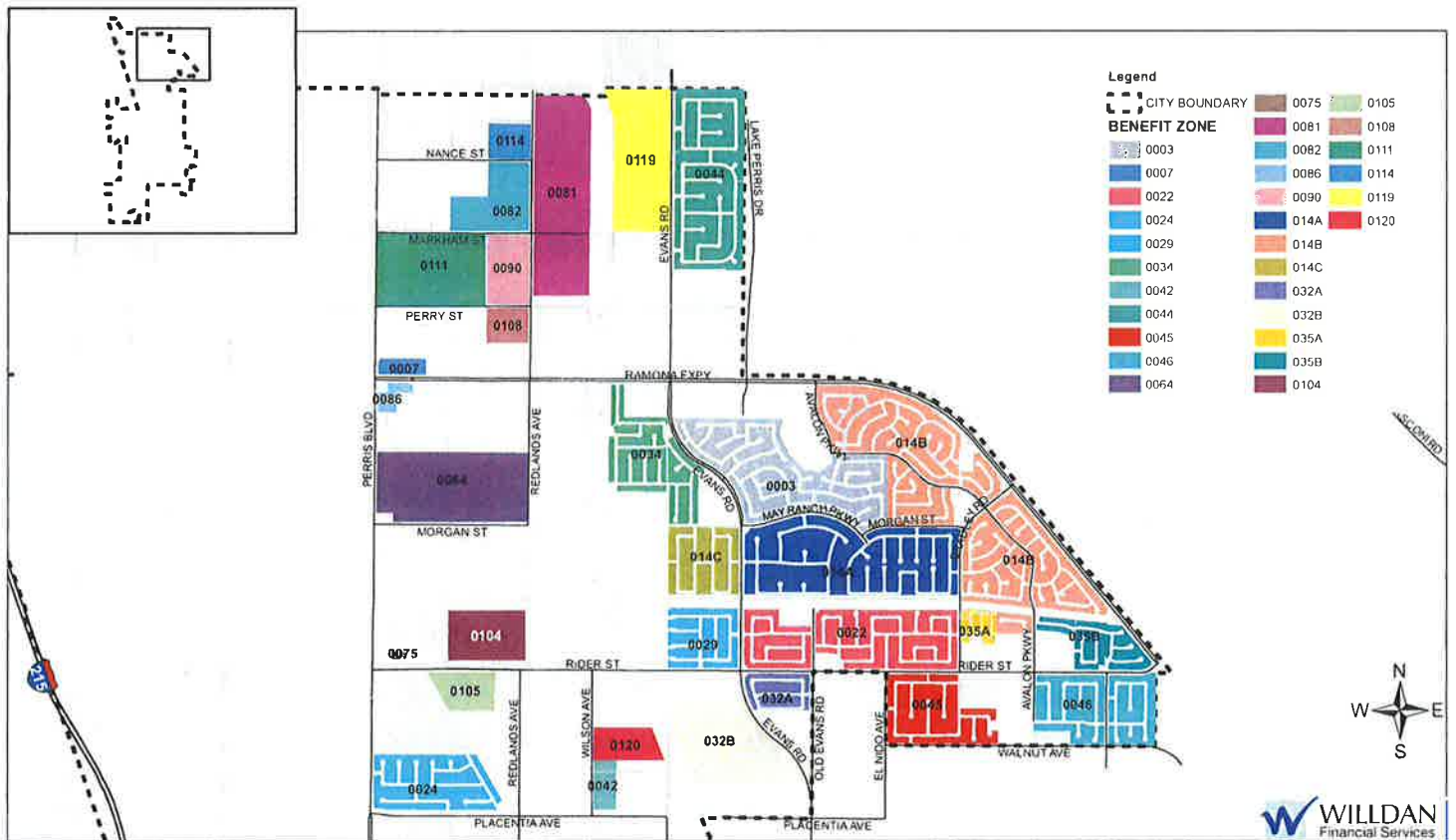


EXHIBIT A

**DIAGRAM OF  
FLOOD CONTROL MAINTENANCE DISTRICT NO. 1  
CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
FISCAL YEAR 2022/2023  
SHEET 4 OF 7**

VICINITY MAP



EXHIBIT A

DIAGRAM OF  
FLOOD CONTROL MAINTENANCE DISTRICT NO. 1  
CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
FISCAL YEAR 2022/2023  
SHEET 5 OF 7

VICINITY MAP

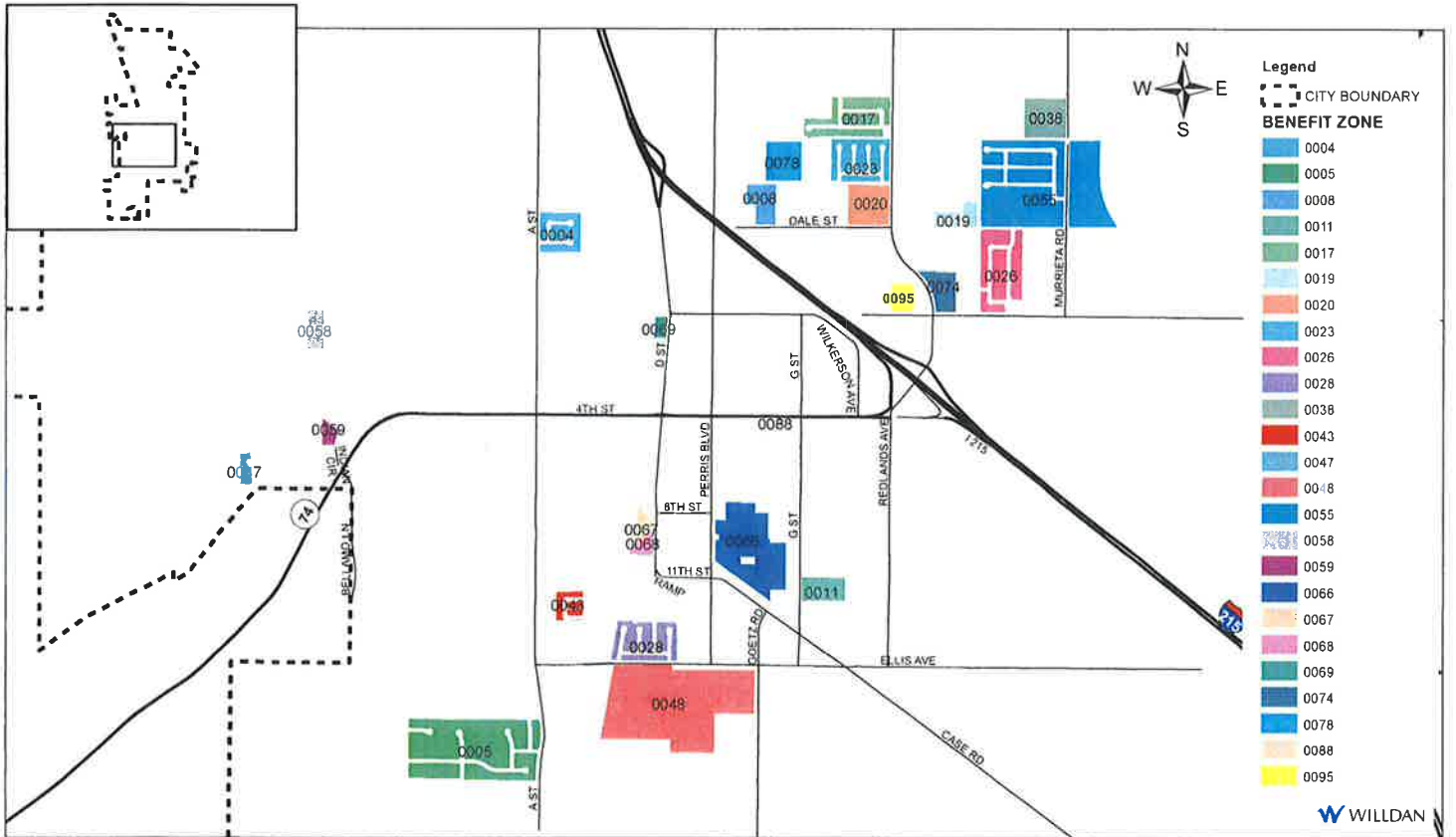
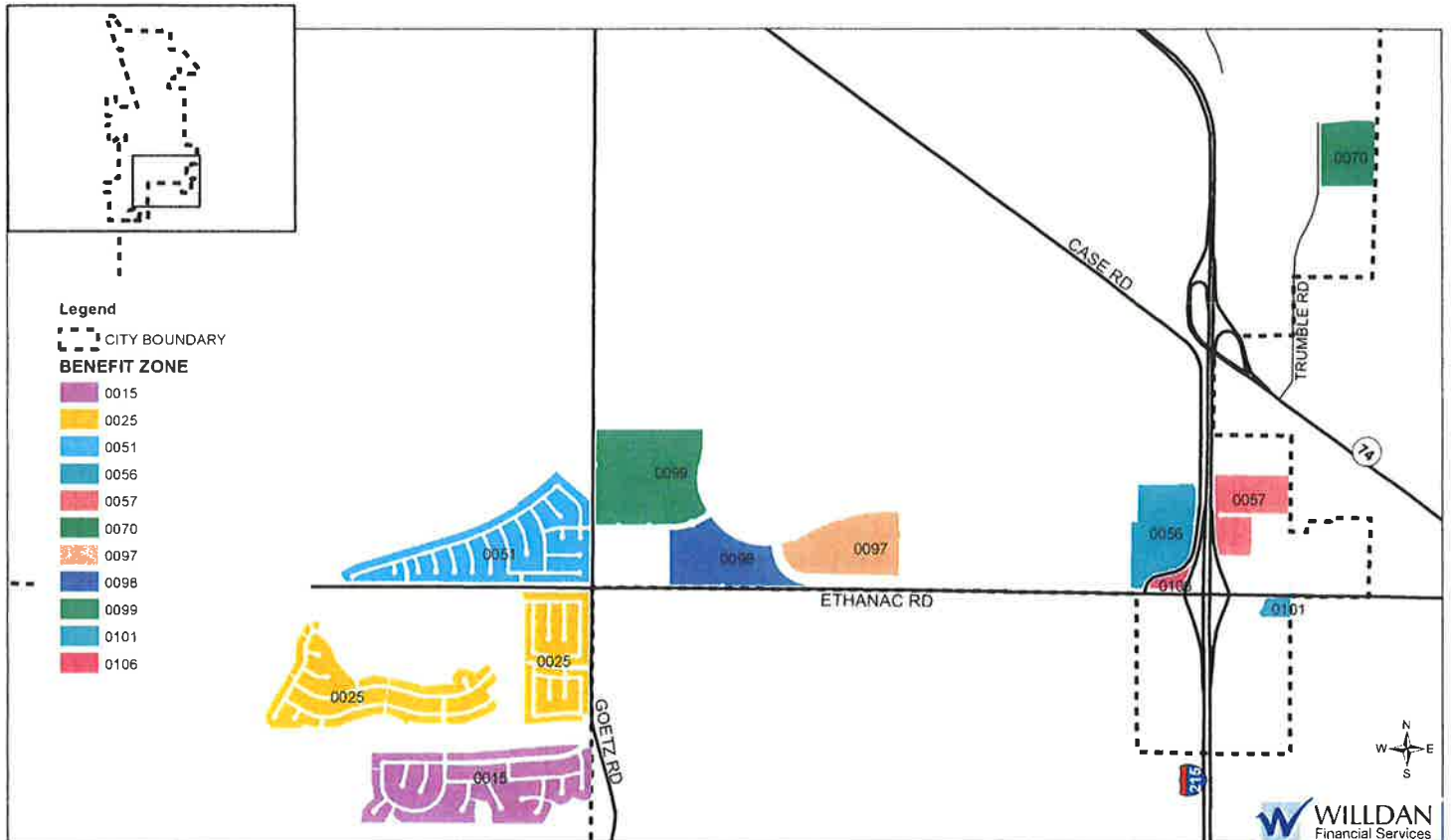


EXHIBIT A

DIAGRAM OF  
FLOOD CONTROL MAINTENANCE DISTRICT NO. 1  
CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
FISCAL YEAR 2022/2023  
SHEET 6 OF 7

VICINITY MAP



**EXHIBIT A**  
**DIAGRAM OF**  
**FLOOD CONTROL MAINTENANCE DISTRICT NO. 1**  
**CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**  
**FISCAL YEAR 2022/2023**  
**INDEX SHEET**  
**SHEET 7 OF 7**

ZONE	DESCRIPTION	Assessed		ZONE	DESCRIPTION	Assessed		ZONE	DESCRIPTION	Assessed	
		SHEET	(Y/N)			SHEET	(Y/N)			SHEET	(Y/N)
1	TT 19893	4	N	41	PM 31832	2	Y	87	PM 36010	2	Y
2	TT 20538	4	Y	42	PM 31743	3	N	88	CUP 15-05056	5	Y
3	TT 24499	3	N	43	TT 32769	5	Y	89	CUP 14-09-0001	4	N
4	TT 24715	5	N	44	TT 32707/32708	3	Y	90	DPR 05-0477	3	Y
5	TT 24809	5	Y	45	TT 30780	3	Y	91	PM 36726	2	Y
6	PM 27544	4	Y	46	TT 32249	3	Y	92	DPR 06-0140	2	Y
7	PM 26618	3	N	47	TT 31912	5	N	93	PM 36512/36582	2	Y
8	DPR 98/84	5	N	48	CUP 06/0158	5	Y	94	PM 36678	2	Y
9	DPR 99/0174	2	N	49	TT 31660	4	Y	95	CUP 16-05189	5	Y
10	PUP 99/0079	2	N	50	TT 32428	4	Y	96	PM 37055	2	Y
11	CUP 99-0185	5	N	51	TT 31926	6	Y	97	TM 36988	6	N
12	CUP 98-0081	2	N	52	PM 35676	2	Y	98	TM 36989	6	N
13	DPR 97/0111	2	N	53	TT 31650/32406	4	Y	99	TM 37262	6	N
14A	TT 29654/29993/29994	3	Y	54	TT 31651	4	N	100	DPR 16-00015	2	Y
14B	TT 22831	3	Y	55	TT 31240	5	N	101	CUP 16-05168	6	Y
14C	TT 30380	3	Y	56	PM 33266	6	Y	102	DPR 06-0059	2	N
15	TT 28986	6	Y	57	PM 34082	6	Y	103	PM 37187	2	N
16	TT 24111	4	Y	58	TT 34073	5	N	104	PM 35268	3	Y
17	TT 30382	5	Y	59	DPR 05/0279	5	N	105	DPR 06-0635	3	Y
18A	TT 30144	4	Y	60	DPR 04/0314	4	Y	106	PM 35762	6	Y
18B	TT 31683	4	Y	61	PM 34199	2	Y	107	PENDING		N
19	TT 26386	5	Y	62	PENDING			108	DPR 16-00013	3	Y
20	DPR 98/0071	5	N	63	PM 31677	2	Y	109	NW PERRIS & RAMONA	2	Y
21	TT 30751	4	Y	64	DPR 04/0464	3	Y	110	PR 17-05194	2	Y
22	TT 30490	3	Y	65	SUPERCEDED BY FC105			111	PM 37304	2	Y
22	TT 30518	3	Y	66	TT 33549	5	N	112	PM 37343	2	Y
23	TT 31114	5	Y	67	DPR 10-03-0009	5	Y	113	TR 32497	4	N
24	TT 31241	3	Y	68	DPR 10-03-0009	5	Y	114	PM 36770	3	Y
25	TT 30662/31654	6	Y	69	DPR 07/0045	5	Y	115	PM 37278	2	N
26	TT 31678	5	Y	70	AQUATICS CTR	6	Y	116	DPR 19-00003	2	N
27	TT 31226	4	Y	71	PM 33587	2	Y	117	DPR 18-00006	2	N
28	TT 31201	5	Y	72	SUPERCEDED BY FC87			118	PM 37457	2	N
29	TT 31178	3	Y	73	PM 34131	4	Y	119	PM 36648	3	N
30	PENDING			74	CUP 12-04-0015	5	Y	120	DPR 19-00007	3	N
31	TT 29425	4	Y	75	LT 27&28, TT 24045-1	3	Y	121	PM 37760	4	N
32A	TT 30773	3	Y	76	SOUTHEAST HS	4	Y	122	DPR 07-00119	2	N
32B	TT 31416	3	Y	77	TR 30850	4	Y	123	DPR 18-00011	2	N
33	DPR 01/0123	2	Y	78	DPR 12-05-0013	5	Y				
34	TT 32262	3	Y	79	SUPERCEDED BY FC84						
35A	TT 33227	3	N	80	PM 36462, PARCEL 2	2	Y				
35B	AMND TT 22832/22833	3	Y	81	PM 36469	3	Y				
36	TRIPLE CRN ELEMNTY	4	Y	82	PM 36540	3	Y				
37	DPR 04/0343	2	Y	83	CLEARWATER ELEMNTY	4	Y				
38	SKYVIEW ELEMNTY	5	Y	84	PM 36462, PARCEL 1	2	Y				
39	DPR 05/0192	2	Y	85	DPR 07-09-0018	2	Y				
40	TT 32793/33720	4	Y	86	PM 37043	3	Y				





10.B.

**CITY OF PERRIS**  
**CITY COUNCIL**  
**AGENDA SUBMITTAL**

**MEETING DATE:** March 14, 2023

**SUBJECT:** Second reading and adoption of Ordinance Authorizing the Levy of Special Tax within CFD 2023-1. CFD 2023-1 is located at the southwest corner of Metz Road and A Street.

**REQUESTED ACTION:** That the City of Perris (the "City") adopt the following ordinance:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF COMMUNITY FACILITIES DISTRICT NO. 2023-1 (ROCKVIEW HEIGHTS) OF THE CITY OF PERRIS AUTHORIZING THE LEVY OF A SPECIAL TAX WITHIN SAID DISTRICT

**CONTACT:** Matthew Schenk, Director of Finance

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**BACKGROUND/DISCUSSION:**

The City has received a Petition from the property owner, UCI Property Development, Inc., a California corporation, to create a community facilities district for the purpose of financing public facilities in connection with a planned development project. The Petition authorizes the levy of special taxes, the issuance of bonds and establishment of an appropriations limit for the proposed community facilities district. The proposed community facilities district will be designated as "Community Facilities District No. 2023-1 (Rockview Heights) of the City of Perris." The CFD is located at the southwest corner of Metz Road and A Street. The CFD encompasses approximately 28.25 acres and is planned for 145 single family residential units. The Petition authorizes the levy of special taxes, the issuance of bonds and establishment of an appropriations limit for the CFD and its Improvement Areas.

In the Petition, in accordance with the provisions of the Mello-Roos Act allowing certain time and conduct requirements relative to a special landowner election to be waived with the unanimous consent of all the landowners to be included in a CFD, UCI Property Development Inc. waived such requirements of the Act for establishing CFD 2023-1 and also waived any notices and requirements as to the form of the ballot. As such, the election was conducted immediately after the close of the public hearing held at the February 28, 2023 Council meeting. Moreover, the City Clerk immediately certified the affirmative results of the election to the Council.

In connection with the formation of CFD 2023-1, the City Council has taken the following actions thus far:

1. On October 25, 2022, the City Council approved Deposit and Reimbursement Agreements with UCI Property Development Inc. to provide for the deposit of the funds to cover the City's expenses in connection with the formation of a community facilities district and the issuance of special tax bonds.
2. On January 10, 2023, the City Council approved Resolutions declaring intent to form CFD 2023-1, authorize future bonded indebtedness in the amount not to exceed \$10,000,000 within CFD No. 2023-1 and set the time and place for the public hearing.
3. On February 28, 2023, a public hearing was held to provide the public an opportunity to provide testimony related to the formation of CFD 2023-1 and the CFD Report prepared by Willdan & Associates. The CFD Report describes the CFD boundaries, the rate and method of apportionment of the special taxes to be levied and the facilities to be financed by CFD 2023-1.
4. After the close of the public hearing, the Council approved a Resolution determining the validity of prior proceedings, establishing CFD 2023-1, authorizing the levy of a special tax within such CFD 2023-1, establishing an appropriations limit, and taking certain other actions relating thereto. The Council also approved a Resolution determining the necessity to incur bonded indebtedness in an amount not to exceed \$10,000,000 within CFD 2023-1 and calling a special election within CFD 2023-1.
5. After the City Clerk stated that the results of the special election revealed that the proposition received the affirmative vote of two-thirds of the votes cast, the Council adopted a Resolution declaring the results of the consolidated special election. Additionally, the Council adopted a Resolution approving execution of the Joint Community Facilities Agreement and Acquisition and Funding Agreement.
6. Lastly, on February 28, 2023, the Council adopted a motion to introduce and waive the first reading of the Ordinance authorizing the levy of special taxes within CFD 2023-1. (Attachment 3).

Now to complete the formation of CFD 2023-1, the Council will conduct the second reading and adopt the Ordinance authorizing special tax levy. The Ordinance will become effective on April 14, 2023.

#### FISCAL IMPACT

The recommended action carries no immediate fiscal impact on the City. Any further obligation of the City to pay costs for CFD formation will be reimbursed out of the Developer's Deposit.

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**BUDGET (or FISCAL) IMPACT:** None. Costs will be paid out of UCI Property Development Inc.'s Deposit.

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Prepared by: Matthew Schenk, Director of Finance

**REVIEWED BY:**

City Attorney \_\_\_\_\_

Assistant City Manager MB

Deputy City Manager ER

**Attachments:**

1. Vicinity Map
2. February 28, 2023 Agenda Report
3. Ordinance Authorizing Levy of Special Tax

Consent: X

Public Hearing:

Business Item:

Presentation:

Other:

# ATTACHMENT 1

Vicinity Map

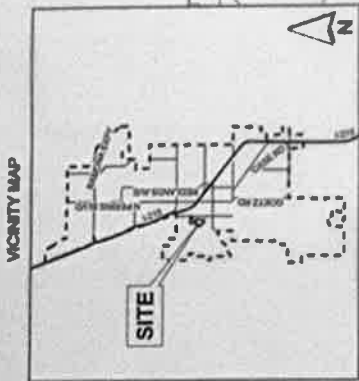
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SHEET 1 OF 1

# MAP OF PROPOSED BOUNDARIES OF COMMUNITY FACILITIES DISTRICT NO. 2023-1 (ROCKVIEW HEIGHTS)

CITY OF PERRIS  
COUNTY OF RIVERSIDE  
STATE OF CALIFORNIA



FILED IN THE OFFICE OF THE CITY CLERK THIS  
17th DAY OF January 2023  
I HEREBY CERTIFY THAT THE WITHIN MAP  
SHOWING PROPOSED BOUNDARIES OF  
COMMUNITY FACILITIES DISTRICT NO. 2023-1  
OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA, WAS  
APPROVED BY THE CITY COUNCIL OF THE CITY  
OF PERRIS AT A REGULAR MEETING HELD ON  
2023 JANUARY 10th, DAY OF January  
NO. 18241

*Dee Salyer*  
CITY CLERK  
CITY OF PERRIS

FILED THIS 17th DAY OF Jan 2023  
AT THE HOUR OF 12:18 O'CLOCK P.M. IN  
BOOK NO. 10 OF MAPS AND INSTRUMENTS  
CORRECTED AND RECORDED AT PAGES 54  
IN THE OFFICE OF THE COUNTY RECORDER, COUNTY  
OF RIVERSIDE, STATE OF CALIFORNIA.

PETER ALDAMA, ASSESSOR-COUNTY CLERK-RECORDER  
*Tajuki Cota*  
BY COUNTY CLERK  
COUNTY OF RIVERSIDE  
STATE OF CALIFORNIA  
Fee. \$ 9.00 -  
NO. 2023-0018243

THE LINES AND DIMENSIONS OF EACH LOT OR PARCEL  
SHOWN ON THIS DIAGRAM SHALL BE THOSE LINES  
AND DIMENSIONS AS SHOWN ON THE RIVERSIDE  
COUNTY ASSESSOR'S MAPS FOR THOSE PARCELS  
LISTED.  
THE RIVERSIDE COUNTY ASSESSOR'S MAPS SHALL  
GOVERN FOR ALL DETAILS CONCERNING THE LINES  
AND DIMENSIONS OF EACH LOT OR PARCEL.

MAP REFERENCE NUMBER	ASSESSOR'S PARCEL NUMBER
1	311-080-033
2	311-080-035
3	311-090-009
4	311-090-016
5	311-090-020

**Legend**

- CFD No. 2023-1 District Boundary
- CITY OF PERRIS BOUNDARY
- Map Reference Number

**WILLDAN**  
27368 VIA INDUSTRIAL SUITE 6000  
TEMECULA, CA 92590  
(951) 547-3500

# ATTACHMENT 2

February 28, 2023 Agenda Report



11.D.

# CITY OF PERRIS

## CITY COUNCIL

### AGENDA SUBMITTAL

**MEETING DATE:** February 28, 2023

**SUBJECT:** Conduct a Public Hearing and hold a Special Election for the Proposed Community Facilities District No. 2023-1 (Rockview Heights) of the City of Perris ("CFD 2023-1") thereof and adopt various Resolutions and introduce an Ordinance forming CFD 2023-1. CFD 2023-1 is located at the southwest corner of Metz Road and A Street.

**REQUESTED ACTION:** That the City of Perris (the "City") adopt the following resolutions and ordinance, respectively:

1. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS DETERMINING THE VALIDITY OF PRIOR PROCEEDINGS, ESTABLISHING COMMUNITY FACILITIES DISTRICT NO. 2023-1 (ROCKVIEW HEIGHTS) OF THE CITY OF PERRIS, AUTHORIZING THE LEVY OF A SPECIAL TAX WITHIN SUCH COMMUNITY FACILITIES DISTRICT NO. 2023-1 (ROCKVIEW HEIGHTS) OF THE CITY OF PERRIS, ESTABLISHING AN APPROPRIATIONS LIMIT, AND TAKING CERTAIN OTHER ACTIONS RELATING TO SAID DISTRICT
2. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF COMMUNITY FACILITIES DISTRICT NO. 2023-1 (ROCKVIEW HEIGHTS) OF THE CITY OF PERRIS, DETERMINING THE NECESSITY TO INCUR BONDED INDEBTEDNESS IN AN AMOUNT NOT TO EXCEED \$10,000,000 WITHIN SAID DISTRICT; AND CALLING A SPECIAL ELECTION WITHIN SAID DISTRICT
3. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF COMMUNITY FACILITIES DISTRICT NO. 2023-1 (ROCKVIEW HEIGHTS) OF THE CITY OF PERRIS, DECLARING THE RESULTS OF A SPECIAL ELECTION RELATING TO THE LEVY OF SPECIAL TAXES THEREIN, THE ISSUANCE OF BONDED INDEBTEDNESS AND THE ESTABLISHMENT OF AN APPROPRIATIONS LIMIT

4. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS APPROVING AND AUTHORIZING EXECUTION OF AN ACQUISITION AND FUNDING AGREEMENT AND A JOINT COMMUNITY FACILITIES AGREEMENT IN CONNECTION WITH THE FORMATION OF COMMUNITY FACILITIES DISTRICT 2023-1 (ROCKVIEW HEIGHTS) OF THE CITY OF PERRIS; AND MAKING FINDINGS AND DETERMINATIONS IN CONNECTION THEREWITH
5. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF COMMUNITY FACILITIES DISTRICT NO. 2023-1 (ROCKVIEW HEIGHTS) OF THE CITY OF PERRIS AUTHORIZING THE LEVY OF A SPECIAL TAX WITHIN SAID DISTRICT

**CONTACT:**

Matthew Schenk, Director of Finance

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**BACKGROUND/DISCUSSION:**

The City has received a Petition (Attachment 2) from the property owner, UCI Property Development Inc., a California corporation (the "Developer"), to create a community facilities district for the purpose of financing public facilities in connection with a planned development project. The Petition authorizes the levy of special taxes, the issuance of bonds and establishment of an appropriations limit for the proposed community facilities district. The proposed community facilities district will be designated as "Community Facilities District No. 2023-1 (Rockview Heights) of the City of Perris." CFD 2023-1 is located at the southwest corner of Metz Road and A Street. CFD 2023-1 encompasses approximately 28.25 acres and is planned for 145 single family residential units.

In the Petition, in accordance with the provisions of the Mello-Roos Act allowing certain time and conduct requirements relative to a special landowner election to be waived with the unanimous consent of all the landowners to be included in a CFD, UCI Property Development Inc. waived such requirements of the Act for establishing CFD 2023-1 and has also waived any notices and requirements as to the form of the ballot. As such, the election can be conducted immediately after the close of tonight's Public Hearing. Moreover, the City Clerk can immediately certify the results of the election to the City Council. The City's special tax consultant has confirmed that there are no registered voters residing within the territory of proposed CFD 2023-1 for the 90-day period preceding and including February 28, 2023, and that UCI Property Development Inc. is the only landowner in CFD 2023-1 per the Certificate of Registrar of Voters. (See Attachment 3).

Community facilities district financing is a commonly-used method of financing infrastructure and services for new development in California. Commonly referred to as "Mello-Roos," this land-secured financing permits the local agency (i.e., the City) to issue bonds to pay for the public facilities and infrastructure costs and services of local development. Debt service on the bonds is paid from special taxes levied on real property within the CFD boundary.



The Act also authorizes a community facilities district to finance facilities to be owned or operated by an entity other than the agency that creates the community facilities district pursuant to a joint community facilities agreement. The Petition authorizes the financing of certain public facilities to be constructed, owned and operated by the Eastern Municipal Water District (EMWD) and/or Perris Elementary School District (PESD) in lieu of payment of fees imposed by EMWD and/or PESD upon the property to finance such facilities and certain water and sewer facilities to be constructed by UCI Property Development Inc. and acquired by EMWD and/or PESD. Accordingly, at this time, the City, UCI Property Development Inc. and EMWD intend on entering into a joint community facilities agreement pursuant to which CFD 2023-1, when and if formed, will be authorized to finance the acquisition and/or construction of all or a portion of the EMWD facilities and/or acquisition facilities.

Moreover, the City and UCI Property Development Inc. intend on entering into an Acquisition and Funding Agreement relating to the authorized facilities and authorized fees to be funded by the City pursuant to the Act for the CFD.

In connection with the formation of CFD 2023-1, the City Council has taken the following actions thus far:

1. On October 25, 2022, the City Council approved a Deposit and Reimbursement Agreement with UCI Property Development Inc. to provide for the deposit of the funds to cover the City’s expenses in connection with the formation of a community facilities district and the issuance of special tax bonds.
2. On January 10, 2023, the City Council approved Resolutions declaring intent to form CFD No. 2023-1, authorize future bonded indebtedness in the amount not to exceed \$10,000,000 within CFD No. 2023-1 and set the time and place for tonight’s Public Hearing.

**PUBLIC HEARING AND TONIGHT’S ACTIONS:**

The proposed CFD 2023-1 will meet all requirements of the City’s amended local goals and policies specified in the Debt Issuance and Management Policy.

The City Council has initiated proceedings to consider the establishment of CFD 2023-1 pursuant to the provisions of the Act. Tonight’s Public Hearing will provide the public an opportunity to provide testimony related to the formation of CFD 2023-1 and the CFD Report (Attachment 4) prepared by Willdan & Associates. The CFD Report describes the CFD boundaries, the rate and method of apportionment of the special taxes to be levied and the facilities to be financed by CFD 2023-1.

The below table shows the special taxes which would be applicable to an Assessor’s Parcel classified as Developed Property, as defined in the rate and method of apportionment, commencing in Fiscal Year 2023-24:

<b>Land Use Class</b>	<b>Land Use Type</b>	<b>Building Square Footage</b>	<b>Assigned Special Tax</b>
1	Residential Property	≤ 1,900	\$2,319 per Residential Unit

2	Residential Property	1,901 – 2,100	\$2,419 per Residential Unit
3	Residential Property	2,101 – 2,300	\$2,519 per Residential Unit
4	Residential Property	2,301 – 2,500	\$2,663 per Residential Unit
5	Residential Property	2,501 – 2,700	\$2,736 per Residential Unit
6	Residential Property	2,701 - 2,900	\$2,810 per Residential Unit
7	Residential Property	2,901 – 3,100	\$2,969 per Residential Unit
8	Residential Property	> 3,100	\$3,139 per Residential Unit
9	Non-Residential Property	N/A	\$14,816 per Acre

Every year the maximum tax will increase by 2%. The proceedings to establish CFD 2023-1 will be accomplished by the adoption of the Resolution of Formation, as well as the other Resolutions and the Ordinance, identified in the recommended actions. The City Council will be taking certain actions including:

1. Adopt a Resolution of the City Council of the City of Perris determining the validity of prior proceedings, establishing Community Facilities District No. 2023-1 (Rockview Heights) of the City of Perris, authorizing the levy of a special tax within such Community Facilities District No. 2023-1 (Rockview Heights) of the City of Perris, establishing an appropriations limit, and taking certain other actions relating to said District. (Attachment 5).
2. Adopt a Resolution of the City Council of the City of Perris acting in its capacity as the legislative body of Community Facilities District No. 2023-1 (Rockview Heights) of the City of Perris, determining the necessity to incur bonded indebtedness in an amount not to exceed \$10,000,000 within said District; and calling a special election within the District. (Attachment 6).

After the Resolution of Formation and the Resolution calling the special election are adopted, the City Clerk will open the ballots and state the results of the election. As mentioned above, UCI Property Development Inc. expressly consented to the conduct of the special election at the earliest possible time following the adoption of the Resolution of Formation and expressly waived the noticing and time requirements of Section 53326 of the Government Code and the California Elections Code. Accordingly, the election is an all-mailed or personal delivery ballot landowner election, and the ballots for the special election have been mailed or personally delivered to UCI Property Development Inc. The ballot contains a proposition relating to the levying of the special taxes, the incurring of bonded indebtedness and the establishment of an appropriations limit for CFD 2023-1. (Attachment 7). If the results of the special election reveal that the proposition has received the affirmative vote of two-thirds of the votes cast, the City Council will then:

3. Adopt Resolution declaring the results of the consolidated special election for CFD 2023-1. (Attachment 8).

4. Adopt Resolution approving execution of the Joint Community Facilities Agreement and Acquisition and Funding Agreement. (Attachment 9).
5. Adopt a motion to introduce and waive the first reading of the Ordinance authorizing the levy of special taxes within CFD 2023-1. (Attachment 10).

### **CONCLUSION AND NEXT STEPS**

Adopting the attached Resolutions and Ordinance is the last step to establish CFD 2023-1, authorize special taxes and incur a bonded indebtedness. Following tonight's Public Hearing, the proposed schedule to complete the formation of CFD 2023-1 is as follows:

- March 14, 2023: Second reading of Ordinance authorizing special tax levy
- April 14, 2023: Ordinance authorizing special tax levy becomes effective

The Resolutions, Ordinance and related documents have been prepared and reviewed by the City's finance team, which includes bond counsel, municipal advisor, and special tax consultant.

### **FISCAL IMPACT**

The recommended action carries no immediate fiscal impact on the City. The formation of CFD 2023-1 will occur after tonight's public hearing. Any further obligation of the City to pay costs for CFD formation will be reimbursed out of the Developer's Deposit.

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**BUDGET (or FISCAL) IMPACT:** None. Costs will be paid out of the UCI Property Development Inc. Deposit.

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Prepared by:

### **REVIEWED BY:**

City Attorney \_\_\_\_\_

Assistant City Manager 

Deputy City Manager 

**Attachments:** All attachments are on file in the City Clerk's office.

1. Vicinity Map
2. Landowner's Petition & Waiver
3. Certificate of Registrar of Voters
4. CFD Report
5. Resolution of Formation
6. Resolution Determining Necessity to Incur Bonded Indebtedness and Calling Election
7. Landowner's Ballot
8. Resolution Declaring Results of Election
9. Resolution Approving the JCFA and Acquisition and Funding Agreement
10. Ordinance Authorizing Levy of Special Tax

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

# ATTACHMENT 3

Ordinance Authorizing Levy of Special Tax

**ORDINANCE NO. \_\_\_\_**

***AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF COMMUNITY FACILITIES DISTRICT NO. 2023-1 (ROCKVIEW HEIGHTS) OF THE CITY OF PERRIS AUTHORIZING THE LEVY OF A SPECIAL TAX WITHIN SAID DISTRICT***

**WHEREAS**, on January 10, 2023, the City Council (the “Council”) of the City of Perris, California (the “City”) adopted Resolution No. 6097 (the “Resolution of Intention”) declaring its intention to form Community Facilities District No. 2023-1 (Rockview Heights) of the City of Perris (the “District”) pursuant to the Mello-Roos Community Facilities Act of 1982, as amended, commencing with Section 53311 of the Government Code of the State of California (the “Act”); and

**WHEREAS**, on February 28, 2023, and in accordance with the Act, the Council opened a public hearing after providing all notice required relating to the formation of the District, and setting forth the rate and method of apportionment and manner of collection of the special tax to be levied within the District, which will be used to pay principal and interest on bonds proposed to be authorized within the District, the proceeds of which will be applied to finance (1) the purchase, construction, modification, expansion, improvement or rehabilitation of certain real or other tangible property, including all furnishings, equipment and supplies related thereto; (2) the payment of development and other fees and the acquisition or construction of public facilities (collectively, the “Facilities”), which Facilities have a useful life of five years or longer; and (3) the incidental expenses to be incurred in connection with financing the Facilities and forming and administering the District, as further described in the Resolution of Intention; and

**WHEREAS**, at the public hearing, all persons not exempt from the special tax desiring to be heard on all matters pertaining to the formation of the District, including the boundaries of the District, the special tax, and the Facilities, were heard and a full and fair hearing was held, and such matters were not precluded by a majority protest; and

**WHEREAS**, on February 28, 2023, following the close of the public hearing, the Council adopted a resolution establishing the District (the “Resolution of Formation”) and a resolution determining the necessity to incur bonded indebtedness of the District (the “Resolution to Incur Bonded Indebtedness”) each of which called a consolidated special election on February 28, 2023, within the District on a proposition relating to the levying of special taxes, the incurring of bonded indebtedness and the establishment of an appropriations limit (the “Special Election”); and

**WHEREAS**, on February 28, 2023, the Special Election was held within the District at which the qualified electors of the District approved by more than a two-thirds vote the propositions labeled on the official ballot as “Proposition” which generally authorized the levy of special taxes within the District, for the purposes described in the Resolution of Intention

and the issuance of bonded indebtedness for the District as described in the Resolution to Incur Bonded Indebtedness; and

*WHEREAS*, on February 28, 2023, following its determination that the requisite two-thirds of votes cast at the Special Election were in favor of levying the special taxes, the City Council directed the City Clerk to execute and cause to be recorded in the office of the County Recorder of the County of Riverside a notice of special tax lien in the form required by the Act and Division 4.5 of the California Streets and Highways Code pursuant to Section 53328.3 of the Act.

**THE CITY COUNCIL OF THE CITY OF PERRIS, IN ITS CAPACITY AS THE LEGISLATIVE BODY OF COMMUNITY FACILITIES DISTRICT NO. 2023-1 (ROCKVIEW HEIGHTS) OF THE CITY OF PERRIS, DOES HEREBY ORDAIN AS FOLLOWS:**

*Section 1.* The Council finds the above recitals are true and correct and incorporated herein by this reference.

*Section 2.* By the passage of this Ordinance, the Council authorizes the levy of a special tax within the District at the maximum rate in accordance with the rate and method of apportionment for the District set forth as Exhibit “A” to the Resolution of Formation, and for reference purposes is attached hereto as Exhibit “A” and incorporated herein by this reference (the “Rate and Method”).

*Section 3.* The Council or its designee is hereby further authorized to determine, by ordinance, resolution, or by other action if permitted by then applicable law, on or before August 1 of each year, the specific special tax to be levied for the next ensuing fiscal year on each parcel of land in the District. The special tax to be levied shall not exceed the maximum rates set forth in the Rate and Method, but the special tax may be levied at a lower rate. The City Clerk is authorized and directed to file with the county auditor on or before the 10th day of August of each tax year a certified copy of such ordinance or resolution accompanied by a list of all parcels subject to the special tax levy with the tax to be levied on each parcel.

*Section 3.* Properties or entities of the state, federal or other local governments shall be exempt from the above-referenced and approved special taxes only to the extent set forth in Section 8 of the Rate and Method, and otherwise shall be subject to the tax consistent with the provisions of Section 53317.3 and 53317.5 of the Act in effect as of the date of adoption of this Ordinance.

*Section 4.* All of the collections of the special taxes pursuant to the Rate and Method shall be used only as provided for in the Act and Resolution of Formation. The special taxes shall be levied within the District only so long as needed to accomplish the purposes described in Resolution of Formation.

*Section 5.* The special taxes shall be collected pursuant to the Rate and Method from time to time as necessary to meet the financial obligations of the District on the secured real property tax roll in the same manner as ordinary ad valorem taxes are collected, or other procedures as may be adopted by the Council. The City Manager, or his or her designee, is

hereby authorized and directed to provide or to cause to be provided all necessary information to the auditor/tax collector of the County of Riverside and to otherwise take all actions necessary in order to effect proper billing and collection of the special taxes, so that the special taxes shall be levied and collected in sufficient amounts and at times necessary to satisfy the financial obligations of the District in each fiscal year until the bonds issued on the security of such special taxes (the "Bonds") are paid in full, the Facilities have been paid for, and provision has been made for payment of all of the administrative costs of District. The special taxes may be subject to the same penalties and the same procedure, sale and lien priority in cases of delinquency as provided for ad valorem taxes as such procedure may be modified by law or this City Council from time to time.

Notwithstanding the foregoing, the City Manager or the Finance Director may collect, or cause to be collected, one or more installments of the special taxes by means of direct billing by the District of the property owners within the District, if, in the judgment of the City Manager or the Finance Director, such means of collection will reduce the administrative burden of the District in administering the District where it is otherwise appropriate in the circumstances. In such event, the special taxes shall become delinquent if not paid when due as set forth in any such respective billing to the property owners.

Whether the special taxes are levied in the manner provided in the first or the second preceding paragraph, the special taxes shall have the same lien priority, and be subject to the same penalties and the same procedure and sale in cases of delinquency as provided for ad valorem taxes. In addition, the provisions of Section 53356.1 of the Act shall apply to delinquent special tax payments.

**Section 6.** As a cumulative remedy, if any amount levied as a special tax for payment of bond interest or principal of any Bonds of the District, together with any penalties and other charges accruing under this ordinance, are not paid when due, the Council may, not later than four (4) years after the due date of the last installment of principal of the Bonds, order that the same be collected by an action brought in the superior court to foreclose the lien of such special tax.

**Section 7.** This Ordinance relating to the levy of the special taxes within the District shall take effect immediately upon its final passage in accordance with the provisions of Section 36937(a) of the Government Code, and the specific authorization for adoption is pursuant to the provisions of Section 53340 of the Government Code.

**Section 8.** The Mayor shall sign this Ordinance and the City Clerk shall attest to the Mayor's signature and then cause the same to be published within fifteen (15) days after its passage at least once in a newspaper of general circulation published and circulated in the City.

**Section 9.** The City Clerk shall certify as to the passage and adoption of this Ordinance and shall cause the same to be posted at the designated locations in the City as required by law, and is hereby directed to perform all other acts which are required by the Act, this Ordinance or by law in order to accomplish the purpose of this Ordinance.



***ADOPTED, SIGNED and APPROVED*** this 28<sup>th</sup> day of February, 2023.

\_\_\_\_\_  
MAYOR OF THE CITY OF PERRIS

Attest:

\_\_\_\_\_  
CITY CLERK OF THE CITY OF PERRIS

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

I, Nancy Salazar, CITY CLERK OF THE CITY OF PERRIS, DO HEREBY CERTIFY that the foregoing Ordinance Number \_\_\_\_\_ was duly introduced for first reading by the City Council of the City of Perris at a regular meeting of said Council on the 28<sup>th</sup> day of February, 2023, by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

and that it was adopted at a regular meeting of said Council on the 14<sup>th</sup> day of March, 2023, by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

By: \_\_\_\_\_  
City Clerk

**EXHIBIT "A"**

**RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX  
COMMUNITY FACILITIES DISTRICT NO. 2023-1  
(ROCKVIEW HEIGHTS) OF THE CITY OF PERRIS**

[SEE ATTACHED]

# RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX

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## COMMUNITY FACILITIES DISTRICT NO. 2023-1 (ROCKVIEW HEIGHTS)

A Special Tax shall be levied on all Taxable Property within the boundaries of Community Facilities District No. 2023-1 (Rockview Heights) of the City of Perris (“CFD No. 2023-1”) and collected each Fiscal Year commencing in Fiscal Year 2023-24, in an amount determined by the CFD Administrator through the application of the procedures described below. All of the real property within CFD No. 2023-1, unless exempted by law or by the provisions hereof, shall be taxed for the purposes, to the extent, and in the manner herein provided.

### 1. DEFINITIONS

The terms hereinafter set forth have the following meanings:

“**Acre**” or “**Acreage**” means the land area of an Assessor’s Parcel as shown on an Assessor’s Parcel Map, or if the land area is not shown on an Assessor’s Parcel Map, the land area shown on the applicable Final Map. An Acre means 43,560 square feet of land.

“**Act**” means the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5 of Part 1 of Division 2 of Title 5 of the Government Code of the State of California.

“**Administrative Expenses**” means the following actual or reasonably estimated costs related to the administration of CFD No. 2023-1 including, but not limited to: the costs of preparing and computing the Annual Special Tax (whether by the City or designee thereof or both); the costs of collecting the Special Taxes (whether by the City, the County or otherwise); the costs of remitting the Special Taxes to the Trustee; the costs of the Trustee (including its legal counsel) in the discharge of the duties required of it under the Indenture; the costs to the City, CFD No. 2023-1, or any designee thereof complying with arbitrage rebate requirements, including without limitation rebate liability costs and periodic rebate calculations; the costs to the City, CFD No. 2023-1, or any designee thereof complying with disclosure or reporting requirements of the City or CFD No. 2023-1, associated with applicable federal and State laws; the costs associated with preparing Special Tax disclosure statements and responding to public inquiries regarding the Special Taxes; the costs to the City, CFD No. 2023-1, or any designee thereof related to an appeal of the Special Tax; and the City’s annual administration fees and third party expenses. Administrative Expenses shall also include amounts estimated or advanced by the City or CFD No. 2023-1 for any other administrative purposes of CFD No. 2023-1, including attorney’s fees and other costs related to commencing and pursuing any foreclosure of delinquent Special Taxes.

“**Annual Special Tax**” means the Special Tax actually levied in any Fiscal Year on any Assessor’s Parcel.

“**Assessor**” means the Assessor of the County of Riverside.

“**Assessor’s Parcel**” means a lot or parcel shown on an Assessor’s Parcel Map with an assigned Assessor’s Parcel Number.

**“Assessor's Parcel Map”** means an official map of the Assessor designating parcels by Assessor's Parcel Number.

**“Assessor's Parcel Number”** means the number assigned to an Assessor's Parcel by the County for purposes of identification.

**“Assigned Special Tax”** means the Special Tax of that name described in Section 3.A below.

**“Backup Special Tax”** means the Special Tax of that name described in Section 3.B below.

**“Bonds”** means any bonds or other Debt of CFD No. 2023-1, whether in one or more series, secured by the levy of Special Taxes.

**“Boundary Map”** means the map of the boundaries of CFD No. 2023-1 recorded on January 17, 2023 in the Riverside County Recorder's Office in Book 90, Page 34, of Maps of Assessments and Community Facilities Districts (instrument number 2023-0012043).

**“Building Permit”** means a building permit for construction of a Residential Unit within CFD No. 2023-1 issued by the City.

**“Building Square Footage”** means all of the square footage of usable area within the perimeter of a primary residential structure, not including any carport, walkway, garage, overhang, or similar area. The determination of Building Square Footage shall be made by reference to the Building Permit(s) issued for such Assessor's Parcel and/or by reference to appropriate records kept by the City.

**“Calendar Year”** means the period commencing January 1 of any year and ending the following December 31.

**“CFD Administrator”** means an authorized representative of the City, or designee thereof, responsible for determining the Special Tax Requirement, for preparing the Annual Special Tax roll and/or calculating the Backup Special Tax.

**“CFD No. 2023-1”** means the Community Facilities District No. 2023-1 (Rockview Heights) of the City of Perris.

**“City”** means the City of Perris, California.

**“Council”** means the City Council of the City acting as the legislative body of CFD No. 2023-1 under the Act.

**“County”** means the County of Riverside, California.

**“Debt”** means any binding obligation to pay or repay a sum of money, including obligations in the form of bonds, certificates of participation, long-term leases, loans from government agencies, or loans from banks, other financial institutions, private businesses, or individuals, or long-term contracts.

**“Debt Service”** means for each Fiscal Year, the total amount of principal and interest payable on any Outstanding Bonds during the Calendar Year commencing on January 1 of such Fiscal Year.

**“Developed Property”** means for each Fiscal Year, all Taxable Property, exclusive of Provisional Property and Provisional Welfare Property, for which a Building Permit was issued prior to May 1 of the previous Fiscal Year. An Assessor's Parcel classified as Developed Property but for which the Building Permit that caused such Assessor's Parcel to be classified as Developed Property has been cancelled and/or voided prior to the Fiscal Year for which Special Taxes are being levied

shall be reclassified as Undeveloped Property, provided that the levy of the Annual Special Tax after such reclassification shall not be less than 1.1 times the annual Debt Service less Administrative Expenses on all Outstanding Bonds. If Bonds have not been issued, an Assessor's Parcel classified as Developed Property for which such a Building Permit has been cancelled and/or voided shall be reclassified as Undeveloped Property.

**“Exempt Property”** means for each Fiscal Year, all Assessor's Parcels designated as being exempt from Special Taxes pursuant to Section 8 below.

**“Final Map”** means a subdivision of property by recordation of a final map, parcel map, or lot line adjustment, pursuant to the Subdivision Map Act (California Government Code Section 66410 et seq.) or recordation of a condominium plan pursuant to California Civil Code 4285 that creates individual lots for which Building Permits may be issued without further subdivision.

**“Fiscal Year”** means the period starting on July 1 and ending the following June 30.

**“Indenture”** means the indenture, fiscal agent agreement, resolution or other instrument pursuant to which Bonds are issued, as modified, amended and/or supplemented from time to time, and any instrument replacing or supplementing the same.

**“Land Use Class”** means any of the classes listed in Table 1 under Section 3 below.

**“Lot”** means a parcel created by a Final Map on which a Residential Unit can be constructed.

**“Lower Income Households Welfare Exemption Property”** means, for each Fiscal Year, an Assessor's Parcel that is entitled to a welfare exemption under subdivision (g) of Section 214 of the California Revenue and Taxation Code (or any successor statute), as indicated in the County Assessor's roll finalized as of January 1 of the previous Fiscal Year; provided that such property shall not be classified as Lower Income Households Welfare Exemption Property if debt is outstanding and the property was subject to the Special Tax prior to receiving the exemption, in which case the property shall remain subject to the Special Tax and the Special Tax shall be enforceable against the property.

**“Maximum Special Tax”** means for each Assessor's Parcel, the maximum Special Tax, determined in accordance with Sections 3.C and 3.D below, which may be levied in a given Fiscal Year on such Assessor's Parcel of Taxable Property.

**“Non-Residential Property”** means all Assessor's Parcels of Developed Property for which a building permit has been issued for the purpose of constructing one or more non-residential units or facilities.

**“Outstanding Bonds”** means all Bonds, which are deemed to be outstanding under the Indenture.

**“Prepayment Amount”** means the amount required to prepay the Annual Special Tax obligation in full for an Assessor's Parcel as described in Section 6.A below.

**“Property Owner Association Property”** means any Assessor's Parcel within the boundaries of CFD No. 2023-1 owned in fee by a property owner association, including any master or sub-association.

**“Proportionately” or “Proportionate”** means for Developed Property, that the ratio of the actual Special Tax levy to the applicable Assigned Special Tax or Backup Special Tax is equal for all Assessor's Parcels of Developed Property. For Undeveloped Property, "Proportionately" means that the ratio of the actual Special Tax levy per Acre to the Maximum Special Tax per Acre is

equal for all Assessor's Parcels of Undeveloped Property. **“Proportionately”** may similarly be applied to other categories of Taxable Property as listed in Section 4 below.

**“Provisional Property”** means all Assessor’s Parcels of Public Property, Property Owner Association Property or property that would otherwise be classified as Exempt Property pursuant to the provisions of Section 8, but cannot be classified as Exempt Property because to do so would result in the aggregate Special Taxes, less Administrative Expenses, levied on Developed Property to be less than 1.1 times the Debt Service on the Outstanding Bonds.

**“Provisional Welfare Property”** means all Assessor’s Parcels of Lower Income Households Welfare Exemption Property that would otherwise be classified as Exempt Property pursuant to the provisions of Section 8, but cannot be classified as Exempt Property because to do so would reduce the Acreage of all Taxable Property below the required minimum Acreage as set forth in Section 8.

**“Public Property”** means any property within the boundaries of CFD No. 2023-1, which is owned by, or irrevocably offered for dedication to the federal government, the State of California, the County, the City or any other public agency; provided however that any property owned by a public agency and leased to a private entity and subject to taxation under Section 53340.1 of the Act shall be taxed and classified in accordance with its use.

**“Residential Property”** means all Assessor’s Parcels for which a Building Permit has been issued for the purpose of constructing one or more Residential Units.

**“Residential Unit”** means each separate residential dwelling unit that comprises an independent facility capable of conveyance or rental, separate from adjacent residential dwelling units. This definition does not include Accessory Dwelling Units as defined in the State of California Government Code section 65852.2.

**“Special Tax”** means any special tax levied within CFD No. 2023-1 pursuant to the Act and this Rate and Method of Apportionment of Special Tax.

**“Special Tax Obligation”** means the total obligation of an Assessor’s Parcel of Taxable Property to pay the Special Tax for the remaining life of CFD No. 2023-1.

**“Special Tax Requirement”** means that amount required in any Fiscal Year to: (i) pay regularly scheduled Debt Service on all Outstanding Bonds; (ii) pay periodic costs on the Outstanding Bonds, including but not limited to, credit enhancement and rebate payments on the Outstanding Bonds; (iii) pay Administrative Fees and Expenses; (iv) pay any amounts required to establish or replenish any reserve funds for all Outstanding Bonds; (v) accumulate funds to pay directly for acquisition or construction of facilities provided that the inclusion of such amount does not result in a levy beyond Step 1 of Section 4; and (vi) pay for reasonably anticipated delinquent Special Taxes based on the delinquency rate for Special Taxes levied in the previous Fiscal Year; less (vii) a credit for funds available to reduce the Annual Special Tax levy, as determined by the CFD Administrator pursuant to the Indenture.

**“State”** means the State of California.

**“Taxable Property”** means all of the Assessor's Parcels within the boundaries of CFD No. 2023-1, which are not exempt from the levy of the Special Tax pursuant to law or Section 8 below.

**“Trustee”** means the trustee or fiscal agent under the Indenture.

“Undeveloped Property” means, for each Fiscal Year, all Taxable Property not classified as Developed Property or Provisional Property.

**2. LAND USE CLASSIFICATION**

Each Fiscal Year, beginning with Fiscal Year 2023-24, each Assessor’s Parcel within CFD No. 2023-1 shall be classified as Taxable Property or Exempt Property. In addition, all Taxable Property shall further be classified as Developed Property, Undeveloped Property, Provisional Welfare Property, or Provisional Property, and all such Taxable Property shall be subject to the levy of Special Taxes in accordance with this Rate and Method of Apportionment of Special Tax determined pursuant to Sections 3 and 4 below. Furthermore, each Assessor’s Parcel of Developed Property and Provisional Welfare Property shall be classified according to its applicable Land Use Class based on its Building Square Footage.

**3. SPECIAL TAX RATES**

**A. Assigned Special Tax for Developed Property and Provisional Welfare Property**

The Assigned Special Tax applicable to an Assessor's Parcel classified as Developed Property or Provisional Welfare Property commencing in Fiscal Year 2023-24 shall be determined pursuant to Table 1 below.

**Table 1  
Assigned Special Tax for Tax Year 2023-24**

<b>Land Use Class</b>	<b>Land Use Type</b>	<b>Building Square Footage</b>	<b>Assigned Special Tax Per Residential Unit</b>
1	Residential Property	≤ 1,900	\$2,319 per Residential Unit
2	Residential Property	1,901 – 2,100	\$2,419 per Residential Unit
3	Residential Property	2,101 – 2,300	\$2,519 per Residential Unit
4	Residential Property	2,301 – 2,500	\$2,663 per Residential Unit
5	Residential Property	2,501 – 2,700	\$2,736 per Residential Unit
6	Residential Property	2,701 – 2,900	\$2,810 per Residential Unit
7	Residential Property	2,901 – 3,100	\$2,969 per Residential Unit
8	Residential Property	> 3,100	\$3,139 per Residential Unit
9	Non-Residential Property	N/A	\$14,816 per Acre

Each July 1, commencing July 1, 2024, the Assigned Special Tax for Developed Property and Provisional Welfare Property shall be increased by two percent (2%) of the amount in effect the prior Fiscal Year.

**B. Backup Special Tax for Developed Property and Provisional Welfare Property**

The Backup Special Tax for Developed Property and Provisional Welfare Property commencing in Fiscal Year 2023-24 shall be \$14,816 per Acre. Each July 1, commencing



July 1, 2024 the Backup Special Tax for Developed Property and Provisional Welfare Property shall be increased by two percent (2%) of the amount in effect the prior Fiscal Year.

For the purpose of calculating the Backup Special Tax, the land area applicable to a Condominium shall be computed from the Acreage of the Lot on which the Condominium is located, with the Acreage for such Lot allocated equally among all of the Condominiums located or to be located on such Lot.

#### **C. Maximum Special Tax for Developed Property and Provisional Welfare Property**

The Maximum Special Tax for Developed Property and Provisional Welfare Property shall be the greater of the Assigned Special Tax for Developed Property or the Backup Special Tax for Developed Property and Provisional Welfare Property.

#### **D. Maximum Special Tax for Provisional Property and Undeveloped Property**

The Maximum Special Tax for Provisional Property and Undeveloped Property commencing in Fiscal Year 2023-24 shall be \$14,816 per Acre. Each July 1, commencing July 1, 2024, the Maximum Special Tax for Provisional Property and Undeveloped Property shall be increased by two percent (2%) of the amount in effect the prior Fiscal Year.

### **4. METHOD OF APPORTIONMENT**

For each Fiscal Year, commencing Fiscal Year 2023-24, the CFD Administrator shall levy the Special Tax on all Taxable Property in accordance with the following steps:

Step 1: The Special Tax shall be levied Proportionately on each Assessor's Parcel of Developed Property in an amount up to 100% of the applicable Assigned Special Tax as necessary to satisfy the Special Tax Requirement;

Step 2: If additional monies are needed to satisfy the Special Tax Requirement after Step 1 has been completed, the Special Tax shall be levied Proportionately on each Assessor's Parcel of Undeveloped Property up to 100% of the Maximum Special Tax for Undeveloped Property;

Step 3: If additional monies are needed to satisfy the Special Tax Requirement after the first two steps have been completed, then the Special Tax amount determined in Step 1 shall be increased Proportionately on each Assessor's Parcel of Developed Property up to 100% of the Maximum Special Tax for Developed Property;

Step 4: If additional monies are needed to satisfy the Special Tax Requirement after the first three steps have been completed, then the Special Tax shall be levied Proportionately on each Assessor's Parcel of Provisional Welfare Property up to 100% of the Maximum Special Tax for Provisional Welfare Property;

Step 5: If additional monies are needed to satisfy the Special Tax Requirement after the first four steps have been completed, then the Special Tax shall be levied Proportionately

on each Assessor's Parcel of Provisional Property up to 100% of the Maximum Special Tax for Provisional Property;

Notwithstanding the above, under no circumstances will the Special Tax levied in any Fiscal Year against any Assessor's Parcel of Residential Property for which an occupancy permit for private residential use has been issued be increased as a result of a delinquency or default in the payment of the Special Tax applicable to any other Assessor's Parcel within CFD No. 2023-1 by more than ten percent (10%) above what would have been levied in the absence of such delinquencies or defaults.

## **5. COLLECTION OF SPECIAL TAXES**

Collection of the Annual Special Tax shall be made by the County in the same manner as ordinary ad valorem property taxes are collected and the Annual Special Tax shall be subject to the same penalties and the same lien priority in the case of delinquency as ad valorem taxes; provided, however, that the Council may provide for (i) other means of collecting the Special Tax, including direct billings thereof to the property owners; and (ii) judicial foreclosure of delinquent Annual Special Taxes.

## **6. PREPAYMENT OF SPECIAL TAX OBLIGATION**

### **A. Prepayment in Full**

Property owners may prepay and permanently satisfy the Special Tax Obligation by a cash settlement with the City as permitted under Government Code Section 53344. The following definitions apply to this Section 6:

**"CFD Public Facilities Costs"** means \$6,500,000 or such lower number as (i) shall be determined by the CFD Administrator as sufficient to acquire or construct the facilities to be financed under the Act and financing program for CFD No. 2023-1, or (ii) shall be determined by the Council concurrently with a covenant that it will not issue any more Bonds (except refunding bonds).

**"Construction Fund"** means the fund (regardless of its name) established pursuant to the Indenture to hold funds, which are currently available for expenditure to acquire or construct the facilities or pay fees authorized to be funded by CFD No. 2023-1.

**"Future Facilities Costs"** means the CFD Public Facilities Costs minus (i) costs previously paid from the Construction Fund to acquire or construct the facilities, (ii) monies currently on deposit in the Construction Fund, and (iii) monies currently on deposit in an escrow or other designated fund that are expected to be available to finance CFD Public Facilities Costs.

**"Outstanding Bonds"** means all Previously Issued Bonds, which remain outstanding as of the first interest and/or principal payment date following the current Fiscal Year excluding Bonds to be redeemed at a later date with proceeds of prior Special Tax prepayments.

**"Previously Issued Bonds"** means all Bonds that have been issued prior to the date of prepayment.

The Special Tax Obligation applicable to an Assessor's Parcel of Taxable Property for which a Building Permit has been issued or is anticipated to be issued may be prepaid and the obligation to pay the Special Tax for such Assessor's Parcel permanently satisfied as described herein, provided that a prepayment may be made with respect to a particular Assessor's Parcel only if there are no delinquent Special Taxes with respect to such Assessor's Parcel at the time of prepayment or the delinquent special taxes are paid off concurrently with the prepayment to the satisfaction of the CFD Administrator. An owner of an Assessor's Parcel eligible to prepay the Special Tax Obligation shall provide the CFD Administrator with written notice of intent to prepay, and designate or identify the company or agency that will be acting as the escrow agent, if any. The CFD Administrator shall provide the owner with a statement of the Prepayment Amount for such Assessor's Parcel within thirty (30) days of the request, and may charge a reasonable fee for providing this service. Prepayment must be made at least 60 days prior to any redemption date for the CFD No. 2023-1 Bonds to be redeemed with the proceeds of such prepaid Special Taxes, unless a shorter period is acceptable to the Trustee and the City.

The Prepayment Amount (defined below) shall be calculated for each applicable Assessor's Parcel or group of Assessor's Parcels as summarized below (capitalized terms as defined below):

Bond Redemption Amount  
plus Redemption Premium  
plus Future Facilities Prepayment Amount  
plus Defeasance Amount  
plus Prepayment Administrative Fees and Expenses  
less Reserve Fund Credit  
less Capitalized Interest Credit  
Total: equals Prepayment Amount

As of the proposed date of prepayment, the Prepayment Amount (defined in Step 14 below) shall be calculated as follows:

**Step No.:**

1. Confirm that no Special Tax delinquencies apply to such Assessor's Parcel.
2. For Assessor's Parcels of Developed Property, determine the Maximum Special Tax. For Assessor's Parcels of Undeveloped Property for which a Building Permit has been issued, compute the Maximum Special Tax for that Assessor's Parcel as though it was already designated as Developed Property, based upon the Building Permit which has already been issued for that Assessor's Parcel.
3. Divide the Maximum Special Tax computed pursuant to paragraph 2 by the total expected Maximum Special Tax revenue for CFD No. 2023-1 assuming all Building Permits have been issued (build-out) within CFD No. 2023-1, excluding any Assessor's Parcels for which the Special Tax Obligation has been previously prepaid.
4. Multiply the quotient computed pursuant to paragraph 3 by the Outstanding Bonds to compute the amount of Outstanding Bonds to be retired and prepaid for

all applicable parcels and round that amount up to the nearest \$5,000 increment (the “Bond Redemption Amount”).

5. Multiply the Bond Redemption Amount computed pursuant to paragraph 4 by the applicable redemption premium (expressed as a percentage), if any, on the Outstanding Bonds to be redeemed at the first available call date (the “Redemption Premium”).

6. Compute the Future Facilities Costs.

7. Multiply the quotient computed pursuant to paragraph 3 by the amount determined pursuant to paragraph 6 to compute the amount of Future Facilities Costs to be prepaid (the “Future Facilities Prepayment Amount”).

8. Compute the amount needed to pay interest on the Bond Redemption Amount from the first bond interest and/or principal payment date following the current Fiscal Year until the expected redemption date for the Outstanding Bonds which, depending on the Indenture, may be as early as the next interest payment date, but the redemption date may be any date determined by the CFD Administrator as convenient and appropriate and permitted by the Indenture and does not have to be the next interest payment date.

9. Compute the amount the CFD Administrator reasonably expects to derive from the reinvestment of the Prepayment Amount less the Future Facilities Prepayment Amount and the Prepayment Administrative Fees from the date of prepayment until the redemption date for the Outstanding Bonds to be redeemed with the prepayment.

10. Subtract the amount computed in paragraph 9 from the amount computed in paragraph 8 (the “Defeasance Amount”).

11. Calculate the administrative fees and expenses of CFD No. 2023-1, including the costs of computation of the prepayment, the costs to invest the prepayment proceeds, the costs of redeeming CFD No. 2023-1, and the costs of recording any notices to evidence the prepayment and the redemption (the “Prepayment Administrative Fees”).

12. If reserve funds for the Outstanding Bonds, if any, are at or above 100% of the reserve requirement (as defined in the Indenture) on the prepayment calculation date, a reserve fund credit shall be calculated as a reduction in the applicable reserve fund for the Outstanding Bonds to be redeemed pursuant to the prepayment (the “Reserve Fund Credit”). No Reserve Fund Credit shall be granted if, after the Prepayment Amount is calculated, reserve funds are below 100% of the reserve requirement.

13. If any capitalized interest for the Outstanding Bonds will not have been expended at the time of the first interest and/or principal payment following the current Fiscal Year, a capitalized interest credit shall be calculated by multiplying the quotient computed pursuant to paragraph 3 by the expected balance in the capitalized interest fund after such first interest and/or principal payment (the “Capitalized Interest Credit”).

14. The amount to prepay the Special Tax Obligation is equal to the sum of the amounts computed pursuant to paragraphs 4, 5, 7, 10, and 11, less the amounts computed pursuant to paragraphs 12 and 13 (the “Prepayment Amount”).

15. From the Prepayment Amount, the sum of the amounts computed pursuant to paragraphs 4, 5, and 10, less the amounts computed pursuant to paragraphs 12 and 13 shall be deposited into the appropriate fund as established under the Indenture and be used to retire Outstanding Bonds or make Debt Service payments. The amount computed pursuant to paragraph 7 shall be deposited into the Construction Fund. The amount computed pursuant to paragraph 11 shall be retained by CFD No. 2023-1.

The Prepayment Amount may be sufficient to redeem an amount other than a \$5,000 increment of CFD No. 2023-1 Bonds. In such cases, the increment above \$5,000 or integral multiple thereof will be retained in the appropriate fund established under the Indenture to redeem CFD No. 2023-1 Bonds to be used with the next prepayment of CFD No. 2023-1 Bonds.

The CFD Administrator will confirm that all previously levied Special Taxes have been paid in full. With respect to any Assessor's Parcel for which the Special Tax Obligation is prepaid in full, once the CFD Administrator has confirmed that all previously levied Special Taxes have been paid, the Council shall cause a suitable notice to be recorded in compliance with the Act, to indicate the prepayment of the Special Tax and the release of the Special Tax lien on such Assessor's Parcel, and the obligation of the owner of such Assessor's Parcel to pay the Special Tax shall cease.

Notwithstanding the foregoing, no Special Tax prepayment shall be allowed unless the aggregate amount of Maximum Special Taxes less Administrative Expenses that may be levied on Taxable Property, respectively, after the proposed prepayment is at least 1.1 times the Debt Service on all Outstanding Bonds in each Fiscal Year.

## **B. Partial Prepayment**

The Special Tax on an Assessor's Parcel of Developed Property or Undeveloped Property for which a building permit has been issued may be partially prepaid. The amount of the prepayment shall be calculated as in Section 6.A.; except that a partial prepayment shall be calculated according to the following formula:

$$PP = (PE-A) \times F + A$$

These terms have the following meaning:

PP = the partial prepayment

PE = the Prepayment Amount calculated according to Section 6.A

F = the percentage by which the owner of the Assessor's Parcel(s) is partially prepaying the Special Tax Obligation

A = the Prepayment Administrative Fees and Expenses from Section 6.A

The owner of any Assessor's Parcel who desires such partial prepayment shall notify the CFD Administrator of (i) such owner's intent to partially prepay the Special Tax Obligation, (ii) the percentage by which the Special Tax Obligation shall be prepaid, and (iii) the company or agency that will be acting as the escrow agent, if any. The CFD Administrator shall provide the owner with a statement of the amount required for the partial prepayment of the Special Tax Obligation for an Assessor's Parcel within sixty (60) days of the request and may charge a reasonable fee for providing this service.

With respect to any Assessor's Parcel that is partially prepaid, the City shall (i) distribute the funds remitted to it according to Section 6.A., and (ii) indicate in the records of CFD No. 2023-1 that there has been a partial prepayment of the Special Tax Obligation and that a portion of the Special Tax with respect to such Assessor's Parcel, equal to the outstanding percentage (1.00 - F) of the Maximum Special Tax, shall continue to be levied on such Assessor's Parcel.

Notwithstanding the foregoing, no partial prepayment shall be allowed unless the aggregate amount of Maximum Special Taxes less Administrative Expenses that may be levied on Taxable Property, respectively, after the proposed partial prepayment is at least 1.1 times the Debt Service on all Outstanding Bonds in each Fiscal Year.

## **7. TERM OF SPECIAL TAX**

The Special Tax shall be levied as long as necessary to meet the Special Tax Requirement for a period not to exceed fifty (50) Fiscal Years commencing with Fiscal Year 2023-24, provided however that the Special Tax will cease to be levied in an earlier Fiscal Year if the CFD Administrator has determined that all required interest and principal payments on CFD No. 2023-1 bonds have been paid.

## **8. EXEMPTIONS**

The CFD Administrator shall classify as Exempt Property (i) Assessor's Parcels of Public Property, (ii) Assessor's Parcels of Property Owner Association Property, or (iii) Assessor's Parcels which are used as places of worship and are exempt from ad valorem property taxes because they are owned by a religious organization, (iv) Assessor's Parcels with public or utility easements making impractical their utilization for other than the purposes set forth in the easement, (v) Lower Income Households Welfare Exemption Property, and (vi) Assessor's Parcels of Developed Property classified as Non-Residential Property as determined reasonably by the CFD Administrator, provided that no such classification would reduce the sum of all Taxable Property in CFD No. 2023-1 to less than 26.81 Acres. Assessor's Parcels which cannot be classified as Exempt Property because such classification would reduce the sum of all Taxable Property in CFD No. 2023-1 to less than 26.81 Acres shall be classified as Provisional Property and will continue to be subject to the CFD No. 2023-1 Special Taxes accordingly. Tax exempt status for the purpose of this paragraph will be assigned by the CFD Administrator in the chronological order in which property becomes eligible for classification as Exempt Property.

If the use of an Assessor's Parcel of Exempt Property changes so that such Assessor's Parcel is no longer classified as one of the uses set forth in the first paragraph of Section 8 above that would make such Assessor's Parcel eligible to be classified as Exempt Property, such Assessor's Parcel shall cease to be classified as Exempt Property and shall be deemed to be Taxable Property.

## **9. APPEALS**

Any landowner who pays the Special Tax and claims the amount of the Special Tax levied on his or her Assessor's Parcel is in error shall first consult with the CFD Administrator regarding such error not later than thirty-six (36) months after first having paid the first installment of the Special Tax that is disputed. If following such consultation the CFD Administrator determines that an error has occurred, then the CFD Administrator shall take any of the following actions, in order of priority, in order to correct the error:

- (i) Amend the Special Tax levy on the landowner's Assessor's Parcel(s) for the current Fiscal Year prior to the payment date,
- (ii) Require the CFD to reimburse the landowner for the amount of the overpayment to the extent of available CFD funds, or
- (iii) Grant a credit against, eliminate or reduce the future Special Taxes on the landowner's Assessor's Parcel(s) in the amount of the overpayment.

If following such consultation and action by the CFD Administrator the landowner believes such error still exists, such person may file a written notice of appeal with the City Council. Upon the receipt of such notice, the City Council or designee may establish such procedures as deemed necessary to undertake the review of any such appeal. If the City Council or designee determines an error still exists, the CFD Administrator shall take any of the actions described as (i), (ii) and (iii) above, in order of priority, in order to correct the error.

The City Council or designee thereof shall interpret this Rate and Method of Apportionment of Special Tax for purposes of clarifying any ambiguities and make determinations relative to the administration of the Special Tax and any landowner appeals. The decision of the City Council or designee shall be final.



# CITY OF PERRIS

## CITY COUNCIL

### AGENDA SUBMITTAL

10.C.

**MEETING DATE:** March 14, 2023

**SUBJECT:** Consideration of a joint global settlement agreement and release between Toby Quintos, @Work Personnel Services, and the City of Perris regarding a joint employer claim.

**REQUESTED ACTION:** That the City Council approve and authorize the City Manager to execute the settlement agreement subject to the City Attorney's approval as to form.

**CONTACT:** Saida Amozgar, Director of Administrative Services *SA*

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#### BACKGROUND/DISCUSSION:

On April 18, 2022, the City hired Mr. Toby Quintos for a temporary animal control officer assignment, under the City's temporary staffing services agreement with @Work Personnel Services ("@Work"). The City ended Mr. Quintos' temporary assignment on June 23, 2022, and sought a replacement from @Work. Mr. Quintos is an active member of the Army Reserve and he was deployed for military duty thereafter.

On September 13, 2022, the City was notified that Mr. Quintos filed a claim with United States Department of Labor, Veterans' Employment and Training Service ("DOL-VETS"), alleging the City failed to comply with the Uniformed Services Employment and Reemployment Rights Act of 1994 ("USERRA") when it did not return Mr. Quintos to his temporary assignment following his deployment with the Army Reserves. The City disputed Mr. Quintos' claims, as the City ended Mr. Quintos' temporary assignment prior to his deployment.

Upon careful review by the City and settlement discussions between all parties, the attached settlement agreement includes a global release and waiver of all claims that Mr. Quintos may assert now or in the future arising from his temporary assignment, in exchange for a settlement payment of \$8,000 to Mr. Quintos. Payment of the settlement amount is shared equally between the City and @Work such that the City's portion is \$4,000. Mr. Quintos accepted these terms, as indicated in the attached settlement agreement, on February 22, 2023.

Staff recommends that the City Council approve and authorize the City Manager to execute the settlement agreement between Toby Quintos, @Work Personnel Services, and the City of Perris.



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**BUDGET (or FISCAL) IMPACT:**

The City's portion of the settlement payment will be \$4,000, which will be sourced from the General Fund.

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Prepared by: Robert Hensley, City Attorney Associate

**REVIEWED BY:**

City Attorney \_\_\_\_\_

Assistant City Manager WB

Deputy City Manager ER

Attachments:

Consent: X

Public Hearing:

Business Item:

Presentation:

Other:

## **Attachment 1**

### **Settlement Agreement and General Release Waiver**

## **SETTLEMENT AGREEMENT AND GENERAL RELEASE AND WAIVER**

### **1. PARTIES**

This Settlement Agreement and General Release and Waiver ("AGREEMENT") is entered into by and between the City of Perris ("CITY" or "PERRIS"), a municipal corporation, and G & M Hire Enterprises, LLC dba AtWork Personnel, a California limited liability company ("@WORK"), on the one hand, and TOBBY QUINTOS ("QUINTOS"), an individual, on the other. The CITY, @WORK, and QUINTOS are collectively referred to as the "Parties" or singularly as a "Party."

### **2. RECITALS**

2.1 QUINTOS filed a claim with the United States Department of Labor, Veterans' Employment and Training Service, Case No. CA-2022-00077-10-R, alleging the CITY and @WORK failed to comply with Uniformed Services Employment and Reemployment Rights Act of 1994 (USERRA) by not returning QUINTOS to his temporary animal control assignment following his return from military leave (referred herein as the "ACTION.")

2.2 By entering into this AGREEMENT, the Parties wish to settle and resolve the ACTION in its entirety, whereby QUINTOS receives payment in exchange for executing a general release and waiver of any and all claims that QUINTOS may have against the CITY and @WORK, including but not limited to its elected and non-elected officials, employees, attorneys, and agents., and to resolve fully and finally all disputes that may exist by and between the Parties.

### **3. CONSIDERATION**

3.1 In consideration of the facts, acknowledgements, agreements, general release, and promises contained in this AGREEMENT, and for other good and valuable consideration, the receipt of which is acknowledged by each Party hereto, the Parties promise and agree that in exchange for his execution of this AGREEMENT, QUINTOS shall be entitled to payment of FOUR THOUSAND DOLLARS (\$4,000) payable by the CITY and shall be entitled to payment of FOUR THOUSAND DOLLARS (\$4,000) payable by @WORK (collectively the "Settlement Sum"). The Settlement Sum shall be in full consideration, compromise, and settlement of any and all disputed claims QUINTOS has or may have relating to or arising out of his Temporary Animal Control Officer assignment with the CITY. Said Settlement Sum will be in the form of a check(s) payable to "TOBBY QUINTOS," and delivered to QUINTOS.

3.2 As a condition precedent, the AGREEMENT will not be effective unless and until it is approved by the PERRIS City Council at a publicly noticed meeting.

3.3 Should the PERRIS City Council approve the AGREEMENT, the Settlement Sum shall be delivered to QUINTOS within forty-five (45) days of such approval.

3.4 In exchange for payment of the Settlement Sum, the receipt and adequacy of which are hereby acknowledged, QUINTOS, and on behalf of QUINTOS' spouse, heirs, representatives, successors, and assigns does hereby fully and irrevocably release and forever discharge the CITY and @WORK, and each of their predecessors, successors, assigns, officials,

employees, representatives, agents, insurers, attorneys, and all persons and entities acting by, through, under, or in concert with any of them, and each of them (hereinafter "RELEASEES"), from any and all claims, charges, complaints, contracts, understandings, liabilities, obligations, promises, benefits, agreements, controversies, costs, losses, debts, expenses, damages, actions, causes of action, suits, rights, and demands of any nature whatsoever, known or unknown, suspected or unsuspected, which QUINTOS now has or may acquire in the future, or which QUINTOS ever had, relating to or arising out of any act, omission, occurrence, condition, event, transaction, or thing which was done, omitted to be done, occurred or was in effect at any time from the beginning of time up to and including the date of QUINTOS' execution of this AGREEMENT, (hereinafter referred to collectively as "CLAIMS"), without regard to whether such CLAIMS arise under the federal, state, or local constitutions, statutes, rules or regulations, or the common law. QUINTOS expressly acknowledges the CLAIMS forever barred by this AGREEMENT specifically include, but are not limited to, claims based upon any alleged breach of contract or any other agreement of employment, any demand for wages, overtime, or benefits, any claims of violation of the provisions of ERISA, COBRA or HIPAA, any alleged breach of any duty arising out of contract or tort, any alleged wrongful termination in violation of public policy, any alleged breach of any express or implied contract for continued employment, any alleged employment discrimination or unlawful discriminatory act, or any claim or cause of action including, but not limited to, any and all claims whether arising under any federal, state or local law prohibiting breach of employment contract, wrongful termination, or employment discrimination based upon age, race, color, sex, religion, handicap or disability, national origin or any other protected category or characteristic, and any and all rights or claims arising under the California Labor Code or Industrial Welfare Commission Wage Orders, the Federal Fair Labor Standards Act, the California Fair Employment and Housing Act, California Government Code §§12,900 et seq., the Americans with Disability Act, Title VII of the Civil Rights Act of 1964, and any other federal, state, or local human rights, civil rights, or employment discrimination or employee rights statute, rule, or regulation.

3.5 The release as set forth above shall be effective as of the date of the execution of this AGREEMENT by QUINTOS and shall extend to all present and/or potential claims, causes of action, costs or demands which may exist between the Releasees up to and including the date QUINTOS signs this AGREEMENT, regardless of whether such claims, causes of action, costs or demands, are stated, alleged or even suspected by the Parties hereto prior to such effective date.

#### 4. UNKNOWN CLAIMS

In relation to the release provisions of Paragraphs 3 above, QUINTOS understands that California Civil Code section 1542 reads as follows:

##### "General Release-Claims Extinguished"

A general release does not extend to claims that the creditor or releasing party does not know or suspect to exist in his or her favor at the time of executing the release and that, if known by him or her, would have materially affected his or her settlement with the debtor or released party.

QUINTOS hereby waives the protection of California Civil Code section 1542.

**5. WAIVER OF ADDITIONAL CLAIMS**

QUINTOS hereby waives any provisions of state or federal law that might require a more detailed specification of the claims being released pursuant to the provisions of Paragraphs 3 and 4 above.

**6. REPRESENTATIONS AND WARRANTIES**

Each of the Parties to this AGREEMENT represents and warrants to, and agrees with, each other Party as follows:

6.1 Advice of Counsel. The Parties hereto have received independent legal advice from their respective attorneys concerning the advisability of entering into and executing this AGREEMENT or have been given the opportunity to obtain such advice. The Parties acknowledge that they have been represented by counsel of their own choice in the negotiation of this AGREEMENT, that they have read this AGREEMENT; that they have had this AGREEMENT fully explained to them by such counsel, or have had such opportunity to do so and that they are fully aware of the contents of this AGREEMENT and of its legal effect.

6.2 No Fraud in Inducement. No Party (nor any officer, agent, employee, representative, or attorney of or for any Party) has made any statement or representation or failed to make any statement or representation to any other Party regarding any fact relied upon in entering into this AGREEMENT, and no Party relies upon any statement, representation, omission or promise of any other Party in executing this AGREEMENT, or in making the settlement provided for herein, except as expressly stated in this AGREEMENT.

6.3 Independent Investigation: Each Party to this AGREEMENT has made such investigation of the facts pertaining to this settlement and this AGREEMENT and all the matters pertaining thereto, as it deems necessary.

6.4 Mistake Waived: In entering into this AGREEMENT, each Party assumes the risk of any misrepresentation, concealment or mistake. If any Party should subsequently discover that any fact relied upon by it in entering into this AGREEMENT was untrue, or that any fact was concealed from it, or that its understanding of the facts or of the law was incorrect, such Party shall not be entitled to any relief in connection therewith, including without limitation on the generality of the foregoing any alleged right or claim to set aside or rescind this AGREEMENT. This AGREEMENT is intended to be, and is, final and binding between the parties, regardless of any claims of misrepresentation, promise made without the intent to perform, concealment of fact, mistake of fact or law, or any other circumstance whatsoever.

6.5 Discovery of Different or Additional Facts: The Parties acknowledge that they may hereafter discover facts different from or in addition to those that they now know or believe to be true with respect to the claims, demands, causes of action, obligations, damages, and liabilities of any nature whatsoever that are the subject of the Release set forth in Paragraph 4 of this AGREEMENT, and expressly agree to assume the risk of the possible discovery of additional

or different facts. The Parties agree that this AGREEMENT shall be and remain effective in all respects regardless of such additional or different facts.

6.6 No Other Pending Actions. QUINTOS represents that he has not filed any complaint(s) and/or charge(s) (other than those in the ACTION referenced above) against the CITY or @WORK and/or their Releasees, arising out of or relating to the allegations set forth in the ACTION, with any local, state or federal agency or court; and that if any such agency or court assumes jurisdiction of any complaint or charge against the CITY and @WORK, and/or their Releasees, whenever filed, QUINTOS will request such agency or court to withdraw and dismiss the matter forthwith.

6.7 Authority: Each Party represents to the other that it has the right to enter into this AGREEMENT, and that it is not violating the terms or conditions of any other agreement to which they are a party or by which they are bound by entering into this AGREEMENT. The Parties represent that they will obtain all necessary approvals to execute this AGREEMENT. It is further represented and agreed that the individuals signing this AGREEMENT on behalf of the respective Parties have actual authority to execute this AGREEMENT and, by doing so, bind the Party on whose behalf this AGREEMENT has been signed.

6.8 Knowing and Voluntary. This AGREEMENT is an important legal document and in all respects has been voluntarily and knowingly executed by the Parties hereto. The Parties specifically represent that prior to signing this AGREEMENT they have been provided a reasonable period of time within which to consider whether to accept this AGREEMENT. The Parties further represent that they have each carefully read and fully understand all of the provisions of this AGREEMENT, and that they are voluntarily, knowingly, and without coercion entering into this AGREEMENT based upon their own judgment.

## 7. MISCELLANEOUS

7.1 Non-Admission of Liability. The Parties acknowledge and agree that this AGREEMENT is a settlement of disputed claims. Neither the fact that the Parties have settled nor the terms of this AGREEMENT shall be construed in any manner as an admission of any liability by the Parties and/or the Releasees, all of whom have consistently taken the position that there is no liability whatsoever.

7.2 Governing Law. This AGREEMENT is made and entered into in the State of California and shall in all respects be interpreted, enforced and governed under the laws of said State without giving effect to conflicts of laws principles.

7.3 Full Integration: This AGREEMENT is the entire agreement between the Parties with respect to the subject matter hereof and supersedes all prior and contemporaneous oral and written agreements and discussions. This AGREEMENT may be amended only by a further agreement in writing, signed by the Parties hereto.

7.4 Continuing Benefit: This AGREEMENT is binding upon and shall inure to the benefit of the Parties hereto, their respective agents, spouses, employees, representatives, officials, attorneys, assigns, heirs, and successors in interest.

7.5 Joint Drafting: Each Party agrees that it has cooperated in the drafting and preparation of this AGREEMENT. Hence, in any construction to be made of this AGREEMENT, the Parties agree that same shall not be construed against any Party.

7.6 Counterparts. This AGREEMENT may be executed in multiple counterparts, each of which shall be considered an original but all of which shall constitute one agreement.

7.7 Severability. Should any portion, word, clause, phrase, sentence or paragraph of this AGREEMENT be declared void or unenforceable, such portion shall be considered independent and severable from the remainder, the validity of which shall remain unaffected.

7.8 Notice: Any and all notices given to any Party under this AGREEMENT shall be given as provided in this paragraph. All notices given to either Party shall be made by certified or registered United States mail, or personal delivery, at the noticing Party's discretion, and addressed to the Parties as set forth below. Notices shall be deemed, for all purposes, to have been given on the date of personal service or three (3) consecutive calendar days following deposit of the same in the United States mail.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, the undersigned execute this Settlement Agreement and release of All Claims, consisting of a total of six (6) pages, on the dates set forth below.

Dated: February 22, 2023

TOBBY QUINTOS, an individual

By: 

Tobby Quintos

Dated: February    , 2023

THE CITY OF PERRIS, a municipal corporation

By: \_\_\_\_\_

Clara Miramontes  
City Manager

Dated: February 23, 2023

G & M HIRE ENTERPRISES, LLC DBA  
ATWORK PERSONNEL, a California limited  
liability company

By: 

Judy Contreras  
Director of Operations/Human Resources





# CITY OF PERRIS

## CITY COUNCIL


### AGENDA SUBMITTAL

10.D.

**MEETING DATE:** March 14, 2023

**SUBJECT:** Consider Adoption of Resolution Number (next in order), Terminating the Proclamation of a Local Emergency within the City of Perris Declared in Response to COVID-19

**REQUESTED ACTION:** That the City Council consider and adopt the Proposed Resolution No. (next in order), which terminates the Proclamation of a Local Emergency within the City of Perris Declared in Response to COVID-19

**CONTACT:** Saida Amozgar, Director of Administrative Services 

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#### BACKGROUND/DISCUSSION:

On March 4, 2020, Governor Gavin Newsom declared a State of Emergency for the State of California in response to COVID-19. On March 11, 2020, the World Health Organization characterized COVID-19 as a “pandemic.” As authorized by Government Code Section 8630 and Perris Municipal Code Sections 2.44.040 and 2.44.060, on March 24, 2020, the City Manager issued a proclamation that a local emergency and/or disaster exists throughout the City of Perris due to developing threats presented by the COVID-19 pandemic. On March 31, 2020, this proclamation of local emergency was ratified by the City Council via Resolution No. 5644.

On October 17, 2022, the Governor of the State of California announced that the COVID-19 State of Emergency would end on February 28, 2023. Governor Newsom declared that the state has the necessary tools and resources to continue fighting COVID-19 once the state of emergency ends. Such tools and resources include vaccines and boosters, testing, treatments, and other mitigation measures like masking and indoor ventilation. On February 28, 2023, Governor Newsom issued a proclamation ending the state COVID-19 state of emergency at 11:59 p.m. that day.

Pursuant to City’s Resolution No. 5644, if the City’s declaration of local emergency extends for more than the duration of the statewide emergency declared for COVID-19, City Staff are directed to thereafter return consideration of the local emergency to Council for review of the need for continuing the local emergency at least once every 60 days until the City Council terminates the local emergency. Since the declaration of the local emergency, a vaccine for COVID-19 has been developed and has been distributed to the degree that ample vaccines are available in the community. Further, infection rates have significantly decreased, which indicate that the direct threat appears to no longer have a high degree of urgency that might warrant an emergency order.

As of March 2, 2023, the positivity rate for Perris is 11% and the total number of vaccinations for Perris is approximately 22,969.

Since the negative ramifications of COVID-19 are significantly subsiding and mitigation measures are still in place, staff requests that the City Council consider adoption of the Resolution (next in order) to terminate the local emergency due to COVID-19.

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**BUDGET (or FISCAL) IMPACT:** None.

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Prepared by: Yecenia Vargas, Assistant City Attorney

**REVIEWED BY:**

City Attorney   X    
Assistant City Manager   WB    
Finance Director   ER  

**Attachment:**

1. Proposed Resolution Number (next in order)

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

**Attachment 1**

**Resolution Number (Next in Order)**

**Terminating the Proclamation of a Local Emergency Within the City of  
Perris Declared in Response to COVID-19**

**RESOLUTION NUMBER \_\_\_\_\_**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
PERRIS, CALIFORNIA, TERMINATING THE  
PROCLAMATION OF A LOCAL EMERGENCY WITHIN THE  
CITY OF PERRIS DECLARED IN RESPONSE TO COVID-19**

**WHEREAS**, on March 4, 2020, the Governor of the State of California (“Governor Newsom”) declared the existence of a state of emergency for the State of California related to an outbreak of respiratory illness due to a novel coronavirus (now commonly referred to as “COVID” or “COVID-19”); and

**WHEREAS**, on March 11, 2020, the World Health Organization characterized COVID-19 as a “pandemic”; and

**WHEREAS**, California Government Code sections 8558 and 8630 *et seq.*, and Perris Municipal Code Section 2.44.060 empower the City’s Director of Emergency Services to declare a local emergency; and

**WHEREAS**, the City Manager of the City of Perris (“City”) is designated as the Director of Emergency Services in Perris Municipal Code section 2.44.050; and

**WHEREAS**, on March 24, 2020, the City’s Director of Emergency Services declared a local emergency due to developing threats presented by the COVID-19 pandemic; and

**WHEREAS**, pursuant to Government Code section 8630 a local emergency declared by the Director of Emergency Services shall not remain in effect for a period in excess of seven (7) days unless it has been ratified by the City Council; and

**WHEREAS**, on March 31, 2020, by its Resolution No. 5644, the City Council of the City of Perris ratified the existence of a state of emergency and proclaimed a local emergency to make additional resources available to address the effects of COVID-19; and

**WHEREAS**, Governor Newsom’s declared State of Emergency for the State of California also waived the 60-day requirement that the City renew its declaration of local emergency under Government Code Section 8630; and

**WHEREAS**, on October 17, 2022, Governor Newsom announced the COVID-19 State of Emergency would end on February 28, 2023 in California, stating that California has the tools necessary to continue fighting COVID-19 after the state of emergency terminates, including vaccines and boosters, testing, treatments, and other mitigation measures like masking and indoor ventilation; and

**WHEREAS**, on February 28, 2023, Governor Newsom issued a proclamation terminating the state’s COVID-19 State of Emergency; and

**WHEREAS**, pursuant to the City’s Resolution No. 5644, if the City’s declaration of local

emergency extends for more than the duration of the statewide emergency declared for COVID-19, City Staff are directed to thereafter return consideration of the local emergency to Council for review of the need for continuing the local emergency at least once every 60 days until the City Council terminates the local emergency;

**WHEREAS**, since the declaration of the local emergency, a vaccine for COVID-19 has been developed and has been distributed to the degree that ample vaccines are available in the community; and

**WHEREAS**, infection rates have significantly decreased, which indicate that the direct threat appears to no longer have a high degree of urgency that might warrant an emergency order; and

**WHEREAS**, as of March 2, 2023, the positivity rate for Perris is 11% and the total number of vaccinations for Perris is approximately 22,969; and

**WHEREAS**, although COVID-19 is not completely eradicated and continues to affect the public health and safety within the City, the negative effects of COVID-19 appear to have subsided such that the City Council of the City of Perris desires to terminate the declaration of a local emergency declared in response to COVID-19.

**NOW, THEREFORE, THE PERRIS CITY COUNCIL HEREBY RESOLVES, AS FOLLOWS:**

**Section 1.** Recitals. The Recitals set forth above are incorporated herein by this reference. The Recitals referenced herein are adopted as though set forth fully herein as findings in support of this Resolution.

**Section 2.** Termination of Local Emergency. The City Council does hereby terminate the declaration and proclamation of a local emergency declared in response to COVID-19.

**Section 3.** Termination of Other Orders. Any other remaining emergency order, directive, or regulation enacted under the proclamation of a local emergency for COVID-19 shall automatically expire, effective immediately, and the proclamation of the local emergency is hereby rescinded in full. All applicable requirements of State and federal law shall continue to apply.

**Section 4.** Severability. If any section, subsection, sentence, clause, phrase, or portion of this Resolution, or the application thereof to any person or circumstances, is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the application of any other section, subsection, sentence, clause, phrase, or portion of this Resolution, and to this end the invalid or unconstitutional section, subsection, sentence, clause, phrase of this ordinance are declared to be severable. The Perris City Council hereby declares that it would have adopted this ordinance and each section, subsection, sentence, clause, phrase, part or portion thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases, parts or portions thereof be declared invalid or unconstitutional.

**Section 5.** Effective Date. This Resolution shall take effect immediately upon its adoption.

**Section 6.** Certification. The City Clerk shall certify to the passage and adoption of this resolution.

***PASSED, APPROVED and ADOPTED*** this 14th day of March, 2023.

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Michael M. Vargas, Mayor

ATTEST:

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Nancy Salazar, City Clerk

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

I, Nancy Salazar, City Clerk of the City of Perris hereby certify that the above Resolution Number (next in order) was duly and regularly passed and adopted by the said City Council at a regular meeting thereof held on March 14, 2023 and that it was so adopted by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

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Nancy Salazar, City Clerk



# CITY OF PERRIS

## CITY COUNCIL

### AGENDA SUBMITTAL

**MEETING DATE:** March 14, 2023

**SUBJECT:** City of Perris 2022 Annual Progress Report for the General Plan Housing Element

**REQUESTED ACTION:** That the City Council approve the 2022 Annual Progress Report for the General Plan Housing Element.

**CONTACT:** Michele Ogawa, Director of Economic Development and Housing

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#### **BACKGROUND/DISCUSSION:**

On January 25, 2022, the City Council adopted the General Plan Housing Element for the planning period 2021-2029. The Housing Element establishes policies, procedures and incentives in its land use planning and redevelopment activities to guide the development, redevelopment and preservation of a balanced housing supply to adequately accommodate households currently living and expected to live in Perris. The Housing Element also outlines the City's housing action plan, which is a series of actions and programs to be implemented throughout 2022 to meet its fair share contribution of housing needs for all income groups established by Regional Housing Needs Allocation (RHNA).

The City is required to prepare progress reports annually, detailing the progress it has made during the prior year in meeting its Housing Element goals, pursuant to Government Code Section 65400(b). The Annual Progress Report must be submitted to the California State Department of Housing and Community Development (HCD) and to the Governor's Office of Planning and Research (OPR), by April 1, 2023. The City's 2022 Annual Progress Report is attached, which details the goals, policies, programs, and implementation actions taken that year. The Annual Progress Report covers the three areas of information as outlined by HCD, which are listed as follows:

- 1) Progress in meeting regional housing needs
- 2) The effectiveness of the Housing Element in the attainment of the community's goals and objectives
- 3) Progress towards mitigating governmental constraints identified in the Housing Element

An overview of the City's implementation actions and associated status updates provided for the 2022 Annual Progress Report is provided in Table C, which is attached to this report.

Staff recommends that the City Council review and approve the attached 2022 Annual Progress Report for the General Plan Housing Element, and direct staff to submit the report to the California Department of Housing and Community Development.

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**BUDGET (or FISCAL) IMPACT:** There is no cost associated with the preparation of this report.

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Prepared by: Rebecca Rivera, Principal Management Analyst

**REVIEWED BY:**

City Attorney \_\_\_\_\_

Assistant City Manager MB

Deputy City Manager ER

- Attachments:
1. Table C: City of Perris Annual Progress Report for 2022 on Implementation of the Housing Element
  2. 2022 Annual Progress Report for the General Plan Housing Element  
Due to size, the 2022 Annual Progress Report is available at the following link:  
<https://www.cityofperris.org/government/city-council/council-meetings>

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



# **ATTACHMENT 1**

**Table C: City of Perris Annual Progress Report for 2022  
on Implementation of the Housing Element**

**Table C  
CITY OF PERRIS**

**ANNUAL PROGRESS REPORT FOR 2022  
ON IMPLEMENTATION OF THE HOUSING ELEMENT  
General Plan Report requirement pursuant to Section 65400 of the Government Code**

Housing Program	Program Action 2021-2029	Implementing Entity	Time Frame for Implementation	Status as of 2022
<p><b>Goal 1: Enhance the quality of existing residential neighborhoods in Perris, through maintenance and preservation, while minimizing displacement impacts.</b></p> <p><b>Action 1.1: Code Enforcement</b></p>	<p>The enforcement of existing property maintenance codes is a primary means to preserve housing and the quality of neighborhoods. The Code Enforcement Division is responsible for performing field inspections of properties to ensure compliance with applicable building, zoning, safety, nuisance codes and ordinances. Code Enforcement Officers proactively target areas of concentrated rehabilitation needs within the City and will continue to respond to complaints and enforce the zoning ordinance; housing, fire and building codes; and standards for landscaping to maintain safe and decent housing. It is the goal of the Code Enforcement Division through public education to direct attention to any existing code violations, which could have a negative effect on individual properties, a neighborhood, and the City of Perris overall. The Code Enforcement Division employs Staff fluent in English and Spanish and offers translation when requested.</p> <p>As part of this policy action, Code Enforcement Division Staff will monitor the substandard dwellings which cannot be economically repaired and remove when necessary and feasible. On an annual basis City Staff will also meet with Habitat for Humanity – Inland Valley who are actively monitoring housing units in the region for minor rehabilitation. When appropriate, Code Enforcement Officers will refer eligible residents to City assistance</p>	<p>Building and Safety Division</p>	<p>Annually</p>	<p>The Code Enforcement Department closed 232 property maintenance cases during this reporting period. Moreover, the Code Enforcement Staff attended four (4) events that educated and informed the residents of zoning issues, property nuisances, property maintenance, and community concerns.</p> <p>In partnership with CR&amp;R Environmental Services, the Code Enforcement Division hosted two annual clean-up events. The clean-up events allow the City of Perris residents to dispose of trash/debris or other unwanted items at the CR&amp;R Environmental Services facility at no cost.</p> <p>Four (4) properties were boarded during this reporting period and cleared of other code violations. These properties are privately owned, and being monitored by the Code Enforcement Division.</p>

	<p>programs to complete any required repairs. These programs are targeted at low- and moderate-income households in general. Additionally, Housing Division staff conducts targeted outreach and promotion to special needs groups such as seniors, female-headed households, and persons with disabilities.</p>		<p>The City of Perris residents that seek minor home repair are referred to Habitat for Humanity for its Residential Home Improvement program. In addition, the City of Perris Housing will also refer residents to other organizations, such as Riverside County Adult Protective Services or in-home care services, that may assist residents with the curing of code violations.</p>
<p><b>Action 1.2:</b> HOME Improvements Programs</p>	<p>To maintain the existing housing stock, the City conducts proactive and compliant-based code enforcement activities and when appropriate refers residents to the Minor Home Repair Program or Senior Minor Home Maintenance Program. Both programs offer grants to qualified homeowners. To operate these programs the City allocates CDBG funding annually for the Senior Minor Home Maintenance Program and the Minor Home Repair Program. The Housing Authority will continue to apply for funding to support these programs on an annual basis and will generally target areas of the City that has been identified as Low Resource, including census tracts 427.06, 426.17 and 426.18, and/or census tracts with concentrations of substandard units or lower-income households. City Staff will prioritize the use of rehabilitation grants to maintain and upgrade existing stock. These programs will be available to eligible households based on U.S. Department of Housing and Urban Development (HUD) income limits and will be marketed to residents of protected classes and in underrepresented neighborhoods via online platforms, partnerships with local service organizations, and via City Staff.</p>	<p>Perris Housing Authority</p>	<p>In 2022, Habitat for Humanity was awarded an additional Community Development Block Grant (CDBG) of \$143,247.00 for its Minor Home Repair Program. This program provides grants up to \$20,000 per application. This program is for residents of the City of Perris who meet HUD/Riverside County-set income limits of 80% of the Area Median Income (AMI). During this reporting period, four (4) residents who are 62+ years old were assisted.</p> <p>The City of Perris Housing Authority promotes Habitat for Humanity's Minor Home Repair Program in the City of Perris Quarterly Newsletters, which are distributed to all City of Perris households. In addition, the Habitat for Humanity's Minor Home Repair Program is also promoted at all Housing related community engagement events.</p>
<p><b>Action 1.3:</b> Riverside County Assistance Programs</p>	<p>As a means of further leveraging housing assistance, the City will continue to cooperate with the Riverside County Housing Authority to promote resident awareness and application for County-run housing assistance programs. These programs include Rental Rehabilitation Program, Department of Community Action (DCA) Utilities, and the Weatherization Program. The County offers a variety of housing assistance programs that can supplement the City's current housing programs. As the City has little</p>	<p>Perris Housing Authority and County of Riverside Housing Authority</p>	<p>The City of Perris continues to provide information to individuals seeking resources about Riverside County Housing Authority programs such as the Housing Choice Voucher (Section 8) Program. Informational brochures with Riverside County programs and contact information are available at City of Perris Housing Authority webpage.</p>

<p><b>Action 1.4:</b> Monitoring Existing Affordable Housing Units</p>	<p>control over how the County's programs are administered the City will be responsible for continuing to provide program information on the City's website, in the City's newsletter, online through social media, and at City Hall. To reach residents in underrepresented neighborhoods the City will partner with local non-profit and service organizations, such as TODEC, El Sol, Cops and Clergy, and other groups to provide information about eligibility. The City of Perris will continue to track housing units with deed-restrictions on affordability throughout the planning period. This includes monitoring the method by which units remain affordable to lower-income households (i.e., covenants, deed restrictions, loans, etc.). The City will continue to update their AB 987 table in compliance with State law. The Housing Authority will continue to provide on-going technical assistance and education to tenants, property owners and the community at large on the need to preserve naturally occurring affordable housing (NOAA) that is not deed-restricted but may be at-risk.</p> <p>As the covenants restriction, the affordability of San Jacinto Vista II are set to end in 2028, the City will outreach to the property owner, Community Housing Opportunities Corporation to preserve the property's affordable units. In December 2021, in email correspondence about the status of the San Jacinto Vista II property, CHOC confirmed that the deed restrictions are set to expire in 2028, but that CHOC plans to maintain ownership and refinance the property with affordable housing financing, maintaining the affordability of the units. To support the preservation of San Jacinto Vista II as an affordable housing community, the City will:</p> <ul style="list-style-type: none"> <li>• Monitor at-risk projects on an ongoing basis, and proactively reach out to the owners at least every three months, in coordination with other public and private entities to determine their interest in selling, prepaying, terminating, or continuing participation in a subsidy program.</li> <li>• Request that if the owner wants to opt-out of a project-based Housing Choice voucher contract, prepay a HUD-subsidized mortgage, or sell their property within five years of the expiration of the rental subsidy that they provide 18-24 months' advance notice.</li> </ul>	<p>City of Perris Housing Authority</p>	<p>Annually</p>	<p>and at City of Perris public counters. In addition, the City supports the Community Action Partnership (CAP) by referring City of Perris residents in need of utility assistance, income tax assistance, and weatherization to CAP for information and assistance.</p>
				<p>Following the provisions of AB 987, a worksheet describing existing, new, and substantially rehabilitated housing units that were either developed or otherwise assisted with Low- and Moderate-Income Housing Funds has been prepared and posted for public review. The file is accessible at the following link to the City of Perris website: <a href="https://www.cityofperris.org/department/s/housing-authority">https://www.cityofperris.org/department/s/housing-authority</a></p> <p>The City of Perris Housing Authority will reach out to the San Jacinto Vista II affordable housing community property owner within three years of the expiration of the covenants, to support the preservation of the property as an affordable housing option.</p>

<p><b>Action 1.5: Energy Efficient Housing</b></p>	<ul style="list-style-type: none"> <li>Respond to any federal and/or state notices, including "notice of intent to prepay," "owner plans of action," or "opt-out" notices filed on local projects.</li> <li>Support applications for funding and provide information to owners or potential buyers about available funding sources for mortgage refinancing, acquisition, rehabilitation, gap funding for affordable development, and rental subsidy assistance.</li> <li>Annually meet with stakeholders and housing interests to participate and support federal, state, and local initiatives that address affordable housing preservation (e.g., support state or national legislation that addresses at-risk projects, support full funding of programs that provide resources for preservation activities).</li> </ul> <p>If it is determined that the owner would like to sell the property, the City will take all necessary steps to ensure that a project remains in or is transferred to an organization capable of maintaining affordability restrictions for the life of the project, including proactively ensuring notices to qualified entities, coordinating an action plan with qualified entities upon notice, and assisting with financial resources or supporting funding applications. The City of Perris will assist CHOC with compliance of state preservation notice law ((Gov Code 65863.10, 65863.11, 65863.13) within 3 years, 6 months, and 12 months before expiration of deed restrictions.</p> <p>The City will review ordinances and recommend changes where necessary, to encourage energy-efficient housing design and practices that are consistent with State regulations. The City has information on their website and will annually review and update literature regarding energy conservation, annually, including information on accessing solar power, energy-efficient insulation, appliance upgrade programs, and subsidies available from utility companies. The City will encourage energy conservation measures, in addition to those required by current building codes to be provided in new construction and major remodels, including, but not limited to lighting, water heater treatments, and solar energy systems, where they can be feasibly provided. As they become available, Staff will encourage the maximum utilization of Federal, State, and local government programs, such as the County of Riverside Home Weatherization Program</p>	<p>City of Perris Planning Division and Perris Housing Authority</p>	<p>Annually</p>	<p>The City's Building Code has been updated to encourage energy-efficient housing design. Furthermore, the City promotes the HERO Program, a property-assessed clean energy program that is administered by the Western Riverside Council of Governments (WRCOG). Program information can be found at the following link on the City's website: <a href="https://www.cityofperris.org/department/s/housing-authority">https://www.cityofperris.org/department/s/housing-authority</a></p>
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	and Western Riverside Council of Governments HERO program and assist homeowners in providing energy conservation measures.			
<b>Action 1.6:</b> Conservation Element Consistency	Facilitate sustainable development in the City by enforcing the goals, policies, and implementation measures established in the Sustainable Community section of the Conservation Element.	City of Perris Planning Division and Building Division	Annually	The City of Perris embraces sustainable development, and adopted a green building policy in 2010 for municipal buildings and facilities requiring new construction, renovations and additions to City-owned facilities to be designed and constructed to a minimum standard of Leadership in Energy and Environmental Design (LEED) Certification. Most recently, in September 2022, the City adopted Good Neighbor Guidelines, which requires warehouse buildings greater than 400,000 square feet in size to be designed to meet the requirements of LEED Silver Certification. Pursuing full LEED Certification is optional but recommended.
<b>Goal 2: Assist in the development of housing for all economic segments of the City.</b>				
<b>Action 2.1:</b> Density Bonus Ordinance	<p>The State of California recently passed several bills that change the State Density Bonus law. These include:</p> <ul style="list-style-type: none"> <li>• AB 1763 (Density Bonus for 100 Percent Affordable Housing) – Density bonus and increased incentives for 100 percent affordable housing projects for lower-income households.</li> <li>• SB 1227 (Density Bonus for Student Housing) – Density bonus for student housing development for students enrolled at a full-time college, and to establish prioritization for students experiencing homelessness.</li> <li>• AB 2345 (Increase Maximum Allowable Density) – Revised the requirements for receiving concessions and incentives, and the maximum density bonus provided.</li> </ul> <p>The Planning Division will review the Affordable Housing Incentives (Chapter 19.57, PMC) and Zoning Regulations and revise them to update density bonus provisions consistent with State law within one year of the Housing Element statutory deadline. Information on these</p>	City of Perris Planning Division	Complete updates to the Zoning Code by October 15, 2022.	The City of Perris is in the process of conducting a comprehensive update of the Zoning Code, which includes Density Bonus provisions. As part of the Zoning Code Update, the Density Bonus Chapter will be amended to ensure compliance with the State requirements (AB 1763, SB1227, and AB 2345). The Zoning Code Amendment is tentatively scheduled to be considered by the City Council in September 2023, one year after the adoption of the Housing Element in October 2022.

	financial and regulatory incentives will be made available on the City's website and in public places at City Hall.			
<b>Action 2.2:</b> Senior Housing Overlay	To increase opportunities for the development of affordable housing in lower density land use designations the City will continue to promote and evaluate projects that utilize the Senior Housing Overlay (SHO) zone. The SHO may be combined with any of the City's conventional residential or commercial zone districts and allows for residential uses up to 50 dwelling units to the gross acre and a mix of uses including multifamily residential, attached single-family residential, and detached single-family residential. Development incentives for qualified projects in the SHO include: a reduction in number of parking spaces per dwelling unit, and deferral park development fees. The City will encourage the use of the SHO within high opportunity areas by marketing the program to property owners within High Resource census tracts in the northern portion of the City.	City of Perris Planning Division	Develop materials within two years of Housing Element adoption and post them on the City website.  Materials will be available and updated annually	This is an ongoing process. Staff is the process of developing the necessary materials to promote senior housing, particularly in the northern area of the City.
<b>Action 2.3:</b> Specific Plan Areas	To diversify the City's housing stock, the City will require a mixture of diverse housing types and densities in new developments, guided by specific plans, around the downtown and throughout the City. Within the Perris Downtown Specific Plan area, new development should be focused where suitably zoned underutilized land is near transit, services and amenities and the potential for mixed-use projects exists for the development of affordable housing. Within the City's 2021-2029 sites inventory, roughly 90 acres of vacant and underutilized land, zoned for high-density, mixed-use development, has been identified to accommodate the City's Regional Housing Needs Allocation (RHNA). To encourage the development of residential and mixed-use projects within the Perris Downtown Specific Plan area, the City will offer incentives:  <ul style="list-style-type: none"> <li>• Technical assistance to developers regarding development standards, mixed use zoning and density bonus incentives;</li> <li>• Fee deferrals for development impact fees and/or permit fast-tracking for projects that include housing</li> </ul>	City of Perris Planning Division and Perris Housing Authority	The City will develop materials and post them on the City website within two years of Housing Element adoption.  Materials will be available throughout the planning period.	The Housing Authority conducted community awareness efforts, and provided access and updates on the Housing Element Update and APR by way of social media promotion and emails to partner organizations. Additionally, the City of Perris is in the process of conducting a comprehensive update of the Zoning Code, which includes Density Bonus provisions. As part of the Zoning Code Update, provisions will be included to promote higher building intensities, reduced parking and setbacks, increased building heights, and greater FARs. Staff will also develop a mechanism to allow for an expedited review process. Staff already provides technical assistance to developers on development standards, and land use inquiries. The Zoning Code Amendment is tentatively scheduled to be considered by the City Council in

<p><b>Action 2.4:</b> Ensure Adequate Sites to Accommodate the RHNA</p>	<p>affordable to seniors and lower-income households, prioritizing projects that include units affordable to extremely low-income households;</p> <ul style="list-style-type: none"> <li>Higher building intensities, reduced parking requirements, reduced setback and yard requirements, increased building height, and greater floor area ratios to ensure well-planned and designed mixed use development; and</li> <li>Staff support with supporting documents for developers proposing to develop a 9% Low-income Housing Tax Credit project for families, which require that at least 25 percent of the units have at least three bedrooms.</li> </ul> <p>The City is committed to informing property owners and developers of the Perris Downtown Specific Plan area incentives for affordable housing and will strive to promote the application to further encourage development. The City is also committed to monitoring the effectiveness of this program by conducting annual reports to determine the level of program participation and committing to discuss potential amendments aimed at removing constraints.</p> <p>For the 2021-2029 planning period the City of Perris was assigned a regional housing needs allocation of 7,805 units, including 3,157 lower-income units. While the City is able to accommodate its above moderate income RHNA through existing projects that are under construction, entitled or permitted, the City has a shortfall of sites to accommodate 3,015 lower income units and 1,017 moderate income units. To address the shortfall, the City will be required to approve amendments to the General Plan, Downtown Specific Plan and Zone Changes establishing a housing opportunity overlay. The overlay will be applied to Areas 1 through 12, as outlined in Chapter 7, Housing Resources, to allow densities of up to 30 units per acre, by right, without discretionary approval. The overlay would apply to roughly 275 acres of land and allow for the development of approximately 5,630 units at 30 units per acre without a density bonus.</p> <p>To accommodate the lower-income RHNA, rezoned parcels are required to:</p>	<p>City of Perris Housing Authority and Planning Division</p>	<p>Complete rezoning actions and promote information on the Housing Opportunity Areas concurrent with or by October 15, 2022</p>	<p>September 2023, one year after the adoption of the Housing Element in October 2022.</p>
			<p>The City of Perris is processing a comprehensive update of the Zoning Code and Specific Plan, which includes flexible development standards, Density Bonus provisions, and application of the Housing Opportunity Overlay Zone to the Opportunity Sites identified in the Housing Element. Furthermore, the comprehensive updates will include the establishment of a streamlined/expedited review process to facilitate development of the identified project sites with diverse housing types. The Zoning Code Amendment and Specific Plan Amendments are tentatively scheduled to be considered by the City Council in September 2023, one year after the adoption of the Housing Element in October 2022.</p>	



- permit owner-occupied and rental multifamily uses by right pursuant to Government Code section 65583.2(i) for developments in which at least 20 percent of the units are affordable to lower-income households.
- accommodate a minimum of 16 units per site
- require a minimum density of 20 units per acre; and
- at least 50 percent of the lower-income need (1,508 units) must be accommodated on sites designated for residential use only or on sites zoned for mixed uses that accommodate all the very low and low-income housing need, if those sites do allow 100 percent residential uses, and
- require residential uses to occupy at least 50 percent of the total floor area of a mixed-use project.

To ensure sufficient residential capacity to accommodate the identified regional need for lower income households is maintained in the Housing Opportunity Areas, the City will develop and implement a monitoring program. The program will track development approvals on identified parcels and for those that contribute to the inventory of affordable units and sites that are developed for non-residential uses.

To encourage the development of residential projects with affordable units, the City will outreach to landowners within one year of Housing Element certification to facilitate redevelopment on vacant parcels and severely underutilized parcels within the Housing Opportunity Areas. To further encourage development, the City will evaluate the feasibility of providing landowners and developers a menu of incentives including streamlined/expedited processing, density bonus incentives, flexible development standards as indicated in the Housing Plan in the year following Housing Element certification. Funding for these regulatory and financial incentives will be provided through the redevelopment set-aside fund, CDBG and HOME funds for eligible projects. The City will make efforts to prioritize funding for projects that incorporate units for extremely low-income households.

<p><b>Action 2.5:</b> No Net Loss of Residential Capacity to Accommodate the RHNA by Income Category</p>	<p>To ensure sufficient residential capacity is maintained to accommodate the RHNA for each income category, within two years of adoption of the Housing Element, develop and implement a formal, ongoing (project-by-project) evaluation procedure pursuant to Government Code section 65863. The evaluation procedure will track the number of extremely low-, very low-, low-, moderate-, and above moderate-income units constructed to calculate the remaining unmet RHNA. The evaluation procedure will also track the number of units built on the identified sites to determine the remaining site capacity by income category and will be updated continuously as developments are approved. No action can be taken to reduce the density or capacity of a site (e.g., downzone, moratorium), unless other additional adequate sites are identified prior to reducing site density or capacity. If a development is being approved on an identified site at a lower density than what was assumed for that site identified in the Housing Element, additional adequate sites must be made available within 180 days of approving the development. A program to identify the replacement sites and take the necessary actions to make the site(s) available and ensure they are adequate sites, will be adopted prior to, or at the time of, the approval of the development.</p>	<p>City of Perris Planning Department</p>	<p>Within two years of Housing Element adoption, develop and implement a formal ongoing evaluation procedure pursuant to Government Code section 65863.</p>	<p>Planning staff will work with the Information Technology Department to map the properties identified on the Housing Element as Opportunity Sites. Additionally, Staff will customize the Accela permitting and permit-tracking system, to capture the number of affordable units approved for residential and mixed-use projects. For checks and balances, an Excel spreadsheet will be created to log the information entered into Accela, and ensure the densities are being met as approved in the Housing Element.</p>
<p><b>Action 2.6:</b> Lot Consolidation</p>	<p>Parcels identified as part of the Perris Downtown Specific Plan area are typically smaller in size and in some cases are narrow or shallow, which could be seen as an additional constraint to the development of housing. To encourage the development of residential and mixed-use projects, the City will establish a lot consolidation program, which offers incentives such as reduction in development standards (i.e., lot size, parking, and open space requirements) to merge adjacent lots. The City may also offer to defer a portion of development fees to encourage lot consolidation and to promote more intense residential and mixed-use development on underutilized sites within the Specific Plan area. The City will promote the program at City Hall, on its website and will evaluate requests for funding on a case-by-case basis. Reduction in development standards (i.e., lot size, parking, and open space requirements);</p>	<p>City of Perris Planning Division</p>	<p>Establish incentives within 1 year of Housing Element adoption.</p>	<p>The Planning Division will develop a Lot Consolidation Program, which will offer incentives such as reduced setbacks, parking, and open space requirements. The Lot Consolidation Program will be marketed and advertised on the City's website and social media. Flyers will also be sent to residents and business owners to make them aware of the Program.</p>

<p><b>Action 2.7:</b> Large Sites Program</p>	<ul style="list-style-type: none"> <li>• Parking Reduction: Required parking may be reduced subject to finding that adequate parking will be available to serve the subject project;</li> <li>• Alternative Parking: Tandem, shared, and off-site parking options may be allowed, subject to finding that adequate parking will be available to serve the project; and</li> <li>• Deferral of development impact fees to promote more intense residential and mixed-use developments with deed-restricted units on parcels with underutilized uses.</li> </ul> <p>The City will advertise the lot consolidation provisions and incentives to existing property owners and prospective mixed use and affordable housing developers, by placing information on the City's website within one year of Housing Element adoption. Marketing actions may include the preparation and distribution of informational materials about program incentives and an invitation to attend a working session to discuss opportunities for lot consolidation and mixed-use residential development, including affordable housing development. The City will monitor the trend of lot consolidation from 2021 to 2024 to ensure incentives are adequate and appropriate to facilitate the development of small lots and adjust incentives or utilize other mechanisms as appropriate</p> <p>Most assisted housing developments utilizing State or federal financial resources include 50 to 150 units on parcels ranging from 3 to 7 acres in size. The City will provide for the inclusion of mixed-income housing in future new growth areas of the City through development agreements, specific plans, and other mechanisms. To facilitate the development of affordable housing on parcels (that can accommodate 50 to 150 units), the City will routinely give high priority to processing subdivision maps that include affordable housing units. Also, an expedited review process will be available for the subdivision of larger sites into buildable lots where the development application can be found consistent with the General Plan, Downtown Perris Specific Plan, Zoning Code, and master environmental impact report. The City will work with property owners and non-profit developers to target and market the availability of sites with the best potential for development (i.e., parcels included in the sites inventory). The City will offer the following incentives</p>	<p>Perris Housing Authority and Planning Division</p>	<p>Establish incentives within 1 year of Housing Element adoption</p>	<p>The City of Perris is processing a comprehensive update of the Zoning Code and Downtown Perris Specific Plan, which includes flexible development standards, Density Bonus provisions, application of the Housing Opportunity Overlay Zone to the Opportunity Sites identified on the Housing Element. Furthermore, the comprehensive updates will include the establishment of a streamlined/expedited review process to facilitate development of the identified project sites with diverse housing types, particularly affordable housing. The Zoning Code Amendment and Specific Plan Amendment are tentatively scheduled to be considered by the City Council in</p>
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<p><b>Action 2.8: Leverage Funding for Affordable Housing</b></p>	<p>for the development of affordable housing on large sites, which may include, but is not limited to:</p> <ul style="list-style-type: none"> <li>• Priority processing for subdivision maps that include affordable housing units,</li> <li>• Expedited review of infrastructure plans within 30 days to streamline final map approvals,</li> <li>• Ministerial review of lot line adjustments,</li> <li>• Expedited review for the subdivision of larger sites into buildable lots where the development application can be found consistent with the General Plan, applicable Specific Plan and master environmental impact report, Financial assistance and/or the deferral of fees (based on availability of federal, State, local foundations, and private housing funds, and providing technical assistance to acquire funding.</li> </ul> <p>The City of Perris will conduct an analysis of incentives and activities that can be offered to encourage and facilitate subdivisions and within one year of Housing Element adoption will prepare and post an informational handout on the subdivision process and incentives offered. To determine the effectiveness of this program, the City will monitor the number of large sites available to be developed for a variety of income groups and administer an ongoing program to facilitate the division of sites appropriate for multi-family housing affordable to lower income households. The planning division will monitor this program and assess its effectiveness after 6 months to determine its effectiveness. If the program is not resulting in the development of large lot development the City will promote the program and contact property owners of large lots, including those identified as housing opportunity sites, to access what incentives would help facilitate development.</p> <p>The City of Perris understands that leveraging local financing is critical to the competitiveness of developments applying for affordable housing funding sources. To help developers create competitive funding applications, the City will utilize resources such as HOME funds, No Place Like Home program funds, California Housing Finance Agency single-family and multifamily programs, and other available funding to stimulate private developer and non-profit entity efforts in the development</p>	<p>Perris Housing Authority</p>	<p>Annually attend workshops and participate in WRCOG meetings to monitor the creation of an affordable housing trust fund.</p>	<p>September 2023, one year after the adoption of the Housing Element in October 2022.</p>
				<p>The City of Perris attends workshops that pertain to up-coming grant opportunities that may support housing projects within the City of Perris. City of Perris staff also participates in WRCOG meetings.</p>

<p><b>Action 2.9:</b> California Community Reinvestment Act</p>	<p>and financing of housing for lower and moderate-income households. When local funds are available for the development of affordable housing, the City will prioritize rent-restricted developments that are within High Resource areas (tracts 426.20 and 426.19) if multiple projects are proposed. Additionally, if the Western Riverside Council of Government (WRCOG) establishes a housing trust fund, the City will explore participation and will encourage the COG to prioritize projects in High Resource areas. City Staff will also assist with the supporting documentation needed for tax-exempt bonds, tax credit financing, loan underwriting and provide other financial tools to help develop or preserve affordable units. Each year Planning and Housing Staff will attend workshops and trainings offered by HCD, SCAG and other organizations offering funding for affordable housing development to ensure the City understands and can support developers to submit competitive applications.</p>	<p>Perris Housing Authority</p>	<p>Annual</p>	<p>The City received notification of HCD's acceptance of the updated Housing Element on September 22, 2022. As such, staff did not have sufficient time and capacity to conduct a stakeholder workshop during this reporting period. However, the Housing Authority will conduct community engagement, and host at least one workshop during the 2023 calendar year, to be reported on the next Annual Report. The Housing Authority will invite stakeholders from real estate, development/affordable development, and financial institutions to participate in the workshop(s) and community engagement efforts.</p>
<p><b>Action 2.10:</b> Infrastructure Improvements</p>	<p>The City of Perris and the Perris Housing Authority will identify and support the application of funding, such as Affordable Housing Sustainable Communities program, Infrastructure Infill Grants or Active Transportation grants to support the development of affordable housing by offsetting the cost of required infrastructure. It is expected that funding will be prioritized within Low Resource areas, as these funding sources require proximity to transit, and the Downtown Perris Transit Station is within a Low</p>	<p>Perris Housing Authority and City Engineer's Office</p>	<p>Ongoing</p>	<p>During this reporting year. The City of Perris developed or completed the following program/project to help support the City's infrastructure with CDBG funding.</p> <p><b>Commercial Façade Improvement Program:</b> The City of Perris Economic Development Division was awarded</p>

Resource census tract. When available, Staff will use CDBG allocations as a potential funding source or funding match for infrastructure projects, which may be applied to new and existing affordable housing developments. Through these programs the City hopes to promote the development of at least 100 new affordable housing units aligned with access to public transit, safe routes to schools, educational programs and other related initiatives. The City will also align the spending of Community Development Block Grants (CDBG) funds to support Low Resource neighborhoods, including census tracts 427.06, 426.17 and 426.18, where there are existing and potential affordable housing projects, through the 2024-2029 Consolidated Plan. The 2024-2029 Consolidated Plan should also take into account programs and infrastructure projects targeted to census tracts where the Housing Opportunity Areas are located, giving priority to Low Resource areas.

\$231,435.00 to administer this program. The program provides financial assistance to commercial property or business owners to make façade improvements and correct certain code violations in commercial buildings in the City of Perris.

**Public Works Landscape Project:** This project was awarded \$200,000.00 for the construction of streetscape improvements to include extensive landscaping along sections of the following streets: Nuevo Road, San Jacinto Avenue, Redlands Avenue, A Street, Ellis Avenue, Perris Boulevard, and Citrus Avenue.

**Rotary Park Amenities Improvement Program:** This project was awarded \$250,071.69. The funding allows for the removal of the previously non-compliant playground, with the installation of a new ADA-accessible playground with ADA-compliant surfacing. These improvements provide enhanced and inclusive access to Rotary Park amenities, and removes and replaces damaged park fixtures and amenities. This project was completed during this reporting period.

**Gear Bike Lane Expansion II:** This project was awarded \$123,065.30. The project installed 5.1 miles of Class III bike lanes on selected areas that include San Jacinto Avenue, D St, S C St, W 11th St, and S A St. Along with the implementation of the program, bikes lanes, bike repair stations, and bike racks will be set up along the routes with a focus on sanitary elements, such as hand sanitizer, to

				<p>help keep Perris residents safe while biking throughout the City. This project was completed during this reporting year.</p> <p><b>City of Perris Broadband Project:</b> Broadband infrastructure aims to create and pave the path for future smart city initiatives, and enhances a community's economic development potential by providing the Perris residents with options for broadband products and services. The City of Perris is working on expanding and creating a Broadband/Wi-Fi expansion throughout the City of Perris parks.</p>
<p><b>Action 2.11:</b> Housing Element Annual Report</p>	<p>Continue to submit the Housing Element Annual Progress Report (APR) to the State Department of Housing and Community Development and the Governor's Office of Planning and Research on or before April 1st of each year for the prior calendar year, pursuant to Government Code Section 65400.</p>	<p>City of Perris Planning Division and Perris Housing Authority</p>	<p>Ongoing 2021-2029; Submit first report in April 2022</p>	<p>The 2022 Annual Progress report was completed and will be submitted to HCD by April 1, 2023.</p>
<p><b>Goal 3: Remove or mitigate constraints to the maintenance, improvement, and development of affordable housing.</b></p>				
<p><b>Action 3.1:</b> Remove Development Constraints</p>	<p>Review existing and proposed building, planning, engineering, and fire plans, policies and standards annually to determine whether changes are possible that could assist the production of affordable housing, or that would encourage preservation of housing rather than conversion to non-residential uses, provided such changes would not conflict with other General Plan policies. The City will revise the development code to address all constraints identified in Chapter 6 of the Housing Element, including:</p> <ol style="list-style-type: none"> <li>1. Removal of subjective findings as part of the design review process.</li> <li>2. Comply with State law on parking and distancing requirements for emergency shelters.</li> <li>3. Allow for residential care facilities of six or fewer to be regulated in the same manner as a single-family dwelling unit in all zones, including Specific Plan areas, where single-family dwelling units are allowed.</li> </ol>	<p>City of Perris Planning Division</p>	<p>The City will update the Zoning Code to remove constraints within one year of the Housing Element statutory due date.</p> <p>The City will annually review the Zoning Code and update as needed to address constraints and comply with State law throughout the planning period, 2021-2029.</p>	<p>The City has existing processes in place to encourage affordable housing development, and Codes are in compliance with State requirements for emergency shelters, or residential care for six or fewer people. Provisions for residential care facilities consisting of seven or more people are in compliance with the State requirements. Additionally, The City of Perris is processing a comprehensive update of the Zoning Code and Specific Plan, which includes flexible development standards, Density Bonus provisions, application of the Housing Opportunity Overlay Zone to the Opportunity Sites identified on the Housing Element. Furthermore, the comprehensive updates will include the</p>

<p><b>Action 3.2: Streamlined Permit Processing</b></p>	<p>4. Ensure the permitting requirements and necessary findings for residential care facilities for 7 or more persons are consistent with state law and fair housing requirements. Amend provisions in the Perris Municipal Code and Specific Plans to allow residential care facilities for seven or more persons only subject to those restrictions that apply to residential uses in any zone that permits residential uses or otherwise amending the Perris Municipal Code to make it easier to locate a residential care facility for seven or more persons in the City. Residential care facilities would still be subject to state licensing, as applicable, in accordance with Title 22 of the California Code of Regulations.</p> <p>5. Remove the requirement for projects with 5 or more units to obtain Planning Commission approval. If a project is compliant with the General Plan and Zoning Code, the project will not require a public hearing and can be approved by the Development Services Director.</p> <p>6. Reduce the minimum lot size requirements in Specific Plan areas for residential development to no more than 2 acres, when developers apply to permit or re-entitle projects within that Specific Plan area (i.e., Park West Specific Plan, New Perris Specific Plan, and the Green Valley Specific Plan).</p> <p>The City will specifically continue to allow flexible parking regulations for housing development, especially near transit stops, in the Perris Downtown Specific Plan area, and on properties that utilize the Senior Housing Overlay. Consider the flexible use of on-street or city parking facilities by Downtown residents, where appropriate, and reduced parking requirements where appropriate and guarantees limit occupancies to persons without motor vehicles or who provide proof of reserved, off-site parking. Such developments may be subject to requirements for parking use fees, use limitations and enforcement provisions.</p> <p>The City shall expedite the development application processing times for new construction or rehabilitation of housing for lower and moderate-income households and seniors. To increase transparency and certainty in the development application process, the City will comply with SB 330, which allows a housing developer to submit a "preliminary application" to the City for a housing</p>	<p>City of Perris Planning Division</p>	<p>Establish a formal application and procedure in compliance with SB 330 within one year of the Housing Element statutory</p>	<p>establishment of a streamlined/expedited review process to facilitate development of the identified project sites with diverse housing types, particularly affordable housing. The Zoning Code Amendment and Specific Plan Amendments are tentatively scheduled to be considered by the City Council in September 2023, one year after the adoption of the Housing Element in October 2022.</p>
			<p>The City of Perris is processing a comprehensive update of the Zoning Code and Specific Plan, which includes flexible development standards, Density Bonus provisions, application of the Housing Opportunity Overlay Zone to the opportunity sites identified</p>	



	<p>development project. Submittal of a pre-application allows a developer to provide a specific subset of information on the proposed housing development ahead of providing the full amount of information required by the City for a housing development application. Upon submittal of an application and a payment of the permit processing fee, a housing developer is allowed to "freeze" the applicable fees and development standards that apply to their project while they assemble the rest of the material necessary for a full application submittal.</p> <p>Expedited permit processing would allow complete development applications to be reviewed at an accelerated rate by City Staff. Staff will also continue to prioritize procedures that speed up the processing of applications, construction permits, and water and sewer service priorities for affordable housing projects. City Staff and Commissions shall give such projects priority in allocating work assignments, scheduling, conferences, and hearings.</p>		<p>due date and provide streamlined permit processing throughout the planning period; 2021-2029.</p>	<p>on the Housing Element. Furthermore, the comprehensive updates will include the establishment of a streamlined/expedited review process to facilitate development of the identified project sites with diverse housing types, particularly affordable housing. The Zoning Code Amendment and Specific Plan Amendments are tentatively scheduled to be considered by the City Council in September 2023, one year after the adoption of the Housing Element in October 2022.</p>
<p><b>Action 3.3:</b> Affordable Housing Incentives</p>	<p>To encourage and facilitate the development of affordable housing in Perris, including housing for lower income households, the City will provide the following incentives to private developers along with information regarding the availability of funding through federal and State housing assistance:</p> <ul style="list-style-type: none"> <li>• Provide technical assistance to developers regarding City overlay zones, mixed use zoning and State density bonus incentives;</li> <li>• Provide permit fast-tracking for projects that include housing affordable to lower-income households, prioritizing projects that include units affordable to extremely low-income households;</li> <li>• Encourage well-planned and designed mixed use development by allowing higher building intensities, reduced parking requirements, reduced set-back and yard requirements, increased building height, and greater floor area ratios.</li> </ul>	<p>City of Perris Planning Division and Perris Economic Development Department</p>	<p>Provide assistance as developments are proposed.</p>	<p>The City has existing provisions in place that allow for developers to receive technical assistance at the Planning Counter or via email. Staff is currently working on Objective Design Standards for residential development to ensure residential and mixed-use projects are well designed.</p> <p>Lastly, the City of Perris is processing a comprehensive update of the Zoning Code and Specific Plan, which includes updates to the ADU provisions for compliance with State requirements. The Zoning Code Amendment and Specific Plan Amendments are tentatively scheduled to be considered by the City Council in September 2023, one year after the adoption of the Housing Element in October 2022.</p>
<p><b>Action 3.4:</b> Accessory Dwelling Units</p>	<p>Development of accessory dwelling unit (ADU) housing provides lower-income households an affordable housing opportunity within a single-family neighborhood setting. Over the years, ADU law has been revised to improve its</p>	<p>City of Perris Planning Division</p>	<p>Ensure the zoning code is compliant within one year of the Housing</p>	<p>The City already has in place provisions that allow for developers to receive technical assistance at the Planning Counter or via email. Additionally, Staff</p>

<p><b>Action 3.5:</b> Mobile Homes and Manufactured Housing</p>	<p>effectiveness at creating more housing units. For the 2021-2029 Housing Element planning period the City will review and update their Zoning Ordinance to comply with recent legislation that amended ADU law, including: AB 3182 (2020) and SB 13, AB 68, AB 881, AB 587, AB 670, and AB 671 (2019). Effective January 1, 2021, the California Health and Safety Code (HSC), Section 65583(7), also requires that cities develop a plan that incentivizes and promotes the creation of ADUs that can be offered at affordable rent for very low to moderate-income households. The City of Perris will review their existing zoning ordinance on ADUs within one year of the Housing Element statutory due date to ensure the requirements are consistent with State law. Furthermore, the City will encourage and facilitate the development of ADU housing by developing informational packets to market ADU construction, advertising ADU development opportunities at community and pop-up events and establishing an ADU specialist within the Planning Division. The City will also directly market to property owners within High Resource census tracts to increase housing choices in areas of high opportunity.</p> <p>As the City of Perris is assuming that an average of 5 ADUs can be developed annually during the planning period to accommodate their RHNA, the City is committed to monitoring ADU production and affordability throughout the course of the planning period. The City will review ADU development twice a year and if it is determined that actual production is not on track then the City will implement additional actions in a timely manner. The level of additional actions will be determined by and correlate to the actual ADU production levels. Halfway through the projection period (2025), if determined that these units are not meeting a lower-income housing need, the City shall ensure other housing sites are available to accommodate the unmet portion of the lower-income RHNA.</p>	<p>City of Perris Planning Division</p>	<p>Element due date. Develop materials to market ADU development within two years of Housing Element adoption and ensure Staff advertise opportunities online or at community events annually. Review ADU production twice a year and implement additional actions as needed.</p>	<p>is currently working on Objective Design Standards for residential development to ensure residential and mixed-use projects are well designed.</p> <p>Lastly, the City of Perris is processing a comprehensive update of the Zoning Code and Specific Plan, which includes flexible development standards, Density Bonus provisions, application of the Housing Opportunity Overlay Zone to the Opportunity Sites identified on the Housing Element. Furthermore, the comprehensive updates will include the establishment of a streamlined/expedited review process to facilitate development of the identified project sites with diverse housing types, particularly affordable housing. The Zoning Code Amendment and Specific Plan Amendments are tentatively scheduled to be considered by the City Council in September 2023, one year after the adoption of the Housing Element in October 2022.</p>
<p><b>Action 3.5:</b> Mobile Homes and Manufactured Housing</p>	<p>Preserve manufactured housing or mobile home parks and support changes in these forms of tenure only if such changes provide residents with greater long-term security or comparable housing in terms of quality, cost, and livability. The City will also continue to permit</p>	<p>City of Perris Planning Division</p>	<p>Ensure the zoning code is compliant within two years of Housing Element adoption.</p>	<p>The City of Perris is processing a comprehensive update of the Zoning Code and Specific Plan. Mobile Home provisions will be revised to ensure compliance with the State requirements. Further, Staff is currently</p>

<p><b>Action 3.6:</b> Zoning Code Updates to Address Housing for Special Needs Households</p>	<p>manufactured housing on permanent foundations in residential zones if it meets compatibility criteria.</p> <p>In implementing this program, the City is protecting affordable housing options (specifically the Park Place Mobile Home Park with roughly 210 mobilehome spaces) in a high opportunity area and furthering fair housing.</p>	<p>City of Perris Planning Division</p>	<p>Complete zoning code updates within 2 years of Housing Element adoption.</p>	<p>working on Objective Design Standards for residential and mixed-use projects are well designed. The Zoning Code Amendments and Specific Plan Amendments are tentatively scheduled to be considered by the City Council in September 2023, one year after the adoption of the Housing Element in October 2022.</p>
<p><b>Action 3.6:</b> Zoning Code Updates to Address Housing for Special Needs Households</p>	<p>Recent changes to State law regarding housing for the homeless and persons with special needs also warrant amendments to the Zoning Ordinance. These include:</p> <ul style="list-style-type: none"> <li>• Low Barrier Navigation Centers (AB 101): AB 101 requires cities to allow a Low Barrier Navigation Center development by right in areas zoned for mixed uses and nonresidential zones permitting multifamily uses if it meets specified requirements. A "Low Barrier Navigation Center" is defined as "a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing." Low Barrier shelters may include options such as allowing pets, permitting partners to share living space, and providing storage for residents' possessions.</li> <li>• Emergency and Transitional Housing (AB 139): Local governments may include parking requirements for emergency shelters specifying that adequate parking must be provided for shelter staff, but overall parking requirements for shelters may not exceed the requirements for residential and commercial uses in the same zone. The City's Zoning Ordinance does not include specific parking requirements for emergency shelters. Therefore, an amendment is not necessary but may be considered to ensure consistent implementation.</li> <li>• Supportive Housing (AB 2162): AB 2162 requires supportive housing projects of 50 units or fewer to be permitted by right in zones where multifamily and mixed-use developments are permitted, when the development meets certain conditions. The City may choose to allow larger supportive housing projects by right in these zones.</li> </ul>	<p>City of Perris Planning Division</p>	<p>Complete zoning code updates within 2 years of Housing Element adoption.</p>	<p>The City of Perris is processing a comprehensive update of the Zoning Code and Specific Plan. Provisions for Low Barrier Navigation Centers, Emergency Transitional Housing, and Supportive Housing, will be revised to ensure compliance with the State requirements. The City has no agriculturally-zoned land. The Zoning Code Amendment and Specific Plan Amendments are tentatively scheduled to be considered by the City Council in September 2023, one year after the adoption of the Housing Element in October 2022.</p>

<p><b>Action 3.7:</b> Centralized Fee Database and Processing</p>	<p>The bill also prohibits minimum parking requirements for supportive housing within ½ mile of a public transit stop. Perris Zoning Ordinance defines transitional and supportive housing in accordance with State law and allows them subject to the restrictions that apply to other residential dwellings of the same type in the same zone.</p> <ul style="list-style-type: none"> <li>Amend the Zoning Ordinance to allow agricultural employee housing for six or fewer persons by right in the A-E and R-1 Zoning Districts, subject to the same regulations as a single-family dwelling in compliance with Health and Safety Codes Section 17021.6 and 17021.8.</li> </ul> <p>The City conducts annual reviews of planning and development fees to ensure that the fees are not excessive and are appropriate to cover the cost of services provided. To ensure the City is compliant with SB 330, all fee schedules, development procedures, code updates, and nexus studies will be posted on the City's website in a centralized location, as they become available. The City will study whether developments that include rent-restricted units for seniors or lower-income households could have certain City fees deferred, which can be counted as a leveraged funding source on financing applications for affordable housing.</p>	<p>City of Perris Planning Division and Building Safety Division</p>	<p>Establish the centralized database within 2 years of Housing Element adoption.</p>	<p>The City has not updated Planning Fees since 1998. Therefore, they are not considered to be excessive and do not need to be amended. The Planning Fee Schedule is available on the City website at the following link: <a href="https://www.cityofperris.org/home/showpublisheddocument/2537/6372172011959000000">https://www.cityofperris.org/home/showpublisheddocument/2537/6372172011959000000</a></p>
<p><b>Action 3.8:</b> Water and Sewer Service Providers</p>	<p>Pursuant to Chapter 727, Statutes of 2005 (SB 1087), the City of Perris is required to deliver its adopted housing element and any amendments to local water and sewer service providers. Those local providers in Perris include Eastern Municipal Water District (EMWD) and the City of Perris Water District. This legislation allows for coordination between the City and water and sewer providers when considering approval of new residential projects, to ensure that the providers have an opportunity to provide input on the Housing Element. Review of the Housing Element ensures that priority for water and sewer services is granted to projects that include units affordable to lower-income households. As the City is a local water provider, it will establish a program to prioritize the delivery of water to residential developments with deed-restricted units within one year of Housing Element adoption.</p>	<p>City of Perris Planning Division Public Works and Engineering Department</p>	<p>Following the adoption of the Element and no later than January 1, 2023</p>	<p>A copy of the City of Perris adopted Housing Element was emailed to the City of Perris Water Department and Eastern Municipal Water District (EMWD).</p> <p>The City is currently discussing a water and sewer system consolidation with the Eastern Municipal Water District (EMWD), which would result in EMWD taking over full management of both systems, and effectively serving as the water provider. Discussions are ongoing, and there is a potential that the transfer of ownership may be finalized by the end of this calendar year (2023). With that, and until there is an agreement in place, there has been no direct activity on the City's behalf on this item.</p>

<b>Goal 4: Ensure equal housing opportunity and affirmatively further fair housing for all residents of Perris, including persons with special needs.</b>			
<p><b>Action 4.1:</b> Fair Housing Council of Riverside County</p>	<p>The City will continue to contract with the Fair Housing Council of Riverside County (FHCR) to provide residents with fair housing services using Community Development Block Grant (CDBG) funds. Fair housing services provided by the FHCR include:</p> <ul style="list-style-type: none"> <li>• Counseling education services, and mediation between tenants and landlords;</li> <li>• Workshops on financial literacy;</li> <li>• Homebuyer workshops that target minority or lower income households;</li> <li>• Maintaining an inquiry response line;</li> <li>• Training for City staff including Police and Code Enforcement on crime free housing, landlord tenant law, and fair housing regulations;</li> <li>• Documenting the type, source, and resolution of discrimination complaints and the demographics of the complainant within the City; and</li> <li>• Representing the City at salient program outreach meetings.</li> </ul>	<p>City of Perris Housing Division</p>	<p>Allocate funding annually</p>
<p><b>Action 4.2:</b> Affirmative Marketing Strategies</p>	<p>Through these efforts, the City intends to increase efforts to educate residents about potential sources of discrimination and avenues to address fair housing. Weblinks to relevant information will be included on the Housing Authority website in English and Spanish and will address issues such as foreclosures, loan modifications, and short sales. The City will assist in program outreach through placement of fair housing program multilingual brochures on social media, via email, at the public counter, City library, post office, and other community locations. Consistent with the City's FY 2019 – FY 2023 Consolidated Plan, the FHCR and the City will partner to provide targeted fair housing education and outreach to special needs groups including, but not limited to: the disabled, the elderly, persons living with HIV/AIDS, low- and moderate-income large families, and minorities.</p>	<p>City of Perris Housing Authority</p>	<p>Within one year of Housing Element adoption</p>
<p><b>Action 4.2:</b> Affirmative Marketing Strategies</p>	<p>The City will continue to affirmatively market CDBG and HOME funded programs to Low Resource areas (including census tracts 427.06, 426.17 and 426.18) and throughout the community, as outlined in the City's 2019 Analysis of Impediments and Fair Housing Action Plan.</p>	<p>City of Perris Housing Authority</p>	<p>City of Perris Housing Authority Programs and Outreach efforts are posted on all social media outlets, such as Instagram, Facebook, and the City website. In addition, programs and</p>

<p><b>Action 4.3: Rental Assistance</b></p>	<p>Marketing efforts will include advertising housing programs in local publications and ensuring outreach to all potential eligible households, especially those least likely to apply for housing assistance. Affirmative marketing will consist of providing information and otherwise attracting eligible persons to available housing without regard to race, color, national origin, sex, religion, familial status or disability.</p> <p>Outreach efforts include, but are not limited to, disbursement of information on the City's website, City Facebook account, and City Twitter account, as well as production and distribution of brochures, newsletters, flyers and notices. In addition, the City will participate in pop-up events and community workshops and will continue to coordinate outreach efforts with neighborhood organizations, faith-based organizations, neighborhood groups, public and private agencies, schools, public service agencies, and community members to serve residents of protected classes and underrepresented neighborhoods to become involved in local government through local organizations and stakeholders. The City will continue to offer translation services and access to official City materials in multiple languages.</p>	<p>Perris Housing Authority</p>	<p>As funding allows and coordinate annually with County Housing</p>	<p>other outreach materials are promoted in the City Newsletter, which is distributed to the City of Perris incorporated residents.</p> <p>City of Perris Housing Staff attended 4 Val Verde Unified School District Family Engagement Center Resource and Information Sessions on housing and homelessness to promote relevant services to its staff and community members.</p> <p>Moreover, City of Perris Housing Staff attended 6 City of Perris events, and hosted 3 pop-up events to promote housing and homelessness services, such as Rental/Mortgage/Utility Assistance Programs, Habitat for Humanity's Home Repair Program, Fair Housing of Riverside resources, and informational material for the City's homelessness services provider, City Net.</p> <p>The City of Perris Housing Authority hosted 2 stakeholders meeting and 2 community outreach meetings to gather input on the priority needs of the City of Perris.</p> <p>The Housing Authority also attended 6 City of Perris events and 3 Housing pop-up events to gather community feedback on the priority needs of the City.</p> <p>The City will continue to support the Riverside County Housing Authority in providing rental assistance in Perris. In 2022, 369 families in Perris were assisted with the Housing Choice Voucher Program (Section 8). Out of the 369 families: 36 were elderly, 66 were disabled; 60 were elderly and</p>
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renters in dealing with reluctant landlords and finding suitable housing and to rental property owners, apartment managers and apartment owners associations, with an emphasis on the potential benefits afforded under the Housing Choice Voucher Program. To increase housing opportunities in High Resource areas, the City will contact multifamily and rental property owners in tracts 426.20 and 426.19 in the northern portion of the City to provide information and education on housing vouchers and opportunities to participate in the program.

In addition to assistance offered by the City, Staff provides residents with information about the Perris Family Resource Center, which offers a variety of support and referral services to residents. The Perris Family Resource center, along with other non-profit partners such as the Social Work Action Group, (SWAG), Riverside County's Special Education Local Plan Areas, RI International, De Novo Full-Service Partnership, and the Basic Occupational Training Center, provides non-residential and housing assistance to persons with disabilities. Such services include, but are not limited to substance abuse assistance, health resources or referrals, job placement and housing assistance.

disabled; and 207 were not disabled or elderly.

The City of Perris Housing Authority continues its CDBG-CV Rental and Mortgage Assistance Program. This program provides up to \$1,200 for up to 6 consecutive months of rental or mortgage assistance for households with a loss of income or reduction in work hours due to COVID-19. Households cannot exceed Riverside County's 80% income limits and must live within the City of Perris's jurisdiction. In 2022, a total of 20 applicants were approved.

The City of Perris Housing Authority continues its CDBG-CV Utility Assistance Program. This program provides up to \$300 for up to 3 consecutive months of utility assistance for households that have suffered a loss of income or reduced work hours due to COVID-19. Households cannot exceed Riverside County's 80% income limits and must live within the City of Perris's jurisdiction. In 2022, a total of 12 applicants were approved.

The City of Perris continues its HOME Tenant-Based Rental Assistance Program, which provides rental assistance for the City of Perris households that have suffered a loss of income or reduction in work hours due to COVID-19. Households cannot exceed HOME Riverside County's 60% Income Limit. A total of 3 applicants were approved.

In 2022, the City of Perris implemented its American Rescue Plan (ARPA) Rental and Mortgage Assistance

<p><b>Action 4.4:</b> Implementation of Anti-Poverty Strategies</p>	<p>The City will continue to pursue and expand economic development opportunities that will benefit all residents, but especially lower income residents. A key poverty reducing strategy is to provide appropriate technical education and training to low wage workers and unemployed workers in the labor force. To achieve this the City will continue allocate CDBG funds to local, faith-based, and community-based organizations, that provide programs, including, but not limited to youth employment classes, education/employment training, trade classes, and senior citizen programs to qualified residents. The City will continue to work toward the elimination of blight and enhancement of the economic base through collaboration with the Community Economic Development Corporation (CEDC). Consistent with CDBG funding goals, these efforts will prioritize Low Resource neighborhoods, including census tracts 427.06, 426.17 and 426.18. The City will also continue to partner with the County of Riverside to provide information and connections to existing well-establish programs. The County of Riverside Department of Public Social Services Self-Sufficiency Division is responsible</p>	<p>City of Perris Housing Authority</p>	<p>Annually</p>	<p>Program. This Program provided up to 6 months of rental or mortgage assistance for households with a loss of household income or reduced work hours due to COVID-19 and meeting HCD Riverside Income limits. Rental or Mortgage assistance is determined by Riverside County's current year's Fair Market rents. In this reporting year, a total of 45 applicants were assisted.</p> <p>In 2022, the City of Perris implemented its American Rescue Plan (ARPA) Utility Assistance Program. Utility Assistance Program. This program provided up to \$500.00 for up to 6 consecutive months of utility assistance for households that have suffered a loss of income or reduced work hours due to COVID-19. A total of 38 applicants were assisted.</p>
				<p>In this reporting year, the City of Perris has implemented or completed the following:</p> <p><b>Perris Employment Program (P.E.P):</b> The Perris Employment Program is an opportunity offered to the youth of the City of Perris to provide them with the necessary training to enter the workforce and obtain employment opportunities. This program exposes the participants to various industries and local government departments. Youth workers must complete group employment training sessions before being assigned to the training sites. Once they have completed the sessions, the participants are individually assigned to the departments and assignments of their choosing, where they will complete their hands-on, on-the-job paid work</p>



for administering programs and services that can assist residents in Perris with basic needs and other services that can help them become self-sufficient. Programs offered include:

- California Work Opportunities and Responsibility to Kids (CaWORKs) provides temporary financial assistance for eligible families with minor children who have lost or had a reduction in their income. The program is designed to provide families the means to meet their basic needs in times of hardship, while helping them to enter or reenter the workforce and become self-sufficient.
- The Riverside County Department of Public Social Services (DPSS) Child Care programs provide childcare payments to a variety of eligible families.
- CaWORKs Greater Avenues for Independence (GAIN) assesses participants when they start the program to determine their need for supportive services and appropriate activity assignments. Assistance is provided with identifying and overcoming barriers to employment. All participants are encouraged to start working as soon as possible in a job that matches their skills and abilities. Adult basic education and on-the-job training may also be offered. As participants progress in the job market, they receive assistance with job retention, career planning and development of a training and education plan. Innovative service delivery by various education and training providers for working parents is pivotal at this time. Service providers include the Riverside County Economic Development Board, the Housing Authority of the County of Riverside, The local community colleges, the Riverside County Office of Education, local adult schools, and other public and private agencies.
- The Self Sufficiency Community Outreach Branch (COB) was formed in January 2012 to enhance the public's awareness and perception of DPSS programs; and to establish, strengthen and maintain community partnerships.

A key poverty reducing strategy is to provide appropriate technical education and training to low wage workers and unemployed workers in the labor force. The City will work to inform poverty income families of poverty reducing programs and partner with local organizations to provide

experience. The program is designed to assist Perris residents between the ages of 16 to 24 and could accommodate up to 12 youth workers. Participants will be able to work at a site for six to eight weeks, for which they will be compensated \$15 per hour. Additional workshops will be provided to the participants during their hands-on work experience. In 2022, the P.E.P program was awarded a total of \$13,676.00 to assist 3 persons with job placement and

**Childcare Assistance Program:** In 2022, the Community Services Department provides the Childcare Assistance Program (CAP) to assist Perris working parents with up to three months of temporary financial assistance for Childcare. CAP intends to create Childcare resources for parents who do not qualify for Childcare financial assistance. **6 applicants have been assisted in this reporting year.**

**Family Services Association Senior Nutrition Program:** FSA's Senior Nutrition Program provides seniors with the necessary nutritional support to protect them against food insecurity and to help them continue to live independent and fulfilling lives. In 2022, FSA assisted 517 seniors within the City of Perris city limits with meals. This program is funded through CDBG.

<p><b>Action 4.5:</b> Housing Units for Large Families</p>	<p>multilingual informational materials. Research has demonstrated that</p>	<p>City of Perris Housing Authority and City of Perris Planning Division</p>	<p>Annually</p>	<p>Staff currently works with developers and encourages them to include affordable units in residential developments and will continue to work them to achieve the Housing Element goals. Further, the City of Perris is processing a comprehensive update of the Zoning Code and Specific Plan and the definition for "family" will be revised for compliance with fair housing laws. The Zoning Code Amendment and Specific Plan Amendments are tentatively scheduled to be considered by the City Council in September 2023, one year after the adoption of the Housing Element in October 2022.</p>
<p><b>Action 4.6:</b> Housing Units for Developmentally Disabled Residents</p>	<p>The City of Perris reported a high ratio of persons per household in 2019 indicating a continued need for housing units with three or more bedrooms. The City will prioritize financial resources and allow development concessions for the development of rental projects that provide units with two or three bedrooms. The City will also work with developers and encourage them to prioritize units for larger family particularly in developments that are deeded/restricted for lower-income households. Additionally, to ensure the City is compliant with fair housing laws, the City will update its definition of "family" as recent Court rulings indicate that defining a family does not serve any legitimate or useful objective or purpose recognized under the zoning and land planning powers of the jurisdiction, and therefore violates rights of privacy under the California Constitution.</p> <p>The housing needs of persons with developmental disabilities are typically not addressed by Title 24 Regulations, and requires in addition to basic affordability, slight modifications to existing units, and in some instances, a varying range of supportive housing facilities. To accommodate residents with developmental disabilities, the City will seek State and Federal monies, as funding becomes available, in support of housing construction and rehabilitation targeted for persons with developmental disabilities. Perris will also provide regulatory incentives, such as expedited permit processing, and fee deferrals, to projects targeted for persons with developmental disabilities. To further facilitate the development of units to accommodate persons with developmental disabilities, the City shall reach out annually to developers of supportive housing to encourage development of projects targeted for special needs groups. Finally, as housing is developed or identified, Perris will work with the Inland Regional Center to implement an outreach program informing families within the City of housing and services available for persons with developmental disabilities. Information will be made available on the City's website.</p>	<p>City of Perris Housing Division and Development Services Department</p>	<p>Annually</p>	<p>During this reporting period, no developer has proposed residential projects with units to accommodate persons with developmental disabilities. However, if a developer proposed residential projects, the City would look at providing incentives which would be part of the conditions of approval.</p>

<p><b>Action 4.7:</b> Reasonable Accommodation Procedures</p>	<p>Pursuant to Government Code Section 65583, the City of Perris is obligated to remove potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels and for persons with disabilities. To address the needs of this population, the City amended the Zoning Code to adopt formal reasonable accommodation procedures. Reasonable accommodation provides a basis for residents with disabilities to request flexibility in the application of land use and zoning regulations or, in some instances, even a waiver of certain restrictions or requirements from the local government to ensure equal access to housing opportunities. As identified in Section 6, Housing Constraints, the City will update its required findings to ensure they are not a constraint within two years of Housing Element adoption. The City will continue to provide information regarding the City's reasonable accommodation ordinance, application, and make information more widely available to residents.</p>	<p>City of Perris Planning Division</p>	<p>Amend the ordinance within two years of the Housing Element adoption.  Annually</p>	<p>Chapter 19.87 of the Zoning Code provides for reasonable accommodation for persons with disabilities. Furthermore, the City of Perris is processing a comprehensive update of the Zoning Code and Specific Plan. Staff will ensure the provisions for Reasonable Accommodations are in compliance with the State requirements. The Zoning Code Amendment and Specific Plan Amendments are tentatively scheduled to be considered by the City Council in September 2023, one year after the adoption of the Housing Element in October 2022.</p>
<p><b>Action 4.8:</b> Homelessness Assistance Programs</p>	<p>The City of Perris partners with nonprofit organizations to provide case management, housing navigation services, and counseling to individuals experiencing homelessness. The City has an established referral system in place with the Social Work Action Group (SWAG) and the Riverside County Continuum of Care (CoC). SWAG's average response time for homeless assistance calls is within an hour. SWAG assists individuals through the Riverside County housing assessments (VI-SPDAT when applicable) to identify appropriate housing, shelter placements or treatment centers for those identified as in need of emergency, transitional housing or substance abuse treatment. The CoC maintains a list of available bed locations and identifies as well, the type of facility (i.e., mental illness, family, single, veterans) that has vacancies. The City has also contracted with TrueCare (formerly North County Health Services) utilizing CDBG funding, to provide medical, dental, and mental health services to low-income individuals, as well as individuals experiencing homelessness.</p> <p>To address this growing challenge, the City's Housing Authority also established a Homeless Sub-Committee and launched a Homeless Awareness Campaign called</p>	<p>City of Perris Housing Authority</p>	<p>Annually</p>	<p>On April 27, 2022, a Request for Proposals was published for Homelessness Services with a closing date of May 18, 2022. In July of 2022, the City of Perris entered into a new contract with City Net to provide the following: Street outreach services; Case management; Housing Navigation; and Administrative &amp; Supplemental Programs for those individuals that are experiencing homelessness within the City of Perris, city limits.</p> <p>To educate the public on the City of Perris homeless efforts, The City's Housing Authority continues to promote its Perris Cares Homelessness Awareness Campaign and host bi-monthly Homelessness Task Force Committee meetings that are administered by City staff, Riverside County Sheriff, two City of Perris council members, and are open to the public.</p>

<p><b>Action 4.9:</b> Targeted Infill Infrastructure Strategies</p>	<p>Perris Cares designed to reduce homelessness. The Perris Cares Campaign is a coordinated effort between the City, SWAG, code enforcement, and the Riverside County Sheriff's Department to help address issues related to homelessness in the City of Perris. The City will continue to partner with the County and SWAG using CDBG and HOME funds to provide these services and programs to address households at-risk of or experiencing homelessness.</p>	<p>City of Perris Housing Authority Planning Division Engineering Department</p>	<p>Begin conducting infrastructure analyses in 2022 and begin preparation of local area finance plans in 2024.</p>	<p>The City continues its Temporary Hotel Voucher Program. This program offers hotel accommodations to individuals experiencing homelessness while awaiting placement in permanent or transitional housing or entry into a treatment program. During this period, the City assisted 28 persons with temporary hotel vouchers.</p> <p>On June 3, 2022, the City of Perris Housing Authority hosted a "Day of Caring" event. This event provided a one-stop shop of resources for those experiencing homelessness. Staff also offered hygiene bags to those who participated. We had 20 participants and 19 vendors, including but not limited to Behavioral Health, Riverside County Social Services, Riverside County Probation Department, Public Health, Free Covid-19 Vaccination, Riverside County Housing Authority, Alcoholics Anonymous, Odontology and a local barber for free haircuts.</p> <p>Moreover, training was provided to the City of Perris Counter and Field staff on Best Practices for Homelessness.</p>
<p><b>LEAP Program:</b> On September 24, 2021, the California Department of Housing and Community Development (i.e., HUD) approved funding to the City of Perris for \$300,000 from its Local Early Action Planning Grants Program (i.e., LEAP Program) as a partnership with local governments to address California's critical housing shortage.</p> <p>During this reporting year, a contract agreement was executed with</p>	<p>The City shall leverage available State and federal funding sources to conduct infrastructure analyses and targeted studies to understand existing capacity and conditions in infill areas, prioritizing areas in and around Downtown, to further inclusive economic and community development. The City shall identify area-specific infrastructure improvements and prepare local area finance plans, as feasible, to lower construction costs and catalyze development in historically underserved areas. The City was awarded \$750,000 in 2021 from the California Department of Housing and Community Development's (HCD's) Local Early Application Planning</p>	<p>City of Perris Housing Authority Planning Division Engineering Department</p>	<p>Begin conducting infrastructure analyses in 2022 and begin preparation of local area finance plans in 2024.</p>	<p>Moreover, training was provided to the City of Perris Counter and Field staff on Best Practices for Homelessness.</p>

(LEAP) grant program to conduct stormwater drainage basin modeling for priority infill areas and housing element site inventory locations. This infrastructure study will be completed by the end 2023. The City was awarded an additional \$300,000 in LEAP funding that will be utilized to conduct a project-level environmental analysis for residential development in the DPSP area.

Sagecrest to update the City's Land Use Regulations and prepare an overlay zone for the Housing opportunity sites. In addition, City is pending its executed contract agreement. A further update will be provided in the next Housing Element update.

**Correction:** The City was not awarded \$750,000 in LEAP funding in 2021. The City was only awarded \$300,000 in LEAP funds to update the City's Land Use Regulations and to prepare an overlay zone for the Housing opportunity sites. However, provision of water and sewer service to affordable and lower-income households is evaluated by City by initially requiring a water usage and sewer rate analysis and study. The analyses and studies will then be correlated with feasibility and availability of infrastructure and facilities. City will then provide data and assistance in the event of any deficiencies.

Moreover, the City does have a Downtown Sewer System Condition Assessment Study identifying existing and recommended improvements. The study includes engineer's estimate of the recommended improvements. Regarding stormwater drainage basin modeling for specific residential development areas, compliance with Local, State and Federal regulations is required. Focused studies will be conducted upon allocation of a site and/or area in conjunction with the project-level environmental analysis.

**Goal 5: Provide increased opportunities for homeownership.**

<p><b>Action 5.1:</b> City of Perris First-Time Homebuyer Program</p>	<p>In 2015, the City of Perris Housing Authority launched its First Time Home Buyer Program funded by the HOME Investment Partnerships Program. On average the City aims to assist 3-4 households annually through the program. As part of the program the City maintains a list of approved lenders and provides HOME funding to the Fair Housing Council of Riverside County to execute a wide range of education and outreach activities throughout the year, such as First Time Homebuyer Workshops that include information on credit readiness, preapproval strategies and predatory lending practices. These workshops target minority or lower-income households and are provided in English and Spanish.</p>	<p>Perris Housing Authority</p>	<p>Annually</p>	<p>During this reporting period, the City's HOME First-Time Homebuyer Assistance (FTHB) Program was suspended due to the California Department of Housing and Community Development (HCD) working with HUD to update some of the HOME FTHB program and policies. However, the City of Perris promotes the County of Riverside Permanent Local Housing Allocation (PLHA) First-Time Home Program and its Federal Funded HOME First-Time Homebuyer Program. Flyers are posted in English and Spanish. <a href="https://www.cityofperris.org/department/s/housing-authority">https://www.cityofperris.org/department/s/housing-authority</a></p> <p>The City of Perris continues to refer potential homebuyers to Riverside Fair Housing Council for HUD-approved homebuyer education workshops at no charge to the public.</p>
<p><b>Action 5.2:</b> Riverside County Partnership Program</p>	<p>Continue to provide favorable home purchasing options to lower and moderate-income households, when funds are available, through the City's First Time Home Buyer Program, and provide homeownership assistance in partnership with Riverside County's Mortgage Credit Certificate (MCC) program. Ensure residents are aware of homeownership programs offered by the County by including multilingual information on the City's website and social media platforms and encourage Staff to attend trainings and information sessions offered by the County about applicable programs.</p>	<p>Perris Housing Authority</p>	<p>Not available</p>	<p>As of the last Housing Element reporting year (2021), the Riverside County Mortgage Credit Certification Program (MCC) is not available. Currently, the California Debt Limit Allocation Committee (CDLAC) has yet to allocate funding for this program.</p>
<p><b>Action 5.3:</b> Habitat for Humanity Partnership</p>	<p>The City of Perris Economic Development division and Housing Authority will work closely with Habitat for Humanity – Inland Valley to offer critical home repair to qualifying low -income senior homeowners (ages 62 and over), under the Senior Home Repair Program. The City will work with Habitat for Humanity to identify opportunities and prioritize funding for households located within Low Resource areas, including the Downtown Perris Specific Plan area. The program offers one-time grants up to \$15,000 to eligible homeowners</p>	<p>City of Perris Planning Division and Perris Housing Authority</p>	<p>Annually</p>	<p>Habitat for Humanity continues to offer a Minor Home Repair Program for City of Perris Residents who meet HUD income limits of 80%. This program provides a grant up to \$20,000 for minor home repairs.</p>

	within the City of Perris and can be applied to roof and window repair/replacement, exterior house painting, heating/cooling repairs/replacement, exterior accessibility (steps, ramps, etc.), and other necessary exterior home repairs within the program's scope of work.			
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## **ATTACHMENT 2**

### **2022 Annual Progress Report for the General Plan Housing Element.**

Due to size, the 2022 Annual Progress Report is available at the following link:

<https://www.cityofperris.org/government/city-council/council-meetings>





10.F.

# CITY OF PERRIS

## CITY COUNCIL

### AGENDA SUBMITTAL

**MEETING DATE:** March 14, 2023

**SUBJECT:** Check Registers for November 2022 and December 2022

**REQUESTED ACTION:** Approve the City's Monthly Check Registers for November 2022 and December 2022

**CONTACT:** Matthew Schenk, Director of Finance

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#### **BACKGROUND / DISCUSSION:**

The check registers for the months of November 2022 and December 2022 are presented for City Council approval.

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#### **BUDGET (or FISCAL) IMPACT:**

None.

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**Prepared by:** Stephen Ajobiewe, Finance Manager

#### **REVIEWED BY:**

City Attorney \_\_\_\_\_  
Assistant City Manager WB  
Deputy City Manager ER

#### **Attachments:**

1. Check Register – November 30, 2022
2. Check Register – December 31, 2022

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

# ATTACHMENT 1

CHECK REGISTER – NOVEMBER 30, 2022

**CITY OF PERRIS  
CHECK REGISTER  
NOVEMBER 30, 2022**

<b>CHECK</b>	<b>DATE</b>	<b>VENDOR</b>	<b>DESCRIPTION</b>	<b>AMOUNT</b>
152739	11/2/2022	ALESHIRE & WYNDER, LLP	LEGAL SVCS: SPECIAL COST, OCT 2022; LABOR SEPT 2022	21,099.50
152740	11/2/2022	AMERICAN FORENSIC NURSES LLC	BLOOD DRAWS	61.22
152741	11/2/2022	ATWORK FRANCHISE, INC.	TEMP STAFF SVCS	5,505.77
152742	11/2/2022	BILL & DAVE'S LDSC MAINTENANCE	LANDSCAPE MAINTENANCE AND REPAIRS	536.25
152743	11/2/2022	FLOWATER, INC.	WATER DISPENSER	637.68
152744	11/2/2022	HM CONSULTANTS, LLC	22/23 CONSULT SVCS	7,175.00
152745	11/2/2022	HOME DEPOT CREDIT SERVICES	FACILITY TOOLS; FOUNTAIN MAINT SUPPLIES; CONCRETE REPAIRS	3,559.78
152746	11/2/2022	YUNEX LLC	STREETLIGHT POLES INSTALLATION	12,428.24
152747	11/2/2022	LAURA SOSA	FITNESS INSTRUCTOR, OCTOBER 2022	875
152748	11/2/2022	WEST COAST ARBORISTS, INC	TREE MAINTENANCE	20,066.45
152749	11/3/2022	ACTIVE IMPRESSIONS	HARVEST FESTIVAL: EVENT T-SHIRTS	462.25
152750	11/3/2022	ADAME LANDSCAPE, INC.	IRRIGATION REPAIRS	1,342.38
152751	11/3/2022	CITY OF PERRIS	ARPA: UTILITY ASSISTANCE PROGRAM	186.44
152752	11/3/2022	AMAZON CAPITAL SERVICES	TONER, SCREEN PROTECTOR; MONITOR STAND; CARTRIDGES	1,059.29
152753	11/3/2022	ANDERSON CHEVROLET	VEHICLE MAINTENANCE; CONVERTERS	3,099.83
152754	11/3/2022	BIO-TOX LABORATORIES	SHERIFF: BLOOD DRAWS	4,330.90
152755	11/3/2022	MALHON BRACKET	ARPA: UTILITY ASSISTANCE PROGRAM	7,200.00
152756	11/3/2022	BSN SPORTS	PARKS: STEEL DRAG MAT	300.4
152757	11/3/2022	CADENCE ENVIRONMENTAL CONSULTANTS	MND REVIEWS: FIRST INDUSTRIAL; TTM 38071	25,479.91
152758	11/3/2022	SOCAL GAS	ARPA: UTILITY ASSISTANCE PROGRAM	67.46
152759	11/3/2022	SOUTHERN CALIFORNIA EDISON	ARPA: UTILITY ASSISTANCE PROGRAM	314.18
152760	11/3/2022	CIVICPLUS	UNPAID BALANCE	750
152761	11/3/2022	CM WASH INC.	STAINLESS STEEL CLEANER	1,098.76
152762	11/3/2022	CODE 5 GROUP, LLC	ANNUAL TRACKING SVC. NOV 2022-OCT2023	4,200.00
152763	11/3/2022	CORPORATE PAYMENT SYSTEMS	MEETINGS; SUBSCRIPTIONS	647.86
152764	11/3/2022	CORPORATE PAYMENT SYSTEMS	MEETING; SPCL DEPT EXPENSE: LA GARE, SAM'S, STARBUCKS	932.13
152765	11/3/2022	CORPORATE PAYMENT SYSTEMS	MEETING; FUEL; CONFERENCE	1,762.17
152766	11/3/2022	CORPORATE PAYMENT SYSTEMS	MEETING; CONFERENCE; TRANSPORTATION	2,654.99
152767	11/3/2022	CORPORATE PAYMENT SYSTEMS	NRPA CONF; COUNCIL DINNER; FLAGS	3,739.18
152768	11/3/2022	CORPORATE PAYMENT SYSTEMS	ICSC CONF; NEOGOV CONF; GOLF TOURNAMENT; UCR	5,215.24
152769	11/3/2022	CORPORATE PAYMENT SYSTEMS	ERC; ECO DEV COURSE; GOLF ; CS TRAINING; WATER PALLET	10,384.60

**CITY OF PERRIS  
CHECK REGISTER  
NOVEMBER 30, 2022**

CHECK	DATE	VENDOR	DESCRIPTION	AMOUNT
152770	11/3/2022	CORPORATE PAYMENT SYSTEMS	FILTERS; HEAT PUMPS; HARVEST FEST; MOTORCYCLE ACADEMY	10,406.72
152771	11/3/2022	CORPORATE PAYMENT SYSTEMS	NRPA CONF; TDA CONSULTING; UBER; FLIGHTS	16,146.52
152772	11/3/2022	CPRS	CPRS RENEWALS	295
152773	11/3/2022	DAN'S FEED AND SEED INC.	PARKS: RAIN SUITS & HATS; LAG BOLTS, FERRULES STOP, WIRE ROPE	168.33
152774	11/3/2022	DATA TICKET, INC.	DAILY CITATION PROCESSING SEPTEMBER 2022	77.92
152775	11/3/2022	DEGUIRE WEED ABATEMENT	BOARD UP: MULTIPLE CITY STREETS; WEED ABATEMENT	8,511.55
152776	11/3/2022	COUNTY OF RIVERSIDE	NORTH PERRIS WATER SYSTEM	1,882.00
152777	11/3/2022	DISCOUNT PLAYGROUND SUPPLY	PLAYGROUND MAINTENANCE MATERIALS	1,765.46
152778	11/3/2022	DREAM CATCHERS CARRIAGES	TREE LIGHTING CEREMONY: HORSE DRAWN CARRIAGE	1,445.00
152779	11/3/2022	EASTERN MUNICIPAL WATER DISTRICT	SEWER SOUTH/NORTH SEPTEMBER 2022	160,544.98
152780	11/3/2022	EASTERN MUNICIPAL WATER DISTRICT	PARKS: 07/26-10/25/22	42,445.96
152781	11/3/2022	EMPLOYMENT SCREENING SERVICES,	ESS: CRIMINAL HISTORY PACKAGE	48
152782	11/3/2022	EWING IRRIGATION PRODUCTS, INC.	MAY RANCH POCKET PARK; LINEAR PARK	789.83
152783	11/3/2022	FIELDMAN, ROLAPP & ASSOCIATES INC.	GENERAL ADVISORY SVCS; CFD NO 2022-4 & CFD NO 2022-3	1,741.50
152784	11/3/2022	FRONTIER	WATER PHONE LINE 10/16-11/15/22; ANIMAL CTRL 10/12-11/18/22	648.69
152785	11/3/2022	GALLS LLC	UNIFORMS; POLOS	554.87
152786	11/3/2022	SOCAL GAS	ARPA: UTILITY ASSISTANCE PROGRAM	38.44
152787	11/3/2022	SOUTHERN CALIFORNIA EDISON	ARPA: UTILITY ASSISTANCE PROGRAM	840.75
152788	11/3/2022	LUPITA GARCIA	MILEAGE REIMB: 09/07-09/30/22	56
152789	11/3/2022	GLENN LUKOS ASSOCIATES, INC.	PVSD CHANNEL TRAIL PH. 2 FOR JULY 2022	346.5
152790	11/3/2022	GLOBAL POWER GROUP, INC.	PM SERVICE CONTRACT FOR OCTOBER 2022	2,165.00
152791	11/3/2022	GORM, INC.	PARKS: GLOVES, ROLL LINER	243.78
152792	11/3/2022	DEBRA K HARDMAN	TREE LIGHTING CEREMONY: PETTING ZOO	625
152793	11/3/2022	HONEYWELL GLOBAL FINANCE	SEPTEMBER 2022 kWh PRODUCTION	11,577.41
152794	11/3/2022	IDN WILCO, INC.	PARKS SUPPLIES	258.6
152795	11/3/2022	VISUAL EDGE, INC.	CS: PRINTER SVCS FOR JULY & OCTOBER 2022	83.36
152796	11/3/2022	IMPERIAL SPRINKLER SUPPLY	PARKS: STOCK SUPPLIES	1,971.85
152797	11/3/2022	INLAND DESERT SECURITY & COMM	ANSWERING SERVICE FEES	522
152798	11/3/2022	INLAND LIGHTING SUPPLIES, INC.	PW YARD: PARKING LOT LIGHTS ISNTALLED	1,732.90
152799	11/3/2022	JOLLY JUMPS	TREE LIGHTING CEREMONY: BOUNCE HOUSE	1,590.00
152800	11/3/2022	KH METALS AND SUPPLY	SUPPLIES FOR FACILITY AIR CONDITIONING CAGES	294.05

**CITY OF PERRIS  
CHECK REGISTER  
NOVEMBER 30, 2022**

<b>CHECK</b>	<b>DATE</b>	<b>VENDOR</b>	<b>DESCRIPTION</b>	<b>AMOUNT</b>
152801	11/3/2022	LAWLER'S TRIPLE L TOWING	EVIDENCE HOLD VEHICLE	300
152802	11/3/2022	LAWN TECH	TOOLS	118.99
152803	11/3/2022	CYNTHIA LEMUS	VISION REIMBURSEMENT FY22-23	74.55
152804	11/3/2022	SOUTH COAST LIGHTING & DESIGN	PERRIS BLVD; FRONT OF FOSS FIELD	16,243.31
152805	11/3/2022	CRYSTAL LOPEZ	WALK 2 SCHOOL DAY MEETING	27.7
152806	11/3/2022	MANPOWER TEMP SERVICES, INC	TEMP STAFF SVCS	2,158.48
152807	11/3/2022	ALBERT M MARMOLEJO	GOETZ RD & MONUMENT PKWY: EL DORADO STONE WALL CAP	850
152808	11/3/2022	JORDAN McCLANAHAN	REIMBURSEMENT: SNR CENTER DIA DE MUERTOS SUPPLIES	57.65
152809	11/3/2022	MESA ENERGY SYSTEMS, INC.	PERRIS LIBRARY: RTU REPALCEMENT 30% PYMT	78,677.57
152810	11/3/2022	NATIONAL BUSINESS FURNITURE, LLC	CHAIRS FOR COUNCIL CHAMBERS	2,228.25
152811	11/3/2022	NATIONAL DRIVE	DUES FOR SEPTEMBER & OCTOBER 2022	24
152812	11/3/2022	NUTRIEN AG SOLUTION, INC.	LANDSCAPE MATERIALS	597.21
152813	11/3/2022	O'REILLY FIRST CALL	VEHICLE MAINTENANCE TOOLS AND SUPPLIES	188.54
152814	11/3/2022	P&P UNIFORMS RIV	CODE ENF: UNIFORMS	748.7
152815	11/3/2022	ARMANDO PANCHI	MILEAGE REIMBURSEMENT: 09/28-10/13/22	100.44
152816	11/3/2022	PARK TOWNE APARTMENTS, LLC	ARPA: RENTAL ASSISTANCE PROGRAM	3,606.00
152817	11/3/2022	PBM SUPPLY & MFG. INC.	200 SERIES PMD GASKET	4.7
152818	11/3/2022	PERRIS FAMILY APARTMENTS	TBRA: K IVERSON #503	577.6
152819	11/3/2022	KENNETH PHUNG	REIMBURSEMENT: ICSC CONF; MEETINGS & PARKING HOTEL	1,984.00
152820	11/3/2022	QUALITY CHEVROLET	2022 1500 CHEVROLET PICKUP TRUCK VIN40835	59,345.11
152821	11/3/2022	SOCAL GAS	ARPA: UTILITY ASSISTANCE PROGRAM	21.79
152822	11/3/2022	SOUTHERN CALIFORNIA EDISON	ARPA: UTILITY ASSISTANCE PROGRAM	73.21
152823	11/3/2022	ARCENIO RAMIREZ	REIMBURSEMENT: YAC & SPORTS FOOD	146.91
152824	11/3/2022	RIGHTWAY	SOCCER PARK FINANCE CHARGE	27.33
152825	11/3/2022	RIVERSIDE COUNTY SHERIFF'S DEPT	EXTRA DUTY: MOVIES IN THE PARK; COUNCIL MEETING; EXPLORER POST	4,449.75
152826	11/3/2022	ROW TRAFFIC SAFETY, INC	TRUCK ROUTE SIGNS	1,673.74
152827	11/3/2022	SOUTHERN CALIFORNIA EDISON	PARAGON: 8/26-09/26/22	2,541.16
152828	11/3/2022	SOUTHERN CALIFORNIA EDISON	FOSS FIELD: 08/26-09/26/22	5,332.31
152829	11/3/2022	SOCAL GAS	ARPA: UTILITY ASSISTANCE PROGRAM	32.09
152830	11/3/2022	CITY OF PERRIS	ARPA: UTILITY ASSISTANCE PROGRAM	66.94
152831	11/3/2022	SOUTHERN CALIFORNIA EDISON	ARPA: UTILITY ASSISTANCE PROGRAM	258.28

**CITY OF PERRIS  
CHECK REGISTER  
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<b>CHECK</b>	<b>DATE</b>	<b>VENDOR</b>	<b>DESCRIPTION</b>	<b>AMOUNT</b>
152832	11/3/2022	SOCAL ACCESS AND VIDEO	Q4 2022 CHARGES TO WIRELESS ACCESS TO SECURITY CAMERA	1,485.00
152833	11/3/2022	SOCALGAS	09/27-10/26/22	345.96
152834	11/3/2022	SoCAL STEM LLC	HARVEST FESTIVAL	250
152835	11/3/2022	SPINNING INK PRINT CO LLC	SCREEN PRINTING: POLOS	1,316.00
152836	11/3/2022	SUNSET GRAPHICS, INC.	YAC UNIFORMS	1,287.60
152837	11/3/2022	SWANK MOTION PICTURES, INC	MOVIES IN THE PARK: SHIPPING AND HANDLING	30
152838	11/3/2022	TalentZok	TEMP STAFF SVCS	6,207.77
152839	11/3/2022	UNIFIRST CORPORATION	UNIFORMS; FAACILITY MAINTENANCE SUPPLIES	598.29
152840	11/3/2022	UNITED WAY OF THE INLAND VALLEY	DUES FOR SEPTEMBER & OCTOBER 2022	72
152841	11/3/2022	VAL VERDE GRAPHICS	SOCCER AWARDS	1,275.00
152842	11/3/2022	VERIZON WIRELESS	SERVICES FOR: IPADS; PARK CAMERAS; RADIOS; LICENSE PLATE READER:	17,888.32
152843	11/3/2022	XEROX FINANCIAL SERVICES	CS CONTRACT #004 09/03-11/02/23	243.36
152844	11/9/2022	ACTION SURVEYS, INC.	MARK CITY LIMITS AT GOETZ RD, RAMONA EXPWY	20,193.00
152845	11/9/2022	ADAME LANDSCAPE, INC.	D ST INSTALLED BOXWOOD SHRUBS	890.89
152846	11/9/2022	AMAZON CAPITAL SERVICES	AWARDS & RECOGNITIONS; ERC: REAFFLE PRIZES; PORTABLE HEATER	6,610.32
152847	11/9/2022	ANDERSON CHEVROLET	VEHICLE MIRROR KIT	652.5
152848	11/9/2022	ANDERSON ELECTRIC	ELECTRICAL REPAIRS	14,427.00
152849	11/9/2022	ANIMAL CARE EQUIPMENT & SERVICES	ANIMAL CONTROL: EQUIPMENT	518.81
152850	11/9/2022	ANIMAL CARE EQUIPMENT & SVCS	ANIMAL CONTROL: EQUIPMENT	1,280.96
152851	11/9/2022	COUNTY OF RIVERSIDE	SHELTER SVCS 09/01-09/30/22; SHEKTER BUS EVENT 09/17/22	77,489.43
152852	11/9/2022	AUTO ZONE COMMERCIAL	GRAFFITI TRUCK; HEADLIGHTS	43.29
152853	11/9/2022	BMW MOTORCYCLES OF RIVERSIDE	REPLACED FRONT TIRE; INSTALL BMW NAV 6 SYSTEM	1,751.36
152854	11/9/2022	CACEO	CODE ENF: TRAINING	233
152855	11/9/2022	CITY OF PERRIS	ARPA: UTILITY ASSISTANCE PROGRAM	52.92
152856	11/9/2022	CINTAS	CODE ENF: FIRST AID KIT REFILL	123.56
152857	11/9/2022	CONCENTRA MEDICAL CENTERS	EMPLOYEE PHYSICAL, LEVEL 2	356
152858	11/9/2022	CORE & MAIN LP	MORGAN PARK	92.58
152859	11/9/2022	CPRS	MEMBERSHIP DUES	145
152860	11/9/2022	DAN'S FEED AND SEED INC.	ANIMAL CONTROL: CAT LITTER, DOG & CAT FOOD	605.7
152861	11/9/2022	DEGUIRE WEED ABATEMENT	W 6TH ST: CLEAN UP OF FALLEN TREE	885
152862	11/9/2022	DELL MARKETING LP	OFFICE EQUIPMENT	1,337.74

**CITY OF PERRIS  
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NOVEMBER 30, 2022**

<b>CHECK</b>	<b>DATE</b>	<b>VENDOR</b>	<b>DESCRIPTION</b>	<b>AMOUNT</b>
152863	11/9/2022	DIVERSIFIED DISTRIBUTION	VEHICLE MAINTENANCE SUPPLIES	1,120.44
152864	11/9/2022	EARTHCHEM INDUSTRIAL SUPPLY, LLC	ANIMAL CTRL: GLOVES, ALLPURPOSE CLEANER; PW: COVID; SANITATION	3,779.26
152865	11/9/2022	EMPLOYMENT SCREENING SERVICES,	ESS: CRIMINAL HISTORY PACKAGE; PROF LICENSE; SCREENINGS	524
152866	11/9/2022	KIMBERLY ESTEVA	REIMBURSEMENT: CACEO CEU CREDITS	42
152867	11/9/2022	EWING IRRIGATION PRODUCTS, INC.	MORGAN PARK	243.8
152868	11/9/2022	FEDERAL EXPRESS CORP	CITY CLERK 10/21/22	8.06
152869	11/9/2022	MARYLIN FLORES	MILEAGE REIMBURSEMENT: 10/17-10/22/22	73.88
152870	11/9/2022	GOLDSTAR ASPHALT PRODUCTS	ROAD CLOSED THRU TRAFFIC SIGNS	457.94
152871	11/9/2022	OLD TOWN WISE RIDERS, INC.	MOUNT & BALANCE TIRE	240.97
152872	11/9/2022	HAULAWAY STORAGE CONTAINERS, INC	HARLEY KNOX BLDG: 20 FT CONTAINER RENTAL	165.2
152873	11/9/2022	IDN WILCO, INC.	FACILITIES: STOCK KEYS & LOCKS	584.38
152874	11/9/2022	INFRAMARK LLC	WATER: MAINTENANCE/OPERATIONS OCOTBER 2022	96,481.61
152875	11/9/2022	INLAND DESERT SECURITY & COMM	ANSWERING SERVICE FEES	603
152876	11/9/2022	INLAND LIGHTING SUPPLIES, INC.	PW YARD: PARKING LOT LIGHTS FOR SMALLER FIXTURES	181.02
152877	11/9/2022	INLAND ROAD SERVICE & TIRE	VEHICLE & TRAILER TIRES; JOHN DERE TIRE REPAIR	10,820.76
152878	11/9/2022	IRON MOUNTAIN	STORAGE SERVICE PERIOD 09/28-10/25/22	640.16
152879	11/9/2022	J.P. COOKE COMPANY	LICENSE DOG TAGS	225.95
152880	11/9/2022	JACKSON LEWIS PC	PROFESSIONAL SERVICES FOR AUGUST-SEPTEMBER 2022	13,580.00
152881	11/9/2022	KH METALS AND SUPPLY	WELD TUBE SUPPLIES	133.61
152882	11/9/2022	KIMBALL MIDWEST	ULTRA PROMAX GLOSS BLUE	1,051.48
152883	11/9/2022	KOFF & ASSOCIATES, INC	PROFESSIONAL SERVICES FOR OCTOBER 2022	6,630.00
152884	11/9/2022	LA MICOACANA PURO SABOR INC.	ARPA: BUSINESS ASSISTANCE LOAN	6,928.05
152885	11/9/2022	LAWN TECH	PARKS: EQUIPMENT PARTS	988.69
152886	11/9/2022	JUAN LEMUS	BOOT & VISION REIMBURSEMENT FY 22-23	203.39
152887	11/9/2022	MAC TOOLS DISTRIBUTOR	12V 3/8 DRIVE RATCHET KIT	1,555.09
152888	11/9/2022	MANPOWER TEMP SERVICES, INC	TEMP STAFF SERVICES	1,586.04
152889	11/9/2022	MANPOWER TEMP SERVICES, INC	TEMP STAFF SERVICES	7,471.81
152890	11/9/2022	MESA ENERGY SYSTEMS, INC.	BOB GLASS GYM & FIRE STATION #90: A/C REPAIRS	8,993.32
152891	11/9/2022	MR. G'S PLUMBING	LIBRARY: UNCLOGGED RESTROOM	175
152892	11/9/2022	NATIONAL BUSINESS FURNITURE, LLC	PW: OFFICE FURNITURE	14,802.55
152893	11/9/2022	NUTRIEN AG SOLUTION, INC.	RANGER PRO	1,583.93

**CITY OF PERRIS  
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152894	11/9/2022	O'REILLY FIRST CALL	VEHICLE MAINTENANCE TOOLS & SUPPLIES	403.08
152895	11/9/2022	GENESIS ORDONEZ	MILEAGE REIMBURSEMENT 10/22/22	8.44
152896	11/9/2022	ARMANDO PANCHI	REIMBURSEMENT: CAR RENTAL/FUEL	638.75
152897	11/9/2022	PAPER RECYCLING & SHREDDING	ONSITE SHREDDING SERVICES	158
152898	11/9/2022	PERRIS CAR WASH	PARKS: CAR WASH SERVICES	42.98
152899	11/9/2022	PERRIS UNION HIGH SCHOOL DIST	PHS SHERIFF 50% COST	8,583.54
152900	11/9/2022	PITNEY BOWES INC	POSTAGE	245.73
152901	11/9/2022	POP'S TRAILERS INC.	PARKS; LANDSCAPE UTILITY TRAILER	17,228.75
152902	11/9/2022	PROIMPRINT.COM, INC.	LIVE WELL PROMOTIONAL ITEMS	992.69
152903	11/9/2022	ARCENIO RAMIREZ	REIMBURSEMENT: PUBLIC HEALTH STAFF LUNCH MEETING	56.65
152904	11/9/2022	SOUTHERN CALIFORNIA EDISON	ARPA: UTILITY ASSISTANCE PROGRAM	752.3
152905	11/9/2022	ERNEST REYNA	EDUCATION REIMBURSEMENT	2,500.00
152906	11/9/2022	RIVERSIDE COUNTY CLERK	CODE ENF: RECORDS 09/06/22	160
152907	11/9/2022	COUNTY OF RIVERSIDE TREASURER	PERRIS STATION PROP TAX 22-23 1ST	4,437.23
152908	11/9/2022	COUNTY OF RIVERSIDE TREASURER	PERRIS STATION PROP TAX 22-23 2ND	4,437.23
152909	11/9/2022	COUNTY OF RIVERSIDE TREASURER	PERRIS STATION PROP TAX 22-23 1ST	6,210.20
152910	11/9/2022	COUNTY OF RIVERSIDE TREASURER	PERRIS STATION PROP TAX 22-23 2ND	6,210.20
152911	11/9/2022	ADALBERT ROJALES	REIMBURSEMENT: CACEO 10/14/22	42
152912	11/9/2022	ROSA'S BRIDE & TUX BOUTIQUE	EMPLOYEE HALLOWEEN EVENT 10/27/22	493.49
152913	11/9/2022	ROW TRAFFIC SAFETY, INC	VARIOUS SIGNS, HARDWARE, BARRICADE LIGHT	5,429.10
152914	11/9/2022	SAM'S CLUB DIRECT	BREAKROOM SUPPLIES, CANDY, ERC HALLOWEEN EVENT SUPPLIES	890.27
152915	11/9/2022	SC FUELS	FUEL	11,235.73
152916	11/9/2022	SC FUELS	FUEL	334.28
152917	11/9/2022	SOCALGAS	PAST DUE - PLACENTIA AVE	200.76
152918	11/9/2022	SOCALGAS	S F STREET 10/20/22	429.79
152919	11/9/2022	FELIPE SOTO	VISION REIMBURSEMENT FY22-23	425
152920	11/9/2022	SUNSET GRAPHICS, INC.	POLOS WITH CoP LOGO	177.04
152921	11/9/2022	SYNTECH	NETWORK, SERVER SUPPORT OCTOBER 2022	3,199.00
152922	11/9/2022	TalentZok	TEMP STAFF SERVICES	4,168.75
152923	11/9/2022	TLC ANIMAL REMOVAL SERVICES	SERVICES FOR AUGUST 2022	1,000.00
152924	11/9/2022	COUNTY OF RIVERSIDE	SLF COSTS JUNE 2022	36,613.56



**CITY OF PERRIS  
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152925	11/9/2022	TRANSPORT GRAPHICS	DECALS	213.97
152926	11/9/2022	TRULY NOLEN BRANCH 064	MONTHLY PEST CONTROL	222
152927	11/9/2022	UNIFIRST CORPORATION	MAT & SCRAPER SERVICE FEE	821.49
152928	11/9/2022	UNITED REFRIGERATION, INC.	PLEATED FILTER STANDARD CAPACITY	1,502.04
152929	11/9/2022	VISTA PAINT CORPORATION	SERVICE CHARGE	26.4
152930	11/9/2022	VORTEX INDUSTRIES, INC	FIRE STATION #101: FRONT SLIDE GATE REPAIR	1,252.00
152931	11/9/2022	WALTERS WHOLESale ELECTRIC CO	SUPPLIES FOR DAMAMGED PEDESTAL / STREETLIGHTS	287.74
152932	11/9/2022	WESTERN EXTERMINATOR COMPANY	FIRE STATION #101: PEST CONTROL SVCS	135.47
152933	11/9/2022	WESTERN RIVERSIDE COUNCIL	CLEAN CITIES COALITION DUES FY22-23	10,000.00
152934	11/9/2022	XEROX FINANCIAL SERVICES	LEASE CONTRACT 10/12-11/11/22	368.75
152935	11/9/2022	AMERICAN FORENSIC NURSES LLC	BLOOD DRAWS	244.88
152936	11/9/2022	ATWORK FRANCHISE, INC.	TEMP STAFF SERVICES	27,452.31
152937	11/9/2022	BARNES CONSTRUCTION, INC.	ORANGE AVE REPLACE (4) SECTIONS OF SIDELWAK	9,220.00
152938	11/9/2022	BILL & DAVE'S LDSC MAINTENANCE	LANDSCAPE MAINTENANCE & REPAIRS	47,370.16
152939	11/9/2022	CHRISTINA AVILA	BOOT REIMBURSEMENT FY22-23	113.13
152940	11/9/2022	KINGDOM CAUSES, INC.	HOMELESS SVCS FOR JULY & AUGUST 2022	45,701.41
152941	11/9/2022	CREATIVE PRINTING	INFORMATION RACK CARDS & BUSNISS CARDS	198.15
152942	11/9/2022	DENNIS GRUBB & ASSOCIATES	PLAN CHECKS	10,235.00
152943	11/9/2022	HOME DEPOT CREDIT SERVICES	PARK TOOLS; RESTROOM REPAIRS; GYM STORAGE BUILDING	1,330.86
152944	11/9/2022	J THAYER COMPANY, INC.	OFFICE SUPPLIES	354.18
152945	11/9/2022	LA GARE CAFE	ADMIN: MEETING LUNCH	327.15
152946	11/9/2022	LEILANI CONSTRUCTION INC.	227 N D ST: REMOLED RESTROOMS; CITY H. & SR CTR: PURED CONCRETI	88,950.00
152947	11/9/2022	JOSE MIER	VISION REIMBURSEMENT FY22-23	419.75
152948	11/9/2022	NEIGHBORLY SOFTWARE	CDBG: SOFTWARE SUBSCRIPTION FEE 10/22/22-10/21/23	14,400.00
152949	11/9/2022	NIELSEN MERKSAMER PARRINELLO	PROFESSIONAL SERVICES FOR OCTOBER-DECEMBER 2022	15,357.30
152950	11/9/2022	DAVID OSORIO	MARIACHI INSTRUCTOR SVCS FOR SEPTEMBER 2022	1,375.00
152951	11/9/2022	SALVADOR OSORIO	MARIACHI INSTRUCTOR SVCS FOR SEPTEMBER 2022	1,375.00
152952	11/9/2022	PINEDA GENERAL CONSTRUCTION	EVANS RD MONUMENT; PLEXI GLASS REPAIR	545
152953	11/9/2022	ROMO PIPELINE	HARLEY KNOX / N WBSTER AVE: REPLACED CURB GUTTER	9,900.00
152954	11/9/2022	LAURA SOSA	FITNESS INSTRUCTOR SVCS 09/19-10/12/22	2,904.00
152955	11/9/2022	WEST COAST ARBORISTS, INC	TREE MAINTENANCE SERVICES	2,944.90

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152956	11/9/2022	WILLDAN FINANCIAL SERVICES	ANNUAL REPORT PREP: BONDS FY21-22	600
152957	11/9/2022	PACIFIC TRUCK EQUIPMENT, INC	ANIMAL CTRL: METAL ANIMAL COMPARTMENT	60,495.47
152958	11/17/2022	ACT 1 CONSTRUCTION, INC.	RETAINAGE ENCHANTED HILLS PARK	474,368.06
152959	11/17/2022	ALESHIRE & WYNDER, LLP	LEGAL SERVICES FOR SEPTEMBER 2022	75,309.42
152960	11/17/2022	AMERICAN FORENSIC NURSES LLC	BLOOD DRAWS	122.44
152961	11/17/2022	ATWORK FRANCHISE, INC.	TEMP STAFF SERVICES	17,018.00
152962	11/17/2022	BILL & DAVE'S LDSC MAINTENANCE	LANDSCAPE MAINTENANCE & REPAIRS	9,345.92
152963	11/17/2022	CAMERON WELDING SUPPLY	PACKAGED GASES FOR WELDING PURPOSES	70
152964	11/17/2022	KINGDOM CAUSES, INC.	HOMELESS SVCS FOR SEPTEMBER 2022	34,679.13
152965	11/17/2022	CREATIVE PRINTING	ENVELOPES & BUSINESS CARDS	580.77
152966	11/17/2022	DENNIS GRUBB & ASSOCIATES	DEVELOPMENT REVIEWS & PLAN CHECKS	2,825.00
152967	11/17/2022	HOME DEPOT CREDIT SERVICES	FACILITY TOOLS; GRAFFITI ABATEMENT SUPPLIES	573.18
152968	11/17/2022	INTERWEST CONSULTING GROUP, INC.	CITYWIDE IMPROVEMENTS	184,483.51
152969	11/17/2022	J THAYER COMPANY, INC.	BREAKROOM & OFFICE SUPPLIES	121.37
152970	11/17/2022	LIFE LIFTERS INTERNATIONAL	CDBG EXPENDITURES: SEPTEMBER 2022	800
152971	11/17/2022	LIFE LIFTERS INTERNATIONAL	CDBG EXPENDITURES: OCTOBER 2022	900
152972	11/17/2022	LYONS SECURITY SERVICE INC.	SECURITY OFFICER & VEHICLE PATROLLING SVCS	30,228.15
152973	11/17/2022	MAMCO INC.	PLACENTIA WIDENING APP 5	952,442.54
152974	11/17/2022	NIELSEN MERKSAMER PARRINELLO	PROFESSIONAL SERVICES FOR OCTOBER 2022	1,246.75
152975	11/17/2022	OCHOA FAMILY CHILDCARE	CHILDCARE ASSISTANCE PROGRAM 10/17-10/28/22	600
152976	11/17/2022	JIM FORBES VOICE, INC.	DEVELOPMENT PLAN REVIEWS	1,897.59
152977	11/17/2022	PINEDA GENERAL CONSTRUCTION	SIDEWALK REPLACEMENT	6,560.00
152978	11/17/2022	REGIONAL CONSERVATION AUTHORITY	MSHCP FEES COLLECTED FOR OCTOBER 2022	627,087.96
152979	11/17/2022	RK ENGINEERING GROUP INC	VARIOUS CITY PROJECTS, REVIEWS, SCOPING AGREEMENTS	25,180.00
152980	11/17/2022	VOICES FOR CHILDREN	CDBG EXPENDITURES: JULY & AUGUST 2022	1,664.55
152981	11/17/2022	WATER EDUCATION SERVICES, INC	COORDINATION WITH INFRAMARK FOR WATER & SEWER	3,740.00
152982	11/17/2022	ACTION SURVEYS, INC.	PLACENTIA WIDENING PROJECT	30,658.00
152983	11/17/2022	ADAME LANDSCAPE, INC.	IRRIGATION REPAIRS	45,002.54
152984	11/17/2022	ADVANCED MOBILITY GROUP	PERRIS BLVD SAFETY PROJECTS SEPTEMBER 2022	1,164.00
152985	11/17/2022	ALBERT A. WEBB ASSOCIATES	S128 SAN JACINTO; PERRIS VALLEY TRAIL PHASE 9; JULY PTD MEETING	41,758.55
152986	11/17/2022	AMAZON CAPITAL SERVICES	PC HARDWARE; CODE ENF & A/M: HALLOWEEN COSTUMES; OFFICE ITEI	6,066.66

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152987	11/17/2022	ANDERSON CHEVROLET	VEHICLE SENSORS	589.42
152988	11/17/2022	ANDERSON ELECTRIC	ELECTRICAL REPAIRS	7,357.00
152989	11/17/2022	ANIMAL CARE EQUIPMENT & SVCS	ANIMAL CONTROL EQUIPMENT	60.75
152990	11/17/2022	SOCALGAS	ARPA: UTILITY ASSISTANCE PROGRAM	18.32
152991	11/17/2022	SOUTHERN CALIFORNIA EDISON	ARPA: UTILITY ASSISTANCE PROGRAM	382.22
152992	11/17/2022	ARVIE DAGATAN	REIMBURSEMENT: CALBO READING MATERIALS	43.75
152993	11/17/2022	BARRY KAY ENTERPRISES, INC	YOUTH SOCCER JERSEY	53.97
152994	11/17/2022	BAY ALARM COMPANY	ALARM SYSTEM SERVICE: VARIOUS LOCATIONS FOR OCT-NOV 2022	690
152995	11/17/2022	CAL ANIMALS	ANIMAL CONTROL: WORKSHOP 06/21/22	50
152996	11/17/2022	CALIFORNIA MUNICIPAL STATISTIC	DIRECT & OVERLAPPING DEBT STATEMENT 06/30/22	550
152997	11/17/2022	CALOLYMPIC SAFETY	SURVEYOR VESTS & VEST ORANGE MECCHI WITH ELASTIC SIDES	887.63
152998	11/17/2022	CINTAS	FACILITY MAINTENANCE SUPPLIES	2,892.99
152999	11/17/2022	CIVICPLUS	CIVIC REC SOFTWARE PROGRAMMING	5,209.31
153000	11/17/2022	COMMUNITY WORKS DESIGN GROUP	ENCHANTED HILLS, MERCADO, PARAGON PARKS: SEPT 2022; PERRIS FAI	13,184.50
153001	11/17/2022	CORE & MAIN LP	MORGAN PARK	473.37
153002	11/17/2022	CORPORATE PAYMENT SYSTEMS	CONFERENCE: AIRPORT PKNG; UBER RIDES; MEALS; HOTEL STAY	4,829.26
153003	11/17/2022	DAN'S FEED AND SEED INC.	PROPANE	80.86
153004	11/17/2022	DELL MARKETING LP	FINANCE DEPT: NEW COMPUTER	1,992.93
153005	11/17/2022	DIVERSIFIED DISTRIBUTION	DEKA BATTERY	132.52
153006	11/17/2022	EASTERN MUNICIPAL WATER DISTRICT	PARKS: OCTOBER- NOVEMBER 2022	8,729.82
153007	11/17/2022	EASTERN MUNICIPAL WATER DISTRICT	09/10-09/17/22	1,192.75
153008	11/17/2022	EASTERN MUNICIPAL WATER DISTRICT	09/09-10/09/22	1,558.83
153009	11/17/2022	EIDE BAILLY LLP	INDUSTRIAL CFD; EXAM/ANALYSIS	6,150.00
153010	11/17/2022	ENVIRONMENTAL SYSTEMS RESEARCH	GIS SOFTWARE: ANNUAL SUBSCRIPTION 10/19/22-10/18/2023	4,250.00
153011	11/17/2022	FAIR HOUSING COUNCIL OF RIVERSIDE COUNTY	ARPA: LANDLORD/TENANT PROGRAM SERVICES	2,191.83
153012	11/17/2022	FEDERAL EXPRESS CORP	10/21-11/01/22; 10/05-10/18/22	100.2
153013	11/17/2022	FIELDMAN, ROLAPP & ASSOCIATES INC.	CFDs UAGUST-SEPTEMBER 2022	14,604.49
153014	11/17/2022	FRONTIER	HARLEY KNOX: 10/11-11/10; FIRE DEPT: 10/13-11/12/22	337.32
153015	11/17/2022	GRAINGER	SENIOR CENTR: MOTOR, 1/20 HP	125.55
153016	11/17/2022	GRANICUS, INC.	GOVACCESS MAINT; HOSTING LICENSING	13,891.50
153017	11/17/2022	HLP, INC.	ANIMAL CONTROL SOFTWARE	25.55

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153018	11/17/2022	VISUAL EDGE, INC.	CITY YARD AUGUST 2022	50.19
153019	11/17/2022	IMPERIAL SPRINKLER SUPPLY	LIBERTY PARK	463.7
153020	11/17/2022	INLAND ROAD SERVICE & TIRE	TIRES 235/65R16	3,770.57
153021	11/17/2022	INTERMEDIA.NET INC.	OFFICE 365 LICENSING OCTOBER 2022	4,376.79
153022	11/17/2022	IRON MOUNTAIN	STORAGE EVCS 09/28-10/25/22	1,064.45
153023	11/17/2022	SOUTHERN CALIFORNIA EDISON	ARPA: UTILITY ASSISTANCE PROGRAM	574.6
153024	11/17/2022	CITY OF PERRIS	ARPA: UTILITY ASSISTANCE PROGRAM	735.05
153025	11/17/2022	KH METALS AND SUPPLY	HARLEY KNOX: WHEELS FOR FRONT GATE	403.02
153026	11/17/2022	LA OPINION, L.P.	ASSISTANCE PGM; LEGAL AD 10/24-10/30/22	485
153027	11/17/2022	LAUREL PALMS APTS, INC.	ARPA: LANDLORD/TENANT PROGRAM SERVICES	6,600.00
153028	11/17/2022	LAWN TECH	PARKS: OCTOBER- NOVEMBER 2022	525.28
153029	11/17/2022	SOUTH COAST LIGHTING & DESIGN	PERRIS LIT BOLLARDS; PERRIS DECOR BOLLARDS	9,422.74
153030	11/17/2022	CARLA LOPEZ	REIMBURSEMENT: NORTHGATE TOUR RENTAL 11/01/22	261.59
153031	11/17/2022	PAUL LOPEZ	REIMBURSEMENT: IT DEPT BIRTHDAY STAFF LUNCH 11/09/22	131.59
153032	11/17/2022	LOR GEOTECHNICAL GROUP INC	GOETZ RD & PLACENTIA AVE WIDENING PROJECTS	46,434.25
153033	11/17/2022	MANPOWER TEMP SERVICES, INC	TEMP STAFF SERVICES	6,599.40
153034	11/17/2022	MESA ENERGY SYSTEMS, INC.	GYM: A/C UNIT MAINTENANCE; CITY HALL: NEW CONDENSER	1,266.44
153035	11/17/2022	EASTERN MUNICIPAL WATER DIST	ARPA: UTILITY ASSISTANCE PROGRAM	103.1
153036	11/17/2022	NEW HORIZON CARPETS	FIRE STATION #90: NEW CARPET INSTALLATION	4,936.00
153037	11/17/2022	NUTRIEN AG SOLUTION, INC.	VETERANS MEMORIAL	17.76
153038	11/17/2022	O'REILLY FIRST CALL	CITY VEHICLES; MAINTENANCE SUPPLIES	1,318.50
153039	11/17/2022	SOUTHERN CALIFORNIA EDISON	ARPA: UTILITY ASSISTANCE PROGRAM	100.95
153040	11/17/2022	SOCAL GAS	ARPA: UTILITY ASSISTANCE PROGRAM	29.24
153041	11/17/2022	EASTERN MUNICIPAL WATER DISTRICT	ARPA: UTILITY ASSISTANCE PROGRAM	137
153042	11/17/2022	OTIS ELEVATOR COMPANY	GYM: ONE-TIME IMPACT FEE	250
153043	11/17/2022	PARK TOWNE APARTMENTS, LLC	ARPA: LANDLORD/TENANT PROGRAM SERVICES	8,700.00
153044	11/17/2022	CITY OF PERRIS	ARPA: UTILITY ASSISTANCE PROGRAM	117.48
153045	11/17/2022	SOCAL GAS	ARPA: UTILITY ASSISTANCE PROGRAM	31.39
153046	11/17/2022	SOUTHERN CALIFORNIA EDISON	ARPA: UTILITY ASSISTANCE PROGRAM	196.35
153047	11/17/2022	KENNETH PHUNG	VISION REIMBURSEMENT FY21-22	228
153048	11/17/2022	PURCHASE POWER	POSTAGE METER OVERAGE FEE	7

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153049	11/17/2022	COUNTY OF RIVERSIDE	FLEET FOR MAY FY22 & JULY FY23	691.34
153050	11/17/2022	RIGHTWAY	HARLEY KNOX: PORTABLE TOILET RENTAL	109.28
153051	11/17/2022	RIVERSIDE COUNTY SHERIFF'S DEPT	LAW ENFORCEMENT BP#3 08/25-09/21/22	1,675,330.04
153052	11/17/2022	COUNTY OF RIVERSIDE-DEPT OF ENV HEALTH	VECTOR CONTROL SVCS JULY-SEPT 2022	4,236.50
153053	11/17/2022	ROW TRAFFIC SAFETY, INC	VARIOUS SIGNS, HARDWARE	10,850.43
153054	11/17/2022	SC FUELS	FUEL	360.81
153055	11/17/2022	SOUTHERN CALIFORNIA EDISON	MULTIPLE ACCOUNTS AUG-OCT 2022	780.11
153056	11/17/2022	SOUTHERN CALIFORNIA EDISON	MULTIPLE ACCOUNTS 09/21-10/20/22	3,303.91
153057	11/17/2022	SOUTHERN CALIFORNIA EDISON	MULTIPLE ACCOUNTS 09/26-10/26/22	7,336.78
153058	11/17/2022	SOUTHERN CALIFORNIA EDISON	09/01-10/01/22	10,402.13
153059	11/17/2022	SOUTHERN CALIFORNIA EDISON	MULTIPLE ACCOUNTS 08/24-10/19/22	39,130.92
153060	11/17/2022	Z & T VENTURES, INC.	PLANTER MAINTENANCE	20,040.00
153061	11/17/2022	SHRED-IT C/O STERICYCLE, INC.	SHREDDING SERVICES	400.08
153062	11/17/2022	SOUTH COAST COPY SYSTEMS	IT DEPT: NEW BADGE PRINTER	7,975.66
153063	11/17/2022	SPARKLETT'S	BOTTLED WATER	52.83
153064	11/17/2022	STATE OF CALIFORNIA	STRONG MOTION INSTRUMENTATION, 1ST QTR FY22-23	14,508.21
153065	11/17/2022	ARIZONA MACHINERY LLC	PARKS: JOHN DEERE BUNKER & FIELD RAKE; STRAP; ROTARY SWITCH; KE	21,733.42
153066	11/17/2022	SUNSET GRAPHICS	CoP LOGO ON BLAZER	96.83
153067	11/17/2022	TalentZok	TEMP STAFF SERVICES	19,349.85
153068	11/17/2022	TEC-REFRESH, INC.	IT DEPT: FORESCOUT SOFTWARE	2,180.00
153069	11/17/2022	SPECTRUM BUSINESS	MULTIPLE ACCOUNTS OCT-NOV 2022	4,715.88
153070	11/17/2022	COUNTY OF RIVERSIDE	SLF COSTS JULY 2022	6,689.99
153071	11/17/2022	TRULY NOLEN BRANCH 064	PEST CONTROL MONTHLY FEE	499
153072	11/17/2022	U. S. POSTAL SERVICE	REPLENISH POSTAGE -PERMIT 134	4,000.00
153073	11/17/2022	UNIFIRST CORPORATION	PW & PARKS UNIFORMS; MAT & SCRAPER SERVICE FEE	893.51
153074	11/17/2022	UNIFIRST FIRST AID CORP	FIRST AID KIT SUPPLIES	123.29
153075	11/17/2022	UNITED REFRIGERATION, INC.	A/C SUPPLIES / EQUIPMENT	458.73
153076	11/17/2022	WALTERS WHOLESale ELECTRIC CO	ELECTRICAL SUPPLIES, TOOLS	2,585.01
153077	11/17/2022	WESTERN EXTERMINATOR COMPANY	PEST CONTROL MONTHLY FEE	351
153078	11/17/2022	WESTERN EXTERMINATOR COMPANY	PEST CONTROL MONTHLY FEE	419.47
153079	11/17/2022	XEROX FINANCIAL SERVICES	COPIER LEASE #001 10/30-11/29/22	6,202.33

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153080	11/21/2022	TRAILER FACTORY OUTLETS	PW: TRAILER 12X83 PJ DUMP	14,075.51
153081	11/22/2022	ALESHIRE & WYNDER, LLP	LEGAL SERVICES	11,642.26
153082	11/22/2022	ATWORK FRANCHISE, INC.	TEMP STAFF SERVICES	8,038.44
153083	11/22/2022	CREATIVE PRINTING	BUSINESS CARDS; RUBBER STAMPS	249.55
153084	11/22/2022	FLOWATER, INC.	CS DEPT: FILTER SERVICES	323.25
153085	11/22/2022	HOME DEPOT CREDIT SERVICES	PARKS SUPPLIES	140
153086	11/22/2022	IE GENERAL ENGINEERING, INC.	FRONTAGE RD PROJECT	9,025.00
153087	11/22/2022	INTERWEST CONSULTING GROUP, INC.	ENGINEERING SVCS FOR JULY & AUGUST 2022	170,621.89
153088	11/22/2022	LA GARE CAFE	CS: COMMITTEE MEETING 7/22/22	70.54
153089	11/22/2022	DAVID OSORIO	MARIACHI INSTRUCTOR SVCS 10/03-1028/22	1,500.00
153090	11/22/2022	SALVADOR OSORIO	MARIACHI INSTRUCTOR SVCS 10/03-1028/22	1,500.00
153091	11/22/2022	JIM FORBES VOICE, INC.	2022 CODE ADOPTION ORDINANCE	348.5
153092	11/22/2022	VOICES FOR CHILDREN	CDBG EXPENDITURE SEPTEMBER & OCTOBER 2022	1,765.41
153093	11/22/2022	ACTION SURVEYS, INC.	STAKE FOR CMU WALL	3,600.00
153094	11/22/2022	ADAME LANDSCAPE, INC.	BZ-28; LANDSCAPE SERVICES	211.09
153095	11/22/2022	AMAZON WEB SERVICES, INC.	CLOUD STORAGE SVCS MAR-AUG 2022	3,713.63
153096	11/22/2022	AMAZON CAPITAL SERVICES	CHRISTMAS CARDS; OFFICE & BREAKROOM SUPPLIES; PUBLIC HEALTH E	695.77
153097	11/22/2022	AMERICAN EAGLE TROPHIES	NAMEPLATES	47.86
153098	11/22/2022	ANDERSON ELECTRIC	SENIOR CENTER PROJECT	1,120.00
153099	11/22/2022	BSN SPORTS	ENCHANTED HILLS PARK: BASKETBALL EQUIPMENT	1,625.69
153100	11/22/2022	CAMPOS MATERIALS	LANDSCAPE MAINTENANCE	2,686.07
153101	11/22/2022	ABRAHAM CAMPOS	BOOT REIMBURSEMENT FY 22-23	122.33
153102	11/22/2022	CITI CARDS	ANIMAL CTRL: RADIOS; GYM; ANIMAL CTRL: MOTOR; CSMFO CONFEREN	3,720.98
153103	11/22/2022	CR&R INCORPORATED	HARLEY KNOX: DUMP & RETURN BIN	4,333.06
153104	11/22/2022	CSMFO	CSMFO MUNICIPAL SUBSCRIPTION	110
153105	11/22/2022	DATA TICKET, INC.	DAILY CITATION PROCESSING MAY- OCTOBER 2022	888.87
153106	11/22/2022	DUKE REALTY	PERMIT REFUND: PMT17-00511	618,374.90
153107	11/22/2022	EASTERN MUNICIPAL WATER DISTRICT	PARKS: 09/20-11/08/22	16,859.31
153108	11/22/2022	EASTERN MUNICIPAL WATER DISTRICT	09/20-10/28/22	1,057.19
153109	11/22/2022	ELECNOR BELCO ELECTRIC, INC.	PERRIS BLVD CORRIDOR SAFETY	250,438.17
153110	11/22/2022	EMPLOYMENT SCREENING SERVICES,	EXPANDED CRIMINAL RECORD & REFERENCES	175

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153111	11/22/2022	FAST 5 PERRIS 8, LLC	PARKS: FLEET SVCS / CAR WAS OCTOBER 2022	101.7
153112	11/22/2022	LUPITA GARCIA	MILEAGE REIMBURSEMENT	33.26
153113	11/22/2022	HLP, INC.	ANIMAL CTRL: SOFTWARE; CHAMELEON SOFTWARE ANNUAL SUPPORT	7,267.75
153114	11/22/2022	LANGSTON MOTORSPORTS	GLOVE PURSUIT PERF.	73.69
153115	11/22/2022	LIEBERT CASSIDY WHITMORE	WEBINAR	75
153116	11/22/2022	CRYSTAL LOPEZ	REIMBURSEMENT: CPRS CONF; TRAINING; VETERANS PARADE; BIRTHDA	148.96
153117	11/22/2022	MAGELLAN ADVISORS, LLC	FIBER MASTER PLANS 3-5 OF 8	46,462.50
153118	11/22/2022	MANPOWER TEMP SERVICES, INC	TEMP STAFF SERVICES	1,942.63
153119	11/22/2022	LILIANA MARFORI	SWIM LESSONS REFUND	50
153120	11/22/2022	JOSE G. MARTINEZ	REIMBURSEMENT: AT NURSERY 11/02-11/07/22	144.38
153121	11/22/2022	OAKTREE ENGRAVING AND MONUMENTS	INT'L MOTHERS LANGUAGE PROJECT 09/13-09/26/22	75,016.26
153122	11/22/2022	PERRIS UNION HIGH SCHOOL DIST	SPORTS FACILITY RESERVATION JAN-MAR 2023	5,494.50
153123	11/22/2022	COUNTY OF RIVERSIDE	FLEET BILLING FOR AUGUST & SEPTEMBER FY22-23	774.3
153124	11/22/2022	RIGHTWAY	YAC TRUNK A TREAT SUPPLIES	1,112.23
153125	11/22/2022	RIVERSIDE COUNTY FLOOD CONTROL	SALE OF SURPLUS LAND DEP; PERIS VALLEY MPD LINE J FY22-23	7,557.14
153126	11/22/2022	SC FUELS	FUEL CARDS OCTOBER 2022	13,303.42
153127	11/22/2022	SOUTHERN CALIFORNIA EDISON	ENCHANTED HILLS PARK: 10/21/22	1,742.03
153128	11/22/2022	SOUTHERN CALIFORNIA EDISON	FOSS FIELD PARK: 10/26/22	3,622.89
153129	11/22/2022	SOUTHERN CALIFORNIA EDISON	7TH ST & S B ST 09/01-10/01/22	6,228.76
153130	11/22/2022	CRYSTAL SMITH	VISION REIMBURSEMENT FY22-23	755.05
153131	11/22/2022	SOUTH COAST COPY SYSTEMS	IT DEPT: COPIER LEASE	1,111.42
153132	11/22/2022	STATE OF CALIFORNIA	BLOOD ALCOHOL ANALYSIS JULY & OCTOBER 2022	280
153133	11/22/2022	SUNDOWN WINDOW TINTING	WINDOW TINT	9,448.00
153134	11/22/2022	TalentZok	TEMP STAFF SERVICES	1,674.01
153135	11/22/2022	U.S. BANK	ADMIN FEES 10/22-09/30/23	57,285.00
153136	11/22/2022	UNITED REFRIGERATION, INC.	AIR CONDITIONIER FILTERS	6,325.14
153137	11/22/2022	VISTA PAINT CORPORATION	GRAFFITI ABATEMENT PAINT	1,496.53
153138	11/22/2022	WESTERN RIVERSIDE COUNCIL OF GOV	TUMF FEES COLLECTED OCTOBER 2022	1,692,216.00
153139	11/22/2022	SUDWEEKS CONSTRUCTION, INC.	DEV SVCS: REMODEL PROJECT 01 & 02	147,649.10
153140	11/30/2022	ADVANCE REFRIGERATION & ICE SY	ICE MACHINE REPAIRS	1,007.31
153141	11/30/2022	IGNACIO ALVAREZ	BOOT REIMBURSEMENT FY22-23	250

**CITY OF PERRIS  
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<b>CHECK</b>	<b>DATE</b>	<b>VENDOR</b>	<b>DESCRIPTION</b>	<b>AMOUNT</b>
153142	11/30/2022	ATWORK FRANCHISE, INC.	TEMP STAFF SERVICES	26,217.35
153143	11/30/2022	BILL & DAVE'S LDSC MAINTENANCE	LANDSCAPE: REPAIRS & BEAUTIFICATION	5,895.68
153144	11/30/2022	CREATIVE PRINTING	BUSINESS CARDS	131.46
153145	11/30/2022	DENNIS GRUBB & ASSOCIATES	DEV. REVIEW: DPR22-00002	16,265.00
153146	11/30/2022	FLOWATER, INC.	DRINKING WATER FILTER, WATER COOLER	234.87
153147	11/30/2022	HM CONSULTANTS, LLC	WATER & SEWER DISPOSITION MEETINGS	6,200.00
153148	11/30/2022	HOME DEPOT CREDIT SERVICES	SUPPLIES; TOOLS; STOCK ITEMS; PAINT SUPPLIES	4,347.24
153149	11/30/2022	INTERWEST CONSULTING GROUP, INC.	TRAFFIC SIGNAL & ROAD IMP.; SAN JACINTO RIVER; LANDSCAPE INSPEC	12,861.25
153150	11/30/2022	J THAYER COMPANY, INC.	OFFICE & BREAKROOM SUPPLIES	163.86
153151	11/30/2022	LA GARE CAFE	MEETING LUNCH	764.56
153152	11/30/2022	MAMCO INC.	PLACENTIA & WIDENING APP 6	761,710.63
153153	11/30/2022	OCHOA FAMILY CHILDCARE	CHILDCARE ASSISTANCE PROGRAM 10/31-11/11/22	600
153154	11/30/2022	PACIFIC CODE COMPLIANCE	PROFESSIONAL SERVICES FOR JULY & SEPTEMBER 2022	24,537.62
153155	11/30/2022	JIM FORBES VOICE, INC.	RAMNA & BRENNAN NOI, P22-106; INT'L MOTHER LANGUAGE 07/29/22	1,051.13
153156	11/30/2022	RK ENGINEERING GROUP INC	MULTIPLE CITY PROJECTS	23,340.00
153157	11/30/2022	JUAN RODRIGUEZ	VISION REIMBURSEMENT FY22-23	474.28
153158	11/30/2022	TEAMSTERS LOCAL 911	UNION DUES NOVEMBER 2022	4,448.00
153159	11/30/2022	WEST COAST ARBORISTS, INC	DOWNTOWN D ST TREE PRUNNING	7,809.60
<b>TOTAL</b>				<b>10,165,496.20</b>



## ATTACHMENT 2

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**CITY OF PERRIS  
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<b>CHECK</b>	<b>DATE</b>	<b>VENDOR</b>	<b>DESCRIPTION</b>	<b>AMOUNT</b>
153160	12/1/2022	4ALLPROMOS	LIVEWELL PROMOTIONAL ITEMS	371
153161	12/1/2022	4IMPRINT, INC.	CERT MATERIALS	6,387.31
153162	12/1/2022	ADAME LANDSCAPE, INC.	BENEFIT ZONES: IRRIGATION REPAIRS	4,046.02
153163	12/1/2022	ALBERT A. WEBB ASSOCIATES	GREEN VALLEY PARK PROFESSIONAL SVCS 07/23/22, 09/24/22	70,976.25
153164	12/1/2022	AMAZON WEB SERVICES, INC.	CLOUD WEB SERVICES FOR OCTOBER 2022	736.68
153165	12/1/2022	AMAZON CAPITAL SERVICES	OFFICE SUPPLIES FOR ALL DEPARTMENTS	2,236.25
153166	12/1/2022	ANDERSON CHEVROLET	TRUCK #15-540; REMANUFACTURED	5,719.42
153167	12/1/2022	ANDERSON ELECTRIC	ELECTRICAL REPAIRS / MAINTENANCE	6,352.00
153168	12/1/2022	ANGELA'S GLASS & MIRROR	CUSTOM GLASS DESK COVER	1,234.00
153169	12/1/2022	ARVIE DAGATAN	MILEAGE REIMBURSEMENT: CALBO TRAINING; CERT TRAINING	195.38
153170	12/1/2022	ASBESTOS INSTANT RESPONSE, INC.	UB: DEPOSIT REFUND ACCOUNT 04015-00	1,019.75
153171	12/1/2022	AWARDS AND SPECIALTIES	WOODEN NAME SLIDES, WALL MOUNT NAME SLIDE	98.91
153172	12/1/2022	BLADES GROUP, LLC	(258) ROCK ASPHALT 50LB BAGS	4,712.00
153173	12/1/2022	CINTAS	ALL DEPARTMENTS: FACILITY MAINTENANCE SUPPLIES	1,083.11
153174	12/1/2022	CODE BLUE CPR	VPR TRAINING CERTIFICATION	1,395.00
153175	12/1/2022	COMMUNITY WORKS DESIGN GROUP	PERRIS GREEN CITY FARM SEPTEMBER 2022	3,687.50
153176	12/1/2022	CONTINENTAL INTERPRETING SERVICES, INC	PLANNING COMMITTEE MEETINGS 10/05/22 & 10/19/22	1,400.00
153177	12/1/2022	CORPORATE PAYMENT SYSTEMS	MEETINGS, CONFERENCE	403.48
153178	12/1/2022	CORPORATE PAYMENT SYSTEMS	ERC; PW WATER COOLER; BIKE EVENT; TREE LIGHTING	2,825.85
153179	12/1/2022	CORPORATE PAYMENT SYSTEMS	TRAINING; UNIFORMS, SEMINAR, MEMBERSHIPS	3,033.67
153180	12/1/2022	CORPORATE PAYMENT SYSTEMS	LANDSCAPE CONF; CPRS REG; PUBLIC WORKS LUNCHEON	6,138.75
153181	12/1/2022	CORPORATE PAYMENT SYSTEMS	FIRE STA APPLICATION; ELECTRIC BIKES; TRUNK O TREAT	11,038.03
153182	12/1/2022	CR&R INCORPORATED	HWY 74/BELLAMO LN: HOMELESS ENCAMPMENT	85.98
153183	12/1/2022	DAN'S FEED AND SEED INC.	RUBBER BOOTS; RAIN SUIT; TARP HEAVY DUTY	221.92
153184	12/1/2022	DEPT OF TRANSPORTATION	SIGNALS; LIGHTING JULY-SEPTEMBER 2022	3,243.87
153185	12/1/2022	EARTHCHEM INDUSTRIAL SUPPLY, LLC	SUPER SLOTTED BUNGEEES	1,816.81
153186	12/1/2022	EASTERN MUNICIPAL WATER DISTRICT	WHOLESALE WATER OCTOBER 2022	172,381.35
153187	12/1/2022	EASTERN MUNICIPAL WATER DISTRICT	PARKS: OCTOBER-NOVEMBER 2022	1,547.73
153188	12/1/2022	EASTERN MUNICIPAL WATER DISTRICT	MULTIPLE ACCOUNTS SEPT-OCT 2022	2,019.39
153189	12/1/2022	EASTERN MUNICIPAL WATER DISTRICT	MULTIPLE ACCOUNTS SEPT-OCT 2022	26,656.88
153190	12/1/2022	EASTERN MUNICIPAL WATER DISTRICT	MULTIPLE ACCOUNTS SEPT-OCT 2022	220,162.04
153191	12/1/2022	ENVIROCARE CONSULTING, INC.	LEAD INSPECTION ASBESTOS SURVEY	3,595.00

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153192	12/1/2022	ESGIL, LLC	PLAN REVIEW APRIL 2022	1,167.56
153193	12/1/2022	JOSHUA ESTRADA	PARKS: CONFERENCE PARKING REIMBURSEMENT 11/17/22	20
153194	12/1/2022	EVERETT SMITH DESIGNS	PROJECTS: TENNIS COURT; ECC OFFICES; CITY HALL TENANT	11,500.00
153195	12/1/2022	EWING IRRIGATION PRODUCTS, INC.	PARKS: IRRIGATION SUPPLIES	5,742.42
153196	12/1/2022	FEDERAL EXPRESS CORP	11/01-11/04/22; 11/09/22; 11/16-11/18/22	168.73
153197	12/1/2022	FIELDMAN, ROLAPP & ASSOCIATES INC.	GEN ADV SERVICES 10/19-10/24/22	610
153198	12/1/2022	EASTERN MUNICIPAL WATER DISTRICT	ARPA: UTILITY ASSISTANCE PROGRAM	46.77
153199	12/1/2022	SOCAL GAS	ARPA: UTILITY ASSISTANCE PROGRAM	38.34
153200	12/1/2022	SOUTHERN CALIFORNIA EDISON	ARPA: UTILITY ASSISTANCE PROGRAM	11.45
153201	12/1/2022	ALFREDO GARCIA	REIMBURSEMENT: GRAMMARLY SUBSCRIPTION	139
153202	12/1/2022	GAUDET DESIGN GROUP	CONCEPT DESIGN PHASE1: PLACENTIA AVE	850
153203	12/1/2022	GAVILAN SPRINGS NURSERY	PARKS: SEEDS, ROSES	434.23
153204	12/1/2022	GUMARO GONZALEZ	PARKS: CONFERENCE PARKING REIMBURSEMENT 11/17/22	20
153205	12/1/2022	GORM, INC.	PARKS: CLEAN UP SUPPLIES	1,909.00
153206	12/1/2022	HONEYWELL GLOBAL FINANCE	kWh PRODUCTION OCTOBER 2022	10,173.00
153207	12/1/2022	VISUAL EDGE, INC.	CS & PW: PRINTER SERVICES SEPT-NOV 2022	203.92
153208	12/1/2022	IMPERIAL SPRINKLER SUPPLY	PARKS: SPRINKLER SUPPLIES	1,226.59
153209	12/1/2022	INLAND LIGHTING SUPPLIES, INC.	D ST BETWEEN 6TH & 7TH ST	690.36
153210	12/1/2022	KIMBALL MIDWEST	ULTRA PROMAX BJ BLUE	225.24
153211	12/1/2022	KOFF & ASSOCIATES, INC	C1109 CoP CLASSIFICATION & COMPENSATION SEPT 2022	1,955.00
153212	12/1/2022	LAWN TECH	PARKS: FRAME BAG	89.28
153213	12/1/2022	LEAGUE OF CALIFORNIA CITIES	MEETING; RIVCO DIVISION LUNCHEON	200
153214	12/1/2022	CARLA LOPEZ	END OF SUMMER VENT; STORAGE KEYS 09/16-10/28/22	43.23
153215	12/1/2022	ALEX MACIAS	BOOTS REIMBURSEMENT FY22-23	250
153216	12/1/2022	MAGELLAN ADVISORS, LLC	FIBER MASTER PLAN 6 OF 8	15,487.50
153217	12/1/2022	MANPOWER TEMP SERVICES, INC	TEMPORARY STAFF	3,634.94
153218	12/1/2022	MARGARITA'S GRILL RESTUR & CATERING LLC	50% DEPOSIT FOR CATERING SVCS	3,124.01
153219	12/1/2022	MARIEL RAMIREZ	REIMBURSEMENT: MILEAGE FOR CALBO TRAINING	99.5
153220	12/1/2022	O'REILLY FIRST CALL	PARTS FOR 2006 CHEVY SILVERADO	438.84
153221	12/1/2022	LISETTE ORTEGA	BALLET: WINTER RECITAL 10/04-11/14/22	2,100.00
153222	12/1/2022	SERGIO ORTIZ	REIMBURSEMENT: MILEAGE FOR CALBO & INSPECTOR TRAINING	220.69
153223	12/1/2022	P&P UNIFORMS RIV	CODE ENFORCEMENT: UNIFORMS	544.07

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153224	12/1/2022	DANIEL PADILLA	REIMBURDAMENT: MILEAGE FOR CALBO & ATTENDANCE TRAINING	332.87
153225	12/1/2022	PARK TOWNE APARTMENTS, LLC	ARPA: RENTAL ASSISTANCE PROGRAM	500.31
153226	12/1/2022	THE PARTS AUTHORITY	BEAM WIPER BLADES FOR 2017 TOYOTA	117.23
153227	12/1/2022	PINEWOOD PERRIS INVESTMENT, LLC	HOTEL VOUCHERS 09/29-10/31/22	847
153228	12/1/2022	EASTERN MUNICIPAL WATER DISTRICT	ARPA: UTILITY ASSISTANCE PROGRAM	365.34
153229	12/1/2022	SOUTHERN CALIFORNIA EDISON	ARPA: UTILITY ASSISTANCE PROGRAM	275.96
153230	12/1/2022	COUNTY OF RIVERSIDE	FLEET SVCS FOR OCTOBER 2022	325.44
153231	12/1/2022	ROTARY CLUB OF PERRIS	QUATERLY DUES OCT-DEC 2022	105.5
153232	12/1/2022	SAFETY-KLEEN SYSTEMS, INC.	PARTS WASHER SERVICE	670.73
153233	12/1/2022	SC FUELS	FUEL	178.49
153234	12/1/2022	SC FUELS	FUEL	147.58
153235	12/1/2022	Z & T VENTURES, INC.	PLANTER MAINTENANCE OCTOBER 2022	560
153236	12/1/2022	SITEONE LANDSCAPE SUPPLY, LLC	GREEN VALLEY SETTLEMENT	1,863.54
153237	12/1/2022	SOLCIUS LLC	PERMIT REFUND PMT22-02620	500
153238	12/1/2022	SOUTH COAST AQMD	101 N D ST REINSTATEMENT	1,405.96
153239	12/1/2022	SPARKLETT'S	OFFICE SUPPLIES: FRESH DRINKING WATER	59.77
153240	12/1/2022	SUNRUN INSTALLATION SERVICES, INC.	PERMIT REFUND PMT22-02877; ACCELA OVERCHARGE REFUND	2,111.45
153241	12/1/2022	SUNSET GRAPHICS	PARKS: JACKET LOGO DESIGN	336.04
153242	12/1/2022	SYNTECH	NETWORK, SERVER SUPPORT NOVEMBER 2022	3,199.00
153243	12/1/2022	TalentZok	TEMPORARY STAFF	9,791.76
153244	12/1/2022	TJW ENGINEERING, INC	PLACENTIA WIDENING & INDIAN TRAFFIC SIGNAL	2,200.00
153245	12/1/2022	COUNTY OF RIVERSIDE	SLF COSTS AUGUST 2023	13,697.72
153246	12/1/2022	TOTALPLAN INC.	HR DEPT AT CITY HALL PROJECT	44,623.41
153247	12/1/2022	MARSHA LYNN TOWNSEND	ARPA: RENTAL ASSISTANCE PROGRAM	4,800.00
153248	12/1/2022	TRUE NORTH COMPLIANCE SERVICES, INC.	PLAN REVIEWS	91,901.52
153249	12/1/2022	TRULY NOLEN BRANCH 064	FIRE STATION #90 PEST CONTROL COMMERCIAL	174
153250	12/1/2022	ULINE	OFFICE & JANITORIAL SUPPLIES; BLUE COMPUTER CART 26X20	2,131.72
153251	12/1/2022	UNIFIRST CORPORATION	MAT SERVICE FEES	206.03
153252	12/1/2022	UNIFIRST CORPORATION	MAT & SCRAPER SERVICE FEES	320.74
153253	12/1/2022	VERIZON WIRELESS	SHERIFF: ACCT 00011 10/11-11/10/22	184.87
153254	12/1/2022	WALTERS WHOLESALE ELECTRIC CO	SENIOR CENTER PRJ; CITY HALL LIGHTING; FIRE STNS #90 & #101	6,872.10
153255	12/1/2022	WESTERN EXTERMINATOR COMPANY	PEST CONTROL 10/19-10/26/22	776.32

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153256	12/1/2022	WINGRAPHICS, INC	MSA MEETING SIGNS OCTOBER 2022	288.67
153257	12/1/2022	WRCOG	FY22/12 SOLID WASTE COOPERATION DUES	5,306.03
153258	12/7/2022	AMERICAN FORENSIC NURSES LLC	SHERIFF: BLOOD DRAWS	278.27
153259	12/7/2022	ATWORK FRANCHISE, INC.	TEMPORARY STAFF	21,453.88
153260	12/7/2022	BILL & DAVE'S LDSC MAINTENANCE	PARKS: LANDSCAPE SERVICE	97,789.28
153261	12/7/2022	CREATIVE PRINTING	PARADE BANNER WITH PICTURE; FINANCE WINDOW ENVELOPES	399.76
153262	12/7/2022	FLO-SERVICES, INC.	4TH & 7TH ST PUMP STATION OCTOBER 2022	18,974.08
153263	12/7/2022	FLOWATER, INC.	IT; PARKS; FINANCE; SR CENTER: DRINKING WATER RENTAL	946.34
153264	12/7/2022	HOME DEPOT CREDIT SERVICES	TOOLS; CHISEL; STEP BIT; FGL TAMPER	257.32
153265	12/7/2022	LA GARE CAFE	TEEN CTR: CATERING 11/03/22	170.22
153266	12/7/2022	LEILANI CONSTRUCTION INC.	FIRE STATION #101; PERRIS BLVD / CITRUS AVE	22,600.00
153267	12/7/2022	LIFE LIFTERS INTERNATIONAL	CDBG EXPENDITURE: YOUTH ART CLASS NOV 2022	1,200.00
153268	12/7/2022	LOVE 4 LIFE ASSOCIATION	CDBG: ANTI-BULLYING / SUICIDE PREVENTION AUGUST 2022	3,001.08
153269	12/7/2022	PACIFIC CODE COMPLIANCE	SERVICES FOR SEPT-OCT 2022	50,145.62
153270	12/7/2022	JIM FORBES VOICE, INC.	NOI REDLANDS WEST; DRAFT EIR; ORDINANCE #1420	1,320.91
153271	12/7/2022	ROMO PIPELINE	A ST & 6TH ST FIRE HYDRANT	5,200.00
153272	12/7/2022	LAURA SOSA	FITNESS INSTRUCTOR SVCS: SEPT-NOV2022	3,461.00
153273	12/7/2022	USK TAE KWON DO	SERVICES 09/27-10/15/22	1,890.00
153274	12/7/2022	WEST COAST ARBORISTS, INC	GRID PRUNING 22/23	4,422.00
153275	12/7/2022	WILLDAN FINANCIAL SERVICES	CFD SVCS; SPECIAL TAX CONSULTING SVCS	12,025.00
153276	12/8/2022	ACE LINE, LLC	LABOR TO REMOVE / REPLACE VEHICLE FABRIC	630
153277	12/8/2022	ACTION SURVEYS, INC.	WILSON & ORANGE AVE	900
153278	12/8/2022	ACTIVE IMPRESSIONS	PUBLIC HEALTH: CANOPY & TANLE COVERS	4,152.69
153279	12/8/2022	ADAME LANDSCAPE, INC.	LANDSCAPE MAINTENANCE	1,255.04
153280	12/8/2022	ALBERT A. WEBB ASSOCIATES	PV TRAIL PHASE 2 10/22/22; S128 SAN JACINTO 10/22/22	8,680.41
153281	12/8/2022	SOCAL GAS	ARPA: UTILITY ASSISTANCE PROGRAM	26.02
153282	12/8/2022	SOUTHERN CALIFORNIA EDISON	ARPA: UTILITY ASSISTANCE PROGRAM	80.4
153283	12/8/2022	AMAZON CAPITAL SERVICES	BALLET UNIFORMS; TOY DRIVE; TRAINING SUP; OFFICE SUPPLIES	6,919.19
153284	12/8/2022	AMERICAN INN	CDBG / HAP 08/10-09/30/22	13,044.32
153285	12/8/2022	ANDERSON CHEVROLET	2015 CHEVROLET SILVERADO MAINTENANCE	175
153286	12/8/2022	ANDERSON ELECTRIC	ELECTRICAL REPAIRS / MAINTENANCE	15,219.00
153287	12/8/2022	VERONICA ARANA	REIMBURSEMENT: EMERGENCY SVCS WORKSHOP	257.02

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153288	12/8/2022	VOID	VOIDED CHECK	0
153289	12/8/2022	GILBERT BANUELOS	BOOTS REIMBURSEMENT FY22-23	250
153290	12/8/2022	BIO-TOX LABORATORIES	SHERIFF: BLOOD ANALYSIS	3,191.37
153291	12/8/2022	BMW MANAGEMENT	CS DEPT: THANKSGIVING BREAKFAST (BALANCE)	205.9
153292	12/8/2022	BMW MOTORCYCLES OF RIVERSIDE	SHERIFF: MOTORCYCLE REPAIRS / MAINTENANCE	712.59
153293	12/8/2022	KERRI CALVILLO	REIMBURSEMENT: MILEAGE FOR CALBO TRAINING	87.5
153294	12/8/2022	CAMPOS MATERIALS	FILL SAND; BASE; RED WOOD CHIPS; TOP SOIL	812.55
153295	12/8/2022	HECTOR CASTANEDA	VISION REIMBURSEMENT FY 22/23	1,084.66
153296	12/8/2022	CINTAS	ALL DEPARTMENTS: FACILITY MAINTENANCE SUPPLIES	941.6
153297	12/8/2022	CINTAS	FIRST AID KIT REFILLS	589.51
153298	12/8/2022	CIVICPLUS	PUBLICATION	2,881.94
153299	12/8/2022	COMCATE SOFTWARE, INC.	CODE ENF: RENEWAL 11/01/22-10/31/23	24,982.85
153300	12/8/2022	CONCENTRA MEDICAL CENTERS	REG UDS COLLECT RANDOM	55
153301	12/8/2022	CORPORATE PAYMENT SYSTEMS	MEETING; FUEL; SUBSCRIPTIONS	662.08
153302	12/8/2022	CORPORATE PAYMENT SYSTEMS	MEETING; SUBSCRIPTIONS	818.9
153303	12/8/2022	CORPORATE PAYMENT SYSTEMS	OFFICE SUPPLIES; MEETINGS; AWARDS CEREMONY	4,457.26
153304	12/8/2022	CORPORATE PAYMENT SYSTEMS	IDIS TRAINING; CALFRESH CONF: MEAL, HOTEL; YOUTH COMMITTEE	4,693.27
153305	12/8/2022	CHEFS DEPOT INC	FIRE STATION #101: COMMERCIAL STOVE RANGE	4,586.76
153306	12/8/2022	DAN'S FEED AND SEED INC.	RAIN SUIT & JACKET; TOOLS; PVC REPAIR	202.2
153307	12/8/2022	DEVON TAYLOR	VOLLEYBALL TRAINING SVCS 10/01/22	150
153308	12/8/2022	DIVERSIFIED DISTRIBUTION	SYNTHETIC OIL; DEKA BATTERIES	956.64
153309	12/8/2022	DKF SOLUTIONS GROUP	SEWER & STORMWATER SUMMIT 2022	410
153310	12/8/2022	DUDEK	PERRIS VALLEY MDP LINE E AUGUST 2022	1,175.63
153311	12/8/2022	JZANE DUDLEY	HIP HOP INSTRUCTOR SEPT- NOV 2022	1,344.00
153312	12/8/2022	EARTHCHEM INDUSTRIAL SUPPLY, LLC	GRAFFITTI & FACILITY MAINTENANCE	2,618.46
153313	12/8/2022	EASTERN MUNICIPAL WATER DISTRICT	PARKS: OCTOBER-NOVEMBER 2022	3,965.26
153314	12/8/2022	EIDE BAILLY LLP	ACCOUNTING SVCS OCTOBER 2022	2,300.00
153315	12/8/2022	DEBORAH A ELKINS	INNER FITNESS INSTRUCTOR 10/05-10/26/22	140
153316	12/8/2022	EMPLOYMENT SCREENING SERVICES,	EMPLOYEE PROFESSIONAL LICENSE	32
153317	12/8/2022	EPIC LAND SOLUTIONS, INC.	P040 PV STORM DRAIN CHANNEL TRAIL 08/21/22 & 09/25/22	31,494.02
153318	12/8/2022	ESGIL, LLC	PLAN REVIEW OCTOBER 2022	1,012.50
153319	12/8/2022	EXPERIAN	UB: CREDIT CHECKS 10/03-10/26/22	53.97

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153320	12/8/2022	FAMILY SERVICE ASSOC	CDBG: SR NUTRITION OCTOBER 2022	3,034.34
153321	12/8/2022	FEDERAL EXPRESS CORP	11/01/22 PLANNING	22.68
153322	12/8/2022	FIRST SECURITY FINANCE, INC.	LOAN PAYMENT	2,563.82
153323	12/8/2022	ARTURO GARCIA	PARKS: CONFERENCE PARKING REIMBURSEMENT 11/17/22	40
153324	12/8/2022	SOUTHERN CALIFORNIA EDISON	ARPA: UTILITY ASSISTANCE PROGRAM	499.38
153325	12/8/2022	GAUDET DESIGN GROUP	PLACENTIA WIDENING PHASE 2	13,950.00
153326	12/8/2022	SARINA GILMORE	REIMBURSEMENT: CES CONFERENCE 01/05-01/08/2023	100
153327	12/8/2022	GORM, INC.	JANITORIAL SUPPLIES	2,086.01
153328	12/8/2022	GRAFFITI TRACKER INC	GRAFFITI TRACKING SVCS	4,725.00
153329	12/8/2022	HAULAWAY STORAGE CONTAINERS, INC	HARLEY KNOX: 20FT CONTAINER RENTAL	165.2
153330	12/8/2022	HELIX ENVIRONMENTAL PLANNING,	SAN JACINTO RIVER TRAIL 11/03/2022	410
153331	12/8/2022	LISET HERNANDEZ	VISION REIMBURSEMENT FY 22/23	400.55
153332	12/8/2022	VANESSA HERNANDEZ	REIMBURSEMENT: MILEAGE FOR CALBO TRAINING	39.63
153333	12/8/2022	INLAND DESERT SECURITY & COMM	PW: ANSWERING SVC / EMAIL SVC	676.2
153334	12/8/2022	IRON MOUNTAIN	STORAGE SVCS 10/26-11/21/22	1,064.45
153335	12/8/2022	SOCAL GAS	ARPA: UTILITY ASSISTANCE PROGRAM	88.43
153336	12/8/2022	KIMBALL MIDWEST	ELECTRICAL SUPPLIES FOR MAINTENANCE / REPAIRS	709.74
153337	12/8/2022	LAWLER'S TRIPLE L TOWING	EVIDENCE HOLD VEHICLE	290
153338	12/8/2022	LAWN TECH	PARKS: HEDGE TRIMMERS	652.48
153339	12/8/2022	LEADING EDGE LEARNING CENTER, LLC	TUTORING SVCS 10/11-11-11/07/22	1,440.00
153340	12/8/2022	MANPOWER TEMP SERVICES, INC	TEMPORARY STAFF	5,403.70
153341	12/8/2022	JORDAN McCLANAHAN	REIMBURSEMENT: SR CENTER BIRTHDAY CUPCAKES	93.57
153342	12/8/2022	NAPA AUTO PARTS	POLICE DEPT TRAILER MAINTENANCE	258.58
153343	12/8/2022	NATIONAL BUSINESS FURNITURE, LLC	CS DEPT: (14) FAUX LEATHER CHAIRS	6,956.36
153344	12/8/2022	O'REILLY FIRST CALL	TOOLS / SUPPLIES FOR VEHICLE MAINTENANCE	315.95
153345	12/8/2022	PARK TOWNE APARTMENTS, LLC	ARPA: RENTAL ASSISTANCE PROGRAM	500.31
153346	12/8/2022	PERRIS FAMILY APARTMENTS	ARPA: RENTAL ASSISTANCE PROGRAM	557.6
153347	12/8/2022	PINEWOOD PERRIS INVESTMENT, LLC	HOTEL VOUCHER 05/10-06/20/22	3,400.00
153348	12/8/2022	PITNEY BOWES GLOBAL FINANCIAL SVCS	MAILER SOFTWARE 09/20-12-12/19/22	838.77
153349	12/8/2022	PITNEY BOWES INC	POSTAGE METER INK	174.01
153350	12/8/2022	RAIN FOR RENT RIVERSIDE	MERCADO PARK WATER STORAGE	854.29
153351	12/8/2022	RCTC	COOP AGREEMENT I-215 PLACENTIA #6	250,000.00

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153352	12/8/2022	RIVERSIDE COUNTY SHERIFF'S DEPT	SART EXAMS AUGUST-SEPTEMBER 2022	3,200.00
153353	12/8/2022	ROSA'S BRIDE & TUX BOUTIQUE	ANNUAL SERVICE AWARDS RENTAL	2,847.74
153354	12/8/2022	ROTARY CLUB OF PERRIS	MEMBERSHIP 2ND QUATERLY CLUB DUES	245.5
153355	12/8/2022	ROW TRAFFIC SAFETY, INC	VARIOUS STREET SIGNS, HARDWARE	10,702.11
153356	12/8/2022	SAFETY-KLEEN SYSTEMS, INC.	PW YARD: E-MANIFEST FEE	1,448.00
153357	12/8/2022	SC FUELS	FUEL	12,146.74
153358	12/8/2022	SC FUELS	FUEL	99.29
153359	12/8/2022	SHRED-IT C/O STERICYCLE, INC.	SHREDDING SVCS NOVEMBER 2022	500.1
153360	12/8/2022	TalentZok	TEMPORARY STAFF	27,045.56
153361	12/8/2022	TERRYBERRY	SERVICE AWARDS	1,007.02
153362	12/8/2022	THE THOMSEN COMPANY, INC.	PERRIS HS TOPO SURVEY P8-1452	6,850.00
153363	12/8/2022	THE TOLL ROADS VIOLATION DEPT.	VIOLATION 359156801	2.88
153364	12/8/2022	TYLER TECHNOLOGIES, INC.	UB IMPLEMENTATION	3,000.00
153365	12/8/2022	UNIFIRST CORPORATION	PARKS UNIFORMS; MAT & SCRAPER SERVICE FEE	297.99
153366	12/8/2022	WALTERS WHOLESale ELECTRIC CO	BOB GLASS GYM: REPLACED ROTTEN JUNCTION BOX	93.91
153367	12/8/2022	WESTERN EXTERMINATOR COMPANY	PEST CONTROL SERVICES	2,698.78
153368	12/8/2022	WINGRAPHICS, INC	YAC BANNER	135.77
153369	12/8/2022	XEROX FINANCIAL SERVICES	COPIER CONTRACT 11/12-12/11/12	369.22
153370	12/14/2022	ALESHIRE & WYNDER, LLP	LEGAL SERVICES FOR OCTOBER 2022	2,166.00
153371	12/14/2022	ALESHIRE & WYNDER, LLP	LEGAL SERVICES FOR OCTOBER 2022	92,053.99
153372	12/14/2022	ATWORK FRANCHISE, INC.	TEMPORARY STAFF	22,538.37
153373	12/14/2022	BILL & DAVE'S LDSC MAINTENANCE	LANDSCAPE MAINTENANCE	48,199.95
153374	12/14/2022	COMMUNITY WORKS DESIGN GROUP	MERCADO PARK OCTOBER 2022	3,513.20
153375	12/14/2022	CREATIVE PRINTING	ANIMAL CTRL: WINDOW ENVELOPES; NOTICE TO COMPLY FORMS	857.7
153376	12/14/2022	FLOWATER, INC.	IT DEPT, FINANCE: DRINKING WATER DISPENSER RENTAL	308.47
153377	12/14/2022	HOME DEPOT CREDIT SERVICES	PARKS: TOOL RENTAL; GRAFFITI ABATEMENT SUPPLIES; 10 DRAWER	2,292.53
153378	12/14/2022	J THAYER COMPANY, INC.	OFFICE SUPPLIES	128.77
153379	12/14/2022	LEILANI CONSTRUCTION INC.	REMOVED WATER METER BOX	850
153380	12/14/2022	MAMCO INC.	RAMONA & PERRIS BLVD BLOCK WALL 10/31/22	204,192.24
153381	12/14/2022	EMMANUEL MARQUEZ	MILEAGE REIMBURSEMENT 10/22-11/19/22	14.13
153382	12/14/2022	MONICA MARTINEZ	MILEAGE REIMBURSEMENT 07/26-12/05/22	146.37
153383	12/14/2022	REGIONAL CONSERVATION AUTHORITY	MSHCP FEES COLLECTED NOVEMBER 2022	38,458.00



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153384	12/14/2022	RK ENGINEERING GROUP INC	AVALON PKWY	380
153385	12/14/2022	JEFFREY ROBINSON	VISION REIMBURSEMENT FY 22/23	79.95
153386	12/15/2022	ADAME LANDSCAPE, INC.	LANDSCAPING SERVICES	26,061.15
153387	12/15/2022	AMAZON CAPITAL SERVICES	WINTER CAMP SUPPLIES; MONITOR FOR TELEWORK; OFFICE SUPPLIES	2,714.54
153388	12/15/2022	ANDERSON ELECTRIC	ELECTRICAL REPAIRS / MAINTENANCE	7,491.00
153389	12/15/2022	AQUA-METRIC SALES COMPANY	(4) WATER METERS	2,964.32
153390	12/15/2022	BAY ALARM COMPANY	ALARM SVCS: 01/01-02/01/22; 08/01-09/01/22; 05/26-09/01/22	463.69
153391	12/15/2022	BMW MANAGEMENT	TREE LIGHTING CEREMONY MEALS	409.45
153392	12/15/2022	CAL ANIMALS	ANIMAL CTRL: 11/17/22	100
153393	12/15/2022	CYNTHIA A QUICK	PROFESSIONAL PHOTOGRAPHY SERVICES	646
153394	12/15/2022	CINTAS	ALL DEPARTMENTS: FACILITY MAINTENANCE SUPPLIES	1,795.23
153395	12/15/2022	CINTAS	FIRST AID KIT REFILLS	173.27
153396	12/15/2022	CORPORATE PAYMENT SYSTEMS	HR CALPELRA CONFERENCE; PW COFFEE	1,457.44
153397	12/15/2022	DAN'S FEED AND SEED INC.	CAT & DOG FOOD; BACKFLOW REPAIR SUPPLIES	140.42
153398	12/15/2022	DAVID WHEELER'S PEST CONTROL	PARKS: PEST CONTROL, FIRE ANT KILL CONTROL, SQUIRREL STATION REFI	2,065.00
153399	12/15/2022	DIVERSIFIED DISTRIBUTION	SYNTHETIC OIL; GENERATOR MAINTENANCE	407.21
153400	12/15/2022	DREAM CATCHERS CARRIAGES	TREE LIGHTING CEREMONY CARRIAGE	1,600.00
153401	12/15/2022	DUKE REALTY	RBBB REIMB #2 MARKHAM ST. DPR 16-00008 P8-1280	2,347.64
153402	12/15/2022	EARTHCHEM INDUSTRIAL SUPPLY, LLC	REGULAR & COVID SUPPLIES	2,328.93
153403	12/15/2022	EASTERN MUNICIPAL WATER DISTRICT	SKYDIVE PARK 11/08-12/07/22	31.65
153404	12/15/2022	EASTERN MUNICIPAL WATER DISTRICT	PARKS 10/11-12/08/22	11,173.30
153405	12/15/2022	ELIZABETH TALLEDOS CASAS	TREE LIGHTING CEREMONY	150
153406	12/15/2022	FASTENAL COMPANY	120 MASTER KEYS	2,181.29
153407	12/15/2022	FIELDMAN, ROLAPP & ASSOCIATES INC.	CFD 2022-2 FORMATION (BALANCE FROM INV 27414)	595
153408	12/15/2022	GALLARDOS TRANSMISSION	SMOG CHECK & TOWING SERVICES	1,960.00
153409	12/15/2022	CITY OF PERRIS	ARPA: UTILITY ASSISTANCE PROGRAM	256.21
153410	12/15/2022	GOSCH - TOYOTA	VEHICLE MAINTENANCE	1,038.39
153411	12/15/2022	ALTA HARRIS	REIMBURSEMENT: MILEAGE 10/13-12/01/22	10.5
153412	12/15/2022	HINDERLITER DeLLAMAS & ASSOCIA	Q2/2022 SALES TAX OCT-DEC2022	7,136.67
153413	12/15/2022	HLP, INC.	ANIMAL CONTROL WEB LICENSING	26.25
153414	12/15/2022	VISUAL EDGE, INC.	PUBLIC HEALTH: PRINTING NOV-DEC22; PW YARD: SEPTEMBER 2022	167.46
153415	12/15/2022	IMPERIAL SPRINKLER SUPPLY	PARKS SUPPLIES	147.54

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153416	12/15/2022	INFRAMARK LLC	WATER: BILLABLE EXP OCTOBER 2022	99
153417	12/15/2022	INLAND DESERT SECURITY & COMM	ANIMAL CONTROL: ANSWERING SERVICES	613
153418	12/15/2022	INTERMEDIA.NET INC.	OFFICE 365 NOVEMBER 2022	4,375.90
153419	12/15/2022	JOHNSON EQUIPMENT CO.	RAV4 #20-284: MAINTENANCE, PARTS & LABOR	728.86
153420	12/15/2022	JON'S FLAGS & POLES, INC	VARIOUS FLAGS	2,084.96
153421	12/15/2022	LAWN TECH	PARKS: FIELD EQUIPMENT PARTS & MAINTENANCE	1,094.38
153422	12/15/2022	MANPOWER TEMP SERVICES, INC	TEMPORARY STAFF	951.63
153423	12/15/2022	MARK THOMAS & COMPANY, INC.	I-215 / HARLEY KNOX ENV & CONSULT SERVICES 10/02/22	115,114.63
153424	12/15/2022	MARTIN MARTINEZ	EDUCATION REIMBURSEMENT FY22/23	1,915.00
153425	12/15/2022	O'REILLY FIRST CALL	INVENTORY SUPPLIES; WIPER BLADES; IGNITION WIRE SET	167.93
153426	12/15/2022	PAPER RECYCLING & SHREDDING	CODE ENF/ANIMAL CTRL: SHREDDING SERVICES 11/19/22	1,250.00
153427	12/15/2022	PERRIS ANIMAL HOSPITAL	VET SERVICES 11/07/22	544.34
153428	12/15/2022	PURCHASE POWER	ADMIN POSTAGE METER REFILL	300
153429	12/15/2022	QUINN COMPANY	PARTS; PIPE-EXTENSION; CLAMP	440.09
153430	12/15/2022	SOCAL GAS	ARPA: UTILITY ASSISTANCE PROGRAM	49.35
153431	12/15/2022	SOUTHERN CALIFORNIA EDISON	ARPA: UTILITY ASSISTANCE PROGRAM	53.5
153432	12/15/2022	RIGHTWAY	PORTABLE TOILET SERVICE FEES	1,348.69
153433	12/15/2022	ROSE CITY LABEL	SHERIFF: LABELS	694
153434	12/15/2022	ROTARY CLUB OF PERRIS	QUARTERLY DUES OCTOBER-DECEMBER 2022	72
153435	12/15/2022	SOUTHERN CALIFORNIA EDISON	08/22-11/17/22	29,243.26
153436	12/15/2022	Z & T VENTURES, INC.	REDLANDS MEDIAN PLANTER	1,240.00
153437	12/15/2022	PLANET HOME, LENDING LLC	ARPA: MORTGAGE ASISSTANCE PROGRAM	6,499.83
153438	12/15/2022	SOCALGAS	10/26-11/28/22	1,305.41
153439	12/15/2022	SOCAL GAS	PATTERSON & WESTERN WAY FINAL BILL	1,216.05
153440	12/15/2022	TalentZok	TEMPORARY STAFF	632.4
153441	12/15/2022	TLC ANIMAL REMOVAL SERVICES	SERVICES FOR OCTOBER & NOVEMBER 2022	2,000.00
153442	12/15/2022	COUNTY OF RIVERSIDE	OVER PMT 3RD QTR AVA FY21-22	1,917.88
153443	12/15/2022	TRANSPORT GRAPHICS	VEHICLE DECALS	148.75
153444	12/15/2022	TRUE NORTH COMPLIANCE SERVICES, INC.	PLAN REVIEWS FOR AUGUST-OCTOBER 2022	182,688.38
153445	12/15/2022	TWIST AND SHOUT EVENTS, INC.	BREAKFAST W/ SANTA: PHOTOBOOTH 12/17	1,501.00
153446	12/15/2022	ULINE	ANIMAL CONTROL: TRASH BAGS	647.46
153447	12/15/2022	UNIFIRST CORPORATION	UNIFORMS	149.87

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153448	12/15/2022	UNIFIRST CORPORATION	MAT & SCRAPER SERVICE FEES	305.81
153449	12/15/2022	VAL VERDE GRAPHICS	VETERANS DAY PARADE	1,300.00
153450	12/15/2022	VELASCO MATERIALS	BLOWER SERVICE; BLOW TRUCK	5,400.00
153451	12/15/2022	VOYAGER FLEET	FUEL	464.46
153452	12/15/2022	WESTERN RIVERSIDE COUNCIL OF GOV	TUMF FEES COLLECTED NOVEMBER 2022	110,850.00
153453	12/15/2022	WINGRAPHICS, INC	VETERANS DAY PARADE; LIVEWELL PGM; WITNESS THE FITNESS	1,537.58
153454	12/20/2022	ALESHIRE & WYNDER, LLP	LEGAL SERVICES FOR NOVEMBER 2022	17,881.49
153455	12/20/2022	AMERICAN FORENSIC NURSES LLC	SHERIFF: BLOOD DRAWS	122.44
153456	12/20/2022	ATWORK FRANCHISE, INC.	TEMPORARY STAFF	13,285.48
153457	12/20/2022	CAMERON WELDING SUPPLY	PACKAGED GASES FOR WELDING PURPOSE	68
153458	12/20/2022	CREATIVE PRINTING	SPECIAL EVENT POSTERS; INVITATIONS	363.06
153459	12/20/2022	HOME DEPOT CREDIT SERVICES	PARKS SUPPLIES; FACILITY MAINT. TOOLS; BATTERIES; MAINT. SUPPL	1,911.86
153460	12/20/2022	J THAYER COMPANY, INC.	OFFICE SUPPLIES	51.76
153461	12/20/2022	LA GARE CAFE	MEETING LUNCHEON	330.71
153462	12/20/2022	LYONS SECURITY SERVICE INC.	SECURITY OFFICER & VEHICLE PATROL FOR NOVEMBER 2022	32,296.20
153463	12/20/2022	MAMCO INC.	RAMONA & PERRIS BLVD BLOCK WALL 11/30/22	213,783.06
153464	12/20/2022	OCHOA FAMILY CHILDCARE	CHILDCARE ASSISTANCE PROGRAM 11/14/-11/25/22	600
153465	12/20/2022	YUNEX LLC	DENNISON STL POLE; RED MAPLE & A ST; AST & 6TH ST	6,423.30
153466	12/20/2022	THE JUICE PLUS+ COMPANY, LLC	PERRIS GREEN CITY FARM: NET POT CASES	152.98
153467	12/20/2022	TRUE LEAF MARKET	PERRIS GREEN CITY FARM: SEEDS	47.91
153468	12/20/2022	VOICES FOR CHILDREN	CDBG EXPENDITURE NOVEMBER 2022	907.92
153469	12/20/2022	WATER EDUCATION SERVICES, INC	COORDINATION WITH INFRAMARK FOR WATER & SEWER SYSTEM	3,520.00
153470	12/21/2022	ADAME LANDSCAPE, INC.	BZ- LANDSCAPE MAINTENANCE	21,448.76
153471	12/21/2022	AIR & HOSE SOURCE, INC.	FIRE STATION: SAFETY RELIEF VLAVE	32.59
153472	12/21/2022	AMAZON CAPITAL SERVICES	JANITORIAL SUPPLIES; OFFICE SUPPLIES; CHRISTMAS SUPPLIES	442.69
153473	12/21/2022	ANDERSON ELECTRIC	ELECTRICAL REPAIRS / MAINTENANCE	2,240.00
153474	12/21/2022	APWA	APWA MEMBERSHIP	277.5
153475	12/21/2022	BAY ALARM COMPANY	ALARM SVCS: 09/01-11/01/22	10,068.86
153476	12/21/2022	GARY BOND	DANCE CLASS REFUND	40
153477	12/21/2022	CALIFORNIA ASSOCIATION OF	CODE WEBINAR	108
153478	12/21/2022	CAL VALVE, INC.	BACKFLOW REPAIRS	98.15
153479	12/21/2022	CDW GOVERNMENT	ADOBE ACROBAT PRO (125) CREATIVE CLOUD	14,869.93

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153480	12/21/2022	CINTAS	ALL DEPARTMENTS: FACILITY MAINTENANCE SUPPLIES	1,995.12
153481	12/21/2022	CINTAS	CODE ENF: FIRST AID KIT REFILL	140.18
153482	12/21/2022	CITI CARDS	CERT TRAINING; BOOTS; KNOTTS TRIP; ANIML CTRL RADIOS	6,599.52
153483	12/21/2022	CONTINENTAL INTERPRETING SERVICES, INC	COUNCIL MTG: 11/08-11/29/22; PLANNING COMMISSION: 11/02/22	1,050.00
153484	12/21/2022	CORPORATE PAYMENT SYSTEMS	CSMFO; LUNCH MEETING; PARKING	428.89
153485	12/21/2022	CORPORATE PAYMENT SYSTEMS	TRAVEL EXPENSE; CHRISTMAS SUPPLIES; IT TRAINING	2,702.40
153486	12/21/2022	DAN'S FEED AND SEED INC.	GLOVES; BOOTS; PROPANE	179
153487	12/21/2022	DATA TICKET, INC.	ANIMAL CTRL: CITATIONS; SS# SEARCH OCOTBER 2022	110
153488	12/21/2022	DELL MARKETING LP	PW: PRECISION 3460; MONITOR	3,160.62
153489	12/21/2022	DIVERSIFIED DISTRIBUTION	DEKA BATTERIES	1,664.64
153490	12/21/2022	EIDE BAILLY LLP	ACCOUNTING SERVICES NOVEMBER 2022	4,997.50
153491	12/21/2022	EMPIRE ECONOMICS	PRICE PT STUDY: CFD 2023-1	5,400.00
153492	12/21/2022	EXPERIAN	CREDIT CHECK SERVICES 10/31-11/22/22	54.86
153493	12/21/2022	FAIR HOUSING COUNCIL OF RIVERSIDE CNTY	LANDLORD / TENANT PROGRAM, NOVEMBER 2022	2,682.78
153494	12/21/2022	FEDERAL EXPRESS CORP	11/01-12/09/22	191.94
153495	12/21/2022	FIELDMAN, ROLAPP & ASSOCIATES INC.	CFD'S FOR NOVEMBER 2022	7,861.63
153496	12/21/2022	LUPITA GARCIA	REIMBURSEMENT: MILEAGE 10/04-10/28/22	69.13
153497	12/21/2022	GORM, INC.	GLOVES, ROLL LINERS	2,192.57
153498	12/21/2022	GOSCH - FORD	VAN #19-197 MAINTENANCE, THROTTLE BODY, GASKET	72.61
153499	12/21/2022	LISSET HERNANDEZ	REIMBURSEMENT: CHRISTMAS TREE STAND	59.24
153500	12/21/2022	HYDROPOINT DATA SYSTEMS, INC.	BZ- WEATHERTRAK	2,115.00
153501	12/21/2022	VISUAL EDGE, INC.	XEROX CONTRACTS FOR DECEMBER 2022	210.14
153502	12/21/2022	IMPERIAL SPRINKLER SUPPLY	SPRINKLER SUPPLIES FOR MAINTENANCE	1,733.15
153503	12/21/2022	INFRAMARK LLC	WATER: BILLABLE EXP NOVEMBER 2022	95,336.61
153504	12/21/2022	INLAND DESERT SECURITY & COMM	ANIMAL CTRL: ANSWERING SVCS JANUARY 2023	550
153505	12/21/2022	INLAND LIGHTING SUPPLIES, INC.	STREETLIGHT REPAIRS	2,350.99
153506	12/21/2022	INLAND ROAD SERVICE & TIRE	SERVICE CALL, WHEEL SWITCH	671.16
153507	12/21/2022	JACKSON LEWIS PC	PROFESSIONAL SERVICES FOR OCTOBER 2022	555
153508	12/21/2022	JOHNSON EQUIPMENT CO.	CHEVY 3500 CARGO VAN; ANIMAL CTRL LIGHT REPAIRS	4,417.20
153509	12/21/2022	KOFF & ASSOCIATES, INC	PROFESSIONAL SERVICES FOR NOVEMBER 2022	680
153510	12/21/2022	LAWN TECH	SMALL TOOLS & EQUIPMENT	453.27
153511	12/21/2022	LEADING EDGE LEARNING CENTER, LLC	TUTORING SERVICES 07/21-07/21/22 & 08/01-08/25/22	2,790.00

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153512	12/21/2022	LOR GEOTECHNICAL GROUP INC	2ND ST; G TO F STREETS	5,778.00
153513	12/21/2022	MANPOWER TEMP SERVICES, INC	TEMPORARY STAFF	4,631.69
153514	12/21/2022	MESA ENERGY SYSTEMS, INC.	CITY COUNCIL CHAMBERS: MAINTENANCE	712
153515	12/21/2022	URIEL MONDRAGON	VISION REIMBURSEMENT FY22-23	129.98
153516	12/21/2022	MOORE FENCE COMPANY	CHAIN LINK FENCE	263.41
153517	12/21/2022	MORDAN, RICARDO	WATER DEPOSIT REFUND	64.52
153518	12/21/2022	NUTRIEN AG SOLUTION, INC.	ROUNDUP	342.11
153519	12/21/2022	O'REILLY FIRST CALL	VEHICLE MAINTENANCE SUPPLIES	1,298.26
153520	12/21/2022	SOUTHERN CALIFORNIA EDISON	ARPA: UTILITY ASSISTANCE PROGRAM	91.95
153521	12/21/2022	SOCAL GAS	ARPA: UTILITY ASSISTANCE PROGRAM	32.53
153522	12/21/2022	EASTERN MUNICIPAL WATER DISTRICT	ARPA: UTILITY ASSISTANCE PROGRAM	157.09
153523	12/21/2022	PARK TOWNE APARTMENTS, LLC	ARPA: RENTAL ASSISTANCE PROGRAM	4,106.31
153524	12/21/2022	THE PARTS AUTHORITY	VEHICLE MAINTENANCE SUPPLIES	1,254.51
153525	12/21/2022	PERRIS CAR WASH	CITY VEHICLE: CAR WASH SERVICES	121.94
153526	12/21/2022	PERRIS VALLEY AUTO CENTER	SHERIFF: PT CRUISER, SEAT BELT	176.49
153527	12/21/2022	MARLA RICO	REIMBURSEMENT: FINANCE BIRTHDAY SUPPLIES	11.95
153528	12/21/2022	RIGHTWAY	CHRISTMAS PARADE: PORTABLE RESTROOMS	1,422.80
153529	12/21/2022	RIVERSIDE HOUSING DEVELOPMENT CORP	ARPA: RENTAL ASSISTANCE PROGRAM	4,404.00
153530	12/21/2022	RIVERSIDE TRANSIT AGENCY	BUS PASSES: 30 DAY GENERAL & 30 DAY SENIOR/DISABLE	2,565.00
153531	12/21/2022	ADALBERT ROJALES	REIMBURSEMENT: CACEO APP FEES	200
153532	12/21/2022	ROSA'S BRIDE & TUX BOUTIQUE	VETERANS DAY PARADE: VIP CANOPY	161.62
153533	12/21/2022	ROTOLO CHEVROLET	2021 CHEVROLET TRUCK EXPRESS	31,798.81
153534	12/21/2022	SAM'S CLUB DIRECT	MEMBERSHIP DUES 2022	119.63
153535	12/21/2022	SC FUELS	FUEL	290.47
153536	12/21/2022	SOUTHERN CALIFORNIA EDISON	10/25-11/27/22	3,227.95
153537	12/21/2022	SOUTHERN CALIFORNIA EDISON	7TH ST & S B ST 11/01-11/31/22	6,228.29
153538	12/21/2022	SCSBOA	CHRISTMAS PARADE: SCSBOA BAND 2022	1,400.00
153539	12/21/2022	Z & T VENTURES, INC.	PLANTER MAINTENANCE OCTOBER 2022	820
153540	12/21/2022	SPARKLETT'S	BOTTLED WATER	261.77
153541	12/21/2022	SYNTECH	SERVER MONITORING DECEMBER 2022	3,199.00
153542	12/21/2022	TalentZok	TEMPORAY STAFF	7,372.58
153543	12/21/2022	TERRYBERRY	SERVICE AWARDS	3,208.93

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153544	12/21/2022	TLC ANIMAL REMOVAL SERVICES	SERVICES FOR SEPTEMBER 2022	1,000.00
153545	12/21/2022	ROBERT TREJO	VISION REIMBURSEMENT FY22-23	850
153546	12/21/2022	TRULY NOLEN BRANCH 064	PEST & RODENT CONTROL MONTHLY	583
153547	12/21/2022	UNIFIRST CORPORATION	PW: UNIFORMS	892.46
153548	12/21/2022	UNIFIRST CORPORATION	PW: UNIFORMS; MAT & SCRAPER SVC FEES	1,685.58
153549	12/21/2022	UNIFIRST FIRST AID CORP	PW: FIRST AID KIT REFILL	123.59
153550	12/21/2022	UNITED RENTALS (NORTH AMERICA) INC.	EQUIPMENT RENTAL: BACKHOE / LOADER	895.41
153551	12/21/2022	VERIZON WIRELESS	SHERIFF: RADIOS, 11/11-12/10/22	165.45
153552	12/21/2022	VORTEX INDUSTRIES, INC	HARLEY KNOX: EXTERIOR; FIRE STAT #90: ROLLING STEEL DOORS	1,168.00
153553	12/28/2022	ALESHIRE & WYNDR, LLP	LEGAL SERVICES NOVEMBER 2022	157,654.13
153554	12/28/2022	ATWORK FRANCHISE, INC.	TEMPORAY STAFF	14,883.64
153555	12/28/2022	BILL & DAVE'S LDSC MAINTENANCE	BZ LANDSCAPE MAINTENANCE	2,513.07
153556	12/28/2022	CREATIVE PRINTING	GOLD FOIL LABELS	-494.57
153557	12/28/2022	DENNIS GRUBB & ASSOCIATES	PLAN CHECK SERVICES	12,975.00
153558	12/28/2022	ANNA NICOLE GUTIERREZ	BALLET INSTRUCTOR 10/06-12/16/22	850
153559	12/28/2022	HOME DEPOT CREDIT SERVICES	FACILITY TOOLS, MAINTENANCE SUPPLIES, HAULAWAY SVCS	6,220.71
153560	12/28/2022	INTERWEST CONSULTING GROUP, INC.	ONSITE PLAN CHECK FEES	100,509.24
153561	12/28/2022	J THAYER COMPANY, INC.	OFFICE & BREAKROOM SUPPLIES	446.09
153562	12/28/2022	DANIKA NELSON	VISION REIMBURSEMENT FY22-23	504.9
153563	12/28/2022	NIELSEN MERKSAMER PARRINELLO	PROFESSIONAL SERVICES FOR NOVEMBER 2022	134.5
153564	12/28/2022	DAVID OSORIO	MARIACHI INSTRUCTOR SVCS NOVEMBER 2022	1,375.00
153565	12/28/2022	SALVADOR OSORIO	MARIACHI INSTRUCTOR SVCS NOVEMBER 2022	1,375.00
153566	12/28/2022	PACIFIC CODE COMPLIANCE	PROFESSIONAL SERVICES FOR NOVEMBER 2022	36,249.17
153567	12/28/2022	PINEDA GENERAL CONSTRUCTION	W 1ST ST: DEMO/DISPOSAL CONCRETE SIDEWALK	6,175.00
153568	12/28/2022	RK ENGINEERING GROUP INC	INTERSECTION ENHANCEMENTS; PEDESTRIAN HYBRID BEACON	41,780.00
153569	12/28/2022	JUAN RODRIGUEZ	VISION REIMBURSEMENT FY22-23	354.74
153570	12/28/2022	ANGELIC TREJO	VISION REIMBURSEMENT FY22-23	565.24
153571	12/28/2022	WILLDAN FINANCIAL SERVICES	SPECIAL TAX CONSULT SVCS; LANDSCAPE/ LIGHTING MAINT FY22-23	51,750.00
153572	12/28/2022	AMAZON WEB SERVICES, INC.	CLOUD STORAGE SVCS FOR SEPTEMBER & NOVEMBER	1,567.43
153573	12/28/2022	AMAZON CAPITAL SERVICES	WINTER CAMP SUPPLIES; OFFICE SUPPLIES; SNR CTR EVENT SUPPLIES	1,137.85
153574	12/28/2022	BEHAVIORL ANALYSIS TRAINING, INC.	INVESTIGATIVE INTERVIEW TRAINING APRIL 2022	1,725.00
153575	12/28/2022	BMW MOTORCYCLES OF RIVERSIDE	SHERIFF: MOTORCYCLE REPAIRS / MAINTENANCE	363.74

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153576	12/28/2022	CORPORATE PAYMENT SYSTEMS	AGENDA REVIEW; STATE OF CITY; COUNCIL MEETING	1,005.82
153577	12/28/2022	CORPORATE PAYMENT SYSTEMS	HR EVENTS; AWARDS CEREMONY PRIZES	1,367.56
153578	12/28/2022	CORPORATE PAYMENT SYSTEMS	MEETING; FUEL; SUBSCRIPTIONS	1,763.53
153579	12/28/2022	CORPORATE PAYMENT SYSTEMS	TREE LIGHTING; CODE ENF LUNCHEON; OFFICE SUPPLIES	5,855.93
153580	12/28/2022	CORPORATE PAYMENT SYSTEMS	HYDROBUILDER; HOLIDAY EVENTS; LAKE PERRIS PARKING	8,634.50
153581	12/28/2022	CORPORATE PAYMENT SYSTEMS	TREE LIGHTING; HOLIDAY DEPT LUNCHESES; TOY DRIVE	10,901.25
153582	12/28/2022	CPRS	CPRS REGISTRATION RENEWALS	290
153583	12/28/2022	CR&R INCORPORATED	HARLEY KNOX & D ST: CONTAINER, COMMERCIAL BIN SERVICE	3,297.23
153584	12/28/2022	DAN'S FEED AND SEED INC.	STARW HAT; SCALE FEES FOR VEHICLE WEIGHING	25.07
153585	12/28/2022	EASTERN MUNICIPAL WATER DISTRICT	ENCHANTED HILLS 11/08-12/07/22	983.36
153586	12/28/2022	EASTERN MUNICIPAL WATER DISTRICT	AUG-DEC 2022	1,545.47
153587	12/28/2022	DEBORAH A ELKINS	INNER FITNESS INSTRUCTOR NOVEMBER 2022	140
153588	12/28/2022	EVERETT SMITH DESIGNS	LIBRARY MEMORIAL	7,500.00
153589	12/28/2022	EWING IRRIGATION PRODUCTS, INC.	PARKS: MAINTENANCE SUPPLIES	87.53
153590	12/28/2022	FAST 5 PERRIS 8, LLC	PARKS: FLEET SERVICES NOVEMBER 2022	63
153591	12/28/2022	HEIDI FLORES	EDUCATION REIMBURSEMENT FY 22-23	2,500.00
153592	12/28/2022	FRONTIER	11/19-12/15/22	417.72
153593	12/28/2022	GOLDSTAR ASPHALT PRODUCTS	BUTTING TROLLEY	3,721.88
153594	12/28/2022	GORM, INC.	PARK SUPPLIES	481.2
153595	12/28/2022	HAULAWAY STORAGE CONTAINERS, INC	HARLEY KNOX 20 FT CONTAINER RENTAL	165.2
153596	12/28/2022	LISET HERNANDEZ	REIMBURSEMENT: HOLIDAY SUPPLIES FOR PW	316.44
153597	12/28/2022	INLAND DESERT SECURITY & COMM	ANSWERING SVC FEES	561
153598	12/28/2022	INLAND LIGHTING SUPPLIES, INC.	CITY HALL: PARKING LOT LIGHTING SUPPLIES	598.34
153599	12/28/2022	INLAND ROAD SERVICE & TIRE	(12) NEW TIRES	6,236.87
153600	12/28/2022	KIMBALL MIDWEST	HARLEY KNOX BLVD: WIRE FOR VAN	1,581.77
153601	12/28/2022	CYNTHIA LEMUS	VISION REIMBURSEMENT FY 22-23	257.38
153602	12/28/2022	CRYSTAL LOPEZ	REIMBURSEMENT: PUBLIC HEALTH DEPT MEETING	89.85
153603	12/28/2022	MAC TOOLS DISTRIBUTOR	FACILITIES / SHOP TOOLS	2,381.55
153604	12/28/2022	MANPOWER TEMP SERVICES, INC	TEMPORAY STAFF	1,160.18
153605	12/28/2022	MR. G'S PLUMBING	FIRE STATION #101: UNCLOGGED KITCHEN DRAIN	225
153606	12/28/2022	O'REILLY FIRST CALL	PARTS VEHICLE INVENTORY, TOOLS	629.98
153607	12/28/2022	OCHOA'S BACKFLOW SYSTEMS	COPPER CREEK PARK: BACKFLOW	1,253.46

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153608	12/28/2022	LISETTE ORTEGA	BALLET INSTRUCTOR 10/04-11/22/22	400
153609	12/28/2022	SERGIO ORTIZ	MILEAGE REIMBURSEMENT FIRE INSPECTOR COURSE	111.5
153610	12/28/2022	DANIEL PADILLA	MILEAGE REIMBURSEMENT FIRE INSPECTOR COURSE	137.5
153611	12/28/2022	PAPER RECYCLING & SHREDDING	ON-SITE SHREDDING SERVICES	85
153612	12/28/2022	PGI, INC.	CITY NEWSLETTER: QUATERLY / SPRING	20,588.59
153613	12/28/2022	ERNEST REYNA	VISION REIMBURSEMENT FY 22-23	778.8
153614	12/28/2022	ROW TRAFFIC SAFETY, INC	STREET SIGNS	8,217.02
153615	12/28/2022	SC FUELS	FUEL	9,752.37
153616	12/28/2022	SOUTHERN CALIFORNIA EDISON	PAST DUE BALANCE	27.99
153617	12/28/2022	SOUTHERN CALIFORNIA EDISON	10/07-11/27/22	150.86
153618	12/28/2022	SOUTHERN CALIFORNIA EDISON	ENCHANTED HILLS PARK 10/21-11/20/22	472.03
153619	12/28/2022	SOUTHERN CALIFORNIA EDISON	PARAGON PARK 10/27-11/28/22	485.74
153620	12/28/2022	SOUTHERN CALIFORNIA EDISON	FOSS FIELD PARK 10/26-11/27/22	3,156.86
153621	12/28/2022	SOUTHERN CALIFORNIA EDISON	11/01-11/30/22	5,896.65
153622	12/28/2022	SOUTHERN CALIFORNIA EDISON	08/25-11/22/22	13,539.01
153623	12/28/2022	SOUTHERN CALIFORNIA EDISON	PAST DUE BALANCE	47,791.04
153624	12/28/2022	SIGNIFICA DESIGN	GRAPGIC DESIGN FOR SPRING NEWSLETTER	5,250.00
153625	12/28/2022	SITEONE LANDSCAPE SUPPLY, LLC	LIBERTY PARK	401.79
153626	12/28/2022	SOUTH COAST COPY SYSTEMS	COPIER LEASE JANUARY 2023	555.71
153627	12/28/2022	STATE OF CALIFORNIA	SHERIFF: BLOOD ALCOHOL ANALYSIS NOVEMBER 2022	490
153628	12/28/2022	SUDWEEKS CONSTRUCTION, INC.	135 N D ST REMODEL PROJECT, 3RD PAYMENT	113,588.26
153629	12/28/2022	SUNSET GRAPHICS	REC: WINTER T-SHIRT SUPPLY; CS: STAFF UNIFORMS	1,996.54
153630	12/28/2022	SWRCB	ANNUAL PERMIT FEE	3,453.00
153631	12/28/2022	TalentZok	TEMPORAY STAFF	9,492.09
153632	12/28/2022	SPECTRUM BUSINESS	DEC-JAN 2023	1,260.77
153633	12/28/2022	UNIFIRST CORPORATION	PARKS: UNIFORM MAINTENANCE	325.62
153634	12/28/2022	UNIFIRST FIRST AID CORP	FIRST RESPONDERS KIT	498.83
153635	12/28/2022	WALTERS WHOLESALE ELECTRIC CO	CITY HALL: EXTERIOR FUSES	200.23
153636	12/28/2022	WESTERN EXTERMINATOR COMPANY	GOPHER CONTROL MAINTENANCE	1,941.02
<b>TOTAL</b>				<b>3,918,022.44</b>





# CITY OF PERRIS

## CITY COUNCIL

### AGENDA SUBMITTAL

11.A.

**MEETING DATE:**

March 14, 2023

**SUBJECT:**

Specific Plan Amendment (SPA) 21-05218, Tentative Parcel Map (TPM-38292), Development Plan Review (DPR) 21-00013, Conditional Use Permit (CUP) 21-05216, and Development Agreement (DA) 22-05297 – A proposal to facilitate the construction of a 950,224 square-foot industrial facility and a commercial development located on the southerly side of Ramona Expressway between Nevada Road and Webster Avenue consisting of the following: 1) Specific Plan Amendment to rezone 42.22 acres of a larger 49.17 acre site from Business Park Office (BPO) Zone and Commercial (C) Zone to Light Industrial (LI) Zone, and to remove a paper street from the Circulation Plan in the Perris Valley Commerce Center Specific Plan (PVCCSP); 2) Tentative Parcel Map to subdivide 49.17 acres into 8 parcels; 3) Development Plan Review for the site plan and building elevations; 4) Conditional Use Permit to permit a vehicle fuel station with a convenience store, car wash, four drive-throughs establishments within the proposed commercial development; and 5) Development Agreement for specific project improvements and community benefits. (APNs: 317-120-021, 317-130-017, -021, -025 and -048. Applicant: Daniel Sachs of DECA Perris Land Co, LLC.

**REQUESTED ACTION:**

Adopt Resolution Number (*next in order*) to certify the Final Environmental Impact Report (SCH 2022040023), and adopt the Mitigation and Monitoring and Reporting Program, the Findings of Fact, and the Statement of Overriding Considerations related to the significant environmental impacts resulting from the project;

Adopt Resolution Number (*next in order*) to approve Tentative Parcel Map (TPM-38292), Conditional Use Permit (CUP) 21-05216 and Development Plan Review 21-00013 to facilitate the construction of a 950,224 square foot industrial distribution building, and a commercial development, based on the findings and subject to the Conditions of Approval; and

Introduce First Reading of Ordinance Number (*next in order*) approving Development Agreement 22-05297 and Specific Plan Amendment 21-05218 to change the land use designation of 42.22

acres of a larger 49.17 acre site from BPO Zone to LI Zone and making findings of support thereof.

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

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**BACKGROUND/ PROJECT DESCRIPTION:**

On February 15, 2023, the Planning Commission voted 3-1 to recommend approval to the City Council of the Ramona Gateway project located on the southerly side of Ramona Expressway between Nevada Road and Webster Avenue, consisting of 950,224 square-foot industrial building and 37,215 square feet of commercial development with the following entitlements: 1) Specific Plan Amendment to rezone 42.22 acres of a larger 49.17-acre site from Business Park Office (BPO) Zone and Commercial (C) Zone to Light Industrial (LI) Zone, and to remove a paper street from the Circulation Plan in the PVCC Specific Plan; 2) Tentative Parcel Map to subdivide 49.17 acres into eight (8) parcels; 3) Development Plan Review for the site plan and building elevations; 4) Conditional Use Permit to permit a vehicle fuel station with a convenience store, car wash, four drive-throughs establishments within the proposed commercial development; and 5) Development Agreement for specific project improvements and community benefits. The surrounding uses include vacant property zoned Commercial and Potential Detention Basin to the west, an entitled commercial development across Ramona Expressway to the north that is currently vacant land, the Val Verde Academy and Val Verde High School to the south, and vacant property to the east across Nevada Road zoned Light Industrial.

*Development Agreement:*

As part of the Development Agreement, the following community benefits are proposed; 1) A "Welcome to Perris" monument sign proposed on the Ramona Expressway median; 2) Contribution of \$776,634 for the Perris Downtown Skill Training & Job Placement Center; 3) Contribution of \$200,000 to the Val Verde High School's Career and Technical Education (CTE) Program; 4) Contribution of \$27,000 to the Val Verde Academy to fund the garden modernization project; and 5) at least one retail business is required to be in operation and open to the public prior to releasing occupancy for the industrial building. Other physical benefits outlined in the Development Agreement include a \$1.9 million regional storm drain improvement that starts from the westerly boundary of the site at Nevada Avenue and connects to the existing Master Plan Drainage Facility (Line E) at the northeast corner of Ramona Expressway and Webster Avenue. As a matter of information, a Preliminary Review Application for Starbucks has been submitted to the Planning Division for review and comments. The Development Agreement also includes a 10-year term to ensure the public benefits are completed to the City's satisfaction.

*Public Outreach:*

A scoping meeting was conducted on July 20, 2022, for the EIR. To address the concerns expressed by the Planning Commission, the applicant conducted public outreach in the community and sent out a flyer/survey letter regarding the project and contacted the Val Verde Schools south of the site to address their concerns. The applicant has also contacted the Chamber of Commerce.

As a result of their outreach, they obtained a total of 112 support letters from Perris residents and the Chamber of Commerce supporting the project. In response to the concerns regarding the adjacent schools to the south, the applicant reached out to the schools. They now support the project, as the developer agreed to install a ten (10) foot-high wall along the south property line shared with the school and correct a drainage issue on the school site.

*Truck Circulation:*

The developer worked with Val Verde High School representatives to revise the site circulation to place truck traffic on Nevada Avenue, away from the drop-off and pick-up areas for the students on Morgan Street and Webster Avenue. Truck access is now proposed via the two most northerly driveways along Nevada Road, which are restricted to right-in/left-out turning movements to preclude truck access to Ramona Expressway. The two most southerly driveways on Webster Avenue and Nevada Road are designated for passenger vehicles only (Attachments 8 and 9). Truck circulation is limited to and from I-215/Placentia Avenue Interchange via Placentia Avenue and Interstate 215 Frontage Road/Nevada Road. Truck access to and from Ramona Expressway is prohibited.



## **PLANNING COMMISSION MEETING:**

### *Public Comments*

At the February 15, 2023, Planning Commission hearing, four (4) people spoke in support of the project, Stacy Dedeaux, Principal of Val Verde High School and Academy; Allen Lynch of Lynch Group representing Starbucks; Rumzi Alabbasi of Alabbasi Construction & Engineering, who intends to build the fuel station with a convenience store on the project site; and Alan Robertson, Peninsula Retail Partners, who has interested retail operators who want to develop on the commercial pads if the project is approved. Members of LIUNA (Laborers' International Union of North America) were also present, and two (2) spoke in support of the project as it would bring living wage jobs to union laborers in the area and expressed appreciation for the funding that would be allocated for the Perris Downtown Skill Training & Job Placement Center. Letters of support were also received by staff regarding this project from Val Verde High School and Academy, Allen Lynch of Lynch Group representing Starbucks, Marwan Alabbasi of Alabbasi Construction & Engineering, Perris Valley Chamber of Commerce, and Val Verde Unified School District (Attachment 10).

### *Discussion*

At the February 15, 2023, meeting, the Planning Commission expressed that the warehouse design was appealing and appreciated the developers' outreach to Perris residents, the Chamber of Commerce, and Val Verde Schools to gain support as expressed by the Planning Commissioners during the EIR Scoping meeting on July of 2022. They were particularly appreciative of the developer working closely with the Val Verde School Principal to address the school's concerns by redesigning the project by putting truck access on Nevada Avenue, resolving an ongoing drainage at the school site, and installing a 10-foot-high wall adjacent to the school site as part of the project proposal. The commitment to have at least one retail business open to the public prior to releasing occupancy for the industrial building. Plus, the developer will construct all the off-site infrastructure improvements adjacent to the commercial site (i.e., roadway widening, traffic signals, and pedestrian access), including a Welcome to Perris sign, estimated to cost approximately 2.2 million dollars.

After listening to public comments, the applicant's commitment to addressing the school's concerns, and the community benefits proposed in conjunction with the project, the Planning Commission recommended approval of the project 3-1.

## **ENVIRONMENTAL DETERMINATION:**

An Environmental Impact Report (SCH 2022040023) was completed in compliance with the California Environmental Quality Act (CEQA) Guidelines (Attachments 11 and 12). The EIR concludes that all impacts have generally been reduced to less than significant or have been reduced to below the level of significance with the implementation of mitigation measures, except for results related to air quality, cumulative GHG emissions, and transportation which have been identified as significant and unavoidable. Adoption of a Statement of Overriding Consideration would be required to approve the project.

A Notice of Availability for the Draft EIR was sent to property owners within 300 feet of the Project site, tribes, agencies, and interested parties. Staff received one comment letter from the South Coast Air Quality Management District (SCAQMD) on the Draft EIR regarding the analysis approach and modeling assumptions used in the air quality analysis. A Health Risk Assessment was prepared for this project, as required by the PVCCSP, which concluded that the project will not cause a significant human health or cancer risk to sensitive receptors. The comment letter and the Response to Comment are included in the Final EIR (Attachment 12). None of the comments on the SCAQMD letter raise additional environmental impacts that have not already been analyzed in the EIR or constitute "significant new information," or meet any of the conditions in Section 15088.5 of the State CEQA Guidelines that would require recirculation of the EIR.

**RECOMMENDATION:**

The Planning Commission recommends to the City Council the following: 1) Adoption of Resolution Number (*next in order*) certifying the Environmental Impact Report, and adopting the Mitigation Monitoring and Reporting Program, the Findings of Fact, and the Statement of Overriding Considerations related to the significant environmental impacts resulting from the project; 2) Adoption of Resolution Number (*next in order*) approving Tentative Parcel Map 21-05219 (TPM-38292), Conditional Use Permit (CUP) 21-05216, and Development Plan Review (DPR) 21-00013; and 3) Introduction of the First Reading of Ordinance Number (*next in order*) approving Specific Plan Amendment 21-05218 and Development Agreement 22-05297 to facilitate the construction of a 950,224 square foot industrial warehouse distribution building, and the 37,215 square foot commercial development, based on the findings and the Conditions of Approval.

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

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Prepared by: Doug Fenn, Planning Consultant  
REVIEWED BY: Patricia Brenes, Planning Manager

City Attorney \_\_\_\_\_  
Assistant City Manager WB  
Deputy City Manager ER

**Attachments:**

1. Resolution Number (*next in order*) Certifying the Environmental Impact Report, and Adopting the Statement of Overriding Considerations, Findings of Fact, and the Mitigation Monitoring and Reporting Program  
*Due to the size of the file, only the Resolution is included as a hard copy, the Exhibits are available online at:*  
[https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-329#docan1206\\_1313\\_479](https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-329#docan1206_1313_479)

2. Resolution Number (*next in order*) Approving Tentative Parcel Map (TPM-38292), Conditional Use Permit (CUP) 21-05216 and Development Plan Review 21-00013 and Conditions of Approval (Planning, Engineering, Public Works, Fire, Community Services, and Building & Safety)
3. Ordinance Number (*next in order*) Adopting Specific Plan Amendment 21-05193 and Development Agreement 22-05297
4. Location/Aerial Photo
5. Existing and Proposed PVCCSP Land Use Maps
6. MARB/IPA ALUCP Map
7. Proposed Modification to PVCCSP Circulation Plan – Removal of Dawes Street
8. Tentative Parcel Map
9. Project Plans (Site Plan, Fire Access Site Plan, Floor Plan, Building Elevations, Cross Sections, Conceptual Landscape/ Fence and Wall Plans, and Colors and Materials Sample Sheet)
10. Public Comment Letters and Survey Forms – In Support of the Project  
*Due to the size of the files, the documents are available online at:*  
[https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-329#docan1206\\_1313\\_479](https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-329#docan1206_1313_479)
11. Draft Environmental Impact Report (SCH:2022040023) and Associated Technical Studies.  
*Due to the size of the files, the documents are available online at:*  
[https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-329#docan1206\\_1313\\_479](https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-329#docan1206_1313_479)
12. Final Environmental Impact Report (Public Comment Letter, Response to Comment, Errata, and Mitigation Monitoring and Reporting Program)  
*Due to the size of the file, the documents are available online at:*  
[https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-329#docan1206\\_1313\\_479](https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-329#docan1206_1313_479)
13. Planning Commission Staff Report Without Exhibits - Dated February 15, 2023  
*Due to the size of the documents, only the staff report is included as a hard copy. The entire staff report packet is available online at:*  
[https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-329#docan1206\\_1313\\_479](https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-329#docan1206_1313_479)

Consent:

Public Hearing: X

Business Item:

Presentation:

Other:

## ATTACHMENT 1

Resolution Number (*next in order*)  
Certifying the Environmental Impact Report, and  
Adopting the Statement of Overriding Considerations,  
Findings of Fact, and the Mitigation Monitoring and  
Reporting Program

*Due to the size of the file, only the Resolution is included  
as a hard copy, the Exhibits are available online at:*

[https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-329#docan1206\\_1313\\_479](https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-329#docan1206_1313_479)

**RESOLUTION No. \_\_\_\_\_ (next in order)**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA CERTIFYING THE ENVIRONMENTAL IMPACT REPORT (STATE CLEARINGHOUSE 2022040023) PREPARED FOR THE RAMONA GATEWAY PROJECT TO CONSTRUCT A 950,224 SQUARE-FOOT, REFRIGERATED WAREHOUSE DISTRIBUTION FACILITY, AND COMMERCIAL DEVELOPMENT INCLUDING 1) TENTATIVE PARCEL MAP TO SUBDIVIDE 49.17 ACRES INTO EIGHT (8) PARCELS, RANGING IN SIZE FROM 0.80 TO APPROXIMATELY 42.22 ACRES; 2) DEVELOPMENT PLAN REVIEW FOR THE SITE PLAN AND BUILDING ELEVATIONS; AND 3) CONDITIONAL USE PERMIT TO PERMIT A VEHICLE FUEL STATION WITH A CONVENIENCE STORE, CAR WASH, FOUR DRIVE-THROUGHS ESTABLISHMENTS WITHIN THE PROPOSED COMMERCIAL DEVELOPMENT, AND ADOPTING THE PROPOSED MITIGATION MONITORING AND REPORT PROGRAM AND A STATEMENT OF OVERRIDING CONSIDERATIONS, BASED UPON THE STATEMENT OF FACTS AND FINDINGS AND STATEMENT OF OVERRIDING CONSIDERATIONS, AND THE MITIGATION MONITORING AND REPORTING PROGRAM**

**WHEREAS**, the applicant, Daniel Sachs, of Perris Land Co, LLC, proposes to construct a 950,224-square-foot, refrigerated warehouse distribution facility and 37,215 square-foot commercial development; and

**WHEREAS**, the applicant submitted 1) Tentative Parcel Map (“TPM”) 38292 to subdivide 49.17 acres into eight (8) parcels, ranging in size from 0.80 to approximately 42.22 acres; 2) Development Plan Review (“DPR”) 20-000013 for the site plan and building elevations; and 3) Conditional Use Permit (“CUP”) 21-05216 to permit a vehicle fuel station with a convenience store, car wash, four drive-throughs establishments within the proposed commercial development for the above-mentioned project (the “Project”); and

**WHEREAS**, the proposed TPM 38292, DPR 20-000013, and CUP 21-05216 are considered a “project” as defined by the California Environmental Quality Act (“CEQA”); and

**WHEREAS**, under CEQA and the State CEQA Guidelines (14 Cal. Code Regs. § 15000 *et seq.*), the City is the lead agency for the Project, as it is the public agency with general governmental powers over the Project; and

**WHEREAS**, the City, as lead agency, determined that an Environmental Impact Report (“EIR”) should be prepared under CEQA in order to analyze all potentially significant adverse environmental impacts of the Project; and

**WHEREAS**, between October 28, 2022, and December 12, 2022, the Environmental Impact Report (“EIR”) (State Clearinghouse No. 2022040023) was made available for public review and comment during a state-mandated 45-day public review period; and



**WHEREAS**, responses to comments were prepared for inclusion in the EIR and were circulated to responders prior to the hearing date; and

**WHEREAS**, on February 15, 2023, the Planning Commission conducted a duly noticed public hearing on the project and, at the meeting, recommended certification of the EIR to the City Council after considering public testimony and materials in the staff report and accompanying documents for the Statement of Overriding Consideration of Environmental Impacts, the Environmental Impact Report (State Clearinghouse 2022040023), Tentative Parcel Map (TPM-38292), Conditional Use Permit (CUP) 21-05216, Development Plan Review (DPR) 21-00013; and

**WHEREAS**, on March 14, 2023, the City Council conducted a duly noticed public hearing on the project and, at the meeting, certified the EIR after considering public testimony and materials in the staff report and accompanying documents for the Statement of Overriding Consideration of Environmental Impacts, the Environmental Impact Report (State Clearinghouse 2022040023), Tentative Parcel Map (TPM-38292), Conditional Use Permit (CUP) 21-05216, Development Plan Review (DPR) 21-00013, and

**WHEREAS**, all the requirements of CEQA and the State CEQA Guidelines have been satisfied in the EIR, which is sufficiently detailed so that all of the potentially significant environmental effects of the Project have been adequately evaluated; and

**WHEREAS**, the EIR prepared in connection with the Project sufficiently analyzes both the feasible mitigation measures necessary to avoid or substantially lessen the Project's environmental impacts and a range of feasible alternatives capable of eliminating or reducing these effects by CEQA and the State CEQA Guidelines; and

**WHEREAS**, all of the proposed findings and conclusions recommended by this Resolution are based upon the oral and written evidence presented to the City Council as a whole and not based solely on the information provided in this Resolution; and

**WHEREAS**, the project level and cumulative environmental impacts identified in the Final EIR, which the City Council finds to be less than significant and not to require mitigation, are described in the Statement of Facts and Findings and Statement of Overriding Considerations are attached hereto, and incorporated herein by reference as if outlined in full; and

**WHEREAS**, the project level and cumulative environmental impacts identified in the Final EIR, which the City Council finds to be mitigated to a group of less than significant through the imposition of feasible mitigation measures identified in the Final EIR and set forth therein, are described in the Statement of Facts and Findings and Statement of Overriding Considerations attached hereto and incorporated herein by reference as if outlined in full; and

**WHEREAS**, the project level and cumulative environmental impacts identified in the Final EIR, which the City Council finds cannot be mitigated to a level of less than significance despite the imposition of all feasible mitigation measures identified in the Final EIR and set forth

therein, are described in the Statement of Facts and Findings and Statement of Overriding Considerations attached hereto and incorporated herein by reference as if outlined in full; and

**WHEREAS**, irreversible environmental impacts as a result of the project's operational air quality impact, cumulative air quality impact, and cumulative traffic impacts are identified in the Draft EIR, which the City Council approves for the reasons described in Section 7 of the Statement of Facts and Findings and Statement of Overriding Considerations attached hereto and incorporated herein by reference as if outlined in full; and

**WHEREAS**, the Mitigation Monitoring and Reporting Program to address project level and cumulative environmental impacts identified in the Draft EIR, which the City Council finds to be mitigated to a level of less than significant through the imposition of feasible mitigation measures are set forth therein and described in the Final EIR and incorporated herein by reference as if outlined in full; and

**WHEREAS**, alternatives to the Project that might eliminate or reduce significant environmental impacts of the project are set forth therein and described in the Statement of Facts and Findings and Statement of Overriding Considerations attached hereto and incorporated herein by reference as if outlined in full; and

**WHEREAS**, before taking action, the City Council has heard, been presented with, and reviewed all of the information and data which constitutes the administrative record, including the Final EIR and all oral and written evidence presented to the City during all Project meetings and hearings; and

**WHEREAS**, the City Council's certification of the Final EIR reflects its independent judgment and analysis; and

**WHEREAS**, no comments made in the public hearings conducted by the City Council or any additional information submitted to the City Council have produced substantial new information requiring recirculation or other environmental review under State CEQA Guidelines section 15088.5; and

**WHEREAS**, all other legal prerequisites to adopting this Resolution have occurred; and

**WHEREAS**, the Environmental Impact Report (State Clearinghouse 2022040023) was prepared in accordance with Sections 21000 through 21177 of the California Public Resources Code and Sections 15000 through 15387 of the California Code of Regulations (*CEQA Guidelines*); and

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Perris as follows:

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

**Section 2.** The majority of potentially significant environmental impacts of the Project identified in the Final EIR have been determined to be insignificant or mitigated to a less than significance level.

**Section 3.** Certain impacts associated with operational air quality impact, cumulative air quality impact, and cumulative traffic impacts Final EIR have been determined to be significant and unavoidable. The specific impacts are outlined in the Statement of Facts and Findings and Statement of Overriding Considerations attached hereto. Based on specific economic, social, technical, and other considerations, the City Council finds those effects acceptable by adopting the Statement of Facts and Findings and Statement of Overriding Considerations.

**Section 4.** The City Council finds that the Final EIR has been completed in compliance with CEQA and the State CEQA Guidelines and certifies the Final EIR as complete and adequate.

**Section 5.** The City Council hereby adopts the Statement of Facts and Findings and Statement of Overriding Considerations attached hereto and incorporated herein by reference as if outlined in full.

**Section 6.** The City Council hereby adopts the Mitigation Monitoring and Reporting Program attached hereto and incorporated herein by reference as if set forth in full.

**Section 7.** Based on the above findings, the City Council certifies the Final EIR for Project (State Clearinghouse 2022040023).

**Section 8.** The City Council 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 because 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 Mayor shall sign this Resolution, and the City Clerk shall certify the adoption of this Resolution.

***ADOPTED, SIGNED, and APPROVED this 14<sup>th</sup> day of March 2023.***

\_\_\_\_\_  
ATTEST:

\_\_\_\_\_  
City Clerk, Nancy Salazar

\_\_\_\_\_  
Michael M. Vargas

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

I, **Nancy Salazar**, CITY CLERK OF THE CITY OF PERRIS, CALIFORNIA, DO HEREBY CERTIFY that the foregoing Resolution Number \_\_\_\_\_ was duly and regularly adopted by the City Council of the City of Perris at a regular meeting held on the 14<sup>th</sup> day of March 2023, by the following called a vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

\_\_\_\_\_  
City Clerk, Nancy Salazar

**Attachments:** Environmental Impact Report  
Findings of Fact  
Statement of Overriding Considerations  
Mitigation Monitoring and Reporting Program

*Due to the size of the file, only the Resolution is included as a hard copy, the Exhibits are available online at:*  
[https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-329#docan1206\\_1313\\_479](https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-329#docan1206_1313_479)

## **ATTACHMENT 2**

**Resolution Number *(next in order)***

**Approving Tentative Parcel Map**

**(TPM-38292), Conditional Use Permit (CUP) 21-05216  
and Development Plan Review 21-00013 and Conditions**

**of Approval**

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

**RESOLUTION NUMBER NO. (Next in Order)**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING TENTATIVE PARCEL MAP 21-05219 (TPM 38292), DEVELOPMENT PLAN REVIEW 21-00013, CONDITIONAL USE PERMIT 21-05216, TO FACILITATE THE CONSTRUCTION OF A 950,224-SQUARE-FOOT WAREHOUSE FACILITY AND A 37,215 SQUARE FOOT COMMERCIAL CENTER BASED UPON THE FINDINGS HEREIN AND SUBJECT TO CONDITIONS OF APPROVAL.**

**WHEREAS**, the project applicant, Daniel Sachs, of, Perris Land Co, LLC., proposes to construct a 950,224 square-foot refrigerated warehouse distribution facility and 37,215 square-foot commercial development;

**WHEREAS**, the applicant submitted:1) Tentative Parcel Map 21-05219 (“TPM 38292”) 38292 to subdivide 49.17 acres into eight (8) parcels, ranging in size from 0.80 to approximately 42.22 acres; 2) Development Plan Review (“DPR”) 20-000013 for consideration of the site plan and building elevations; and 3) Conditional Use Permit (“CUP”) 21-05216 to permit a vehicle fuel station with a convenience store, car wash, four drive-throughs establishments within the proposed commercial development for the above-mentioned project (the “Project”); and

**WHEREAS**, the proposed TPM 38292, DPR 20-00013 and CUP 21-05216 are considered a “project” as defined by the California Environmental Quality Act (“CEQA”); and

**WHEREAS**, pursuant to CEQA and the State CEQA Guidelines (14 Cal. Code Regs. §15000 *et seq.*), the City is the lead agency for the Project, as it is the public agency with general governmental powers over the Project; and

**WHEREAS**, an Environmental Impact Report (“EIR”) (State Clearinghouse (SCH) No: 2022040023) was prepared for the Project, which includes, without limitation, TPM-38292, DPR 20-00013, Conditional Use Permit (CUP) 21-05216 and was made available for public review and comment for a forty-five (45) day period in accordance with CEQA from October 28, 2022 to December 12, 2022; and

**WHEREAS**, the Airport Land Use Commission (“ALUC”) conducted a hearing on December 15, 2022, to consider the Project’s consistency with the C1 Zone and determined that the Project is conditionally consistent with the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (“MARB/IPA ALUCP”); and

**WHEREAS**, the Planning Commission conducted a duly noticed public hearing on February 15, 2023 regarding the EIR and Project at which time all interested persons were given full opportunity to be heard and to present evidence for the Planning Commission’s consideration, and at the conclusion of the public hearing and after consideration thereof, the Planning

Commission recommended certification of the EIR and approval of the Project to the City Council; and

**WHEREAS**, on March 14, 2023, the City Council conducted a duly noticed public hearing regarding the EIR and Project, at which time all interested persons were given full opportunity to be heard and to present evidence for the City Council's consideration (including all oral and written testimony from members of the public and City staff, including, but not limited to, the City staff reports and accompanying documents and exhibits); and

**WHEREAS**, before acting, the City Council has heard, been presented with, and reviewed all of the information and data which constitutes the administrative record for the Project approval, including all oral and written evidence presented to the City by members of the public and City staff during all Project meetings and hearings; and

**WHEREAS**, all other legal prerequisites to adopting this Resolution have occurred.

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

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

**Section 2.** Based upon the forgoing and all oral and written statements and reports presented by City staff and members of the public, including, but not limited to, all such ideas and information presented at its public hearing on March 14, 2023, the City Council finds:

1. An Environmental Impact Report (SCH 2022040023) has been completed in compliance with the California Environmental Quality Act (CEQA) Guidelines. The EIR concludes that all impacts have generally been reduced to less than significant or have been reduced to below the level of significance with the implementation of mitigation measures, except for impacts related to air quality, cumulative GHG emissions, and transportation have been identified as significant and unavoidable. The City Council has fully considered the EIR and has certified it concurrently with the approval of this Resolution including adoption of a Statement of Overriding Considerations. The City Council finds that the Project is consistent with, and has been fully assessed by the EIR, and that this Project is specifically anticipated in the EIR and is consistent with the purpose and intent of the EIR.
2. The City has complied with CEQA.
3. Determinations of the City Council reflect the independent judgment of the City.

**Section 3.** Based upon the preceding, the Environmental Impact Report (SCH 2022040023), and all oral and written communication submitted by members of the public and City staff to the City Council on March 14, 2023, public hearing (including, but not limited to, all staff reports and supporting exhibits), the City Council further finds the following:

**Tentative Parcel Map 21-05219 (TPM 38292)**

1. *The proposed map is consistent with the applicable General and Specific Plans.*

The Project proposes a Tentative Map to subdivide the 6.95 acres of commercial land into seven (7) parcels ranging in approximate size from .80 to 1.67 acres. The remaining 42.22-acre parcel is for the industrial warehouse and commercial site. The map is consistent with the minimum lot size requirement of 15,000 square feet in the Light Industrial (LI) and minimum one-acre lot size for Commercial (C) Zones to facilitate the construction and operation of construction of a 950,224-square foot-warehouse facility and a 37,215 square-foot commercial center. The Project site is also located in the area designated as Planning Area 3: Agricultural Conversion Area of the City of Perris General Plan, which notes that the largest land use category within this Planning Area is Commercial and Light Industrial and that due to the area's proximity to Interstate I-215, the cargo airport, other industrial and commercial land uses, and an existing rail line along the western edge, future development should be planned to expand industrial and commercial opportunities.

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

As noted above, the Project proposes a vested tentative parcel map to subdivide the 6.95 commercial into seven (7) parcels ranging in approximate size from .80 to 1.67 acres, and the remaining 42.22-acre parcel is for the industrial warehouse and commercial site. The Project has been designed to be consistent with all applicable Code requirements for industrial projects in the LI and C Zone of the PVCCSP, including lot coverage, floor area ratio, height, setbacks, landscaping, and parking noted in the staff report.

3. *The map's design or the type of improvements will not cause substantial environmental damage or unavoidably injure fish, wildlife, or their habitat.*

The potential environmental impacts associated with the Project were evaluated in Environmental Impact Report (SCH 2022040023). It has been determined that all possible effects of the Project on biological resources will be reduced to less than significant levels.

4. *The map's design or the type of improvements will not cause serious public health problems.*

The EIR prepared for the Project concludes that all impacts have generally been reduced to less than significant or have been reduced to below the level of significance with the implementation of mitigation measures, except for impacts related to air quality, cumulative GHG emissions, and transportation have been identified as significant and unavoidable. A written response to AQMD comments was provided ten days before the Planning Commission meeting, explaining that comments related to



the PVCC-SP Final EIR. Additionally, because the PVCC-SP Final EIR was prepared at a programmatic level, a mitigation measure requires individual projects to prepare a Health Risk Assessment (HRA) to identify project-specific impacts resulting from the use of diesel trucks. The HRA was prepared for this project and is included in Appendix C2 of the Draft EIR. It concluded that the Project will not cause a significant human health or cancer risk to adjacent workers or sensitive receptors. Therefore, including the Statement of Overriding Considerations in the FIER that all impacts have been reduced to below the level of significance with the implementation of the mitigation measure, and adoption

### **Conditional Use Permit 21-05216**

1. *The proposed location of the conditional use is in accord with the objectives of Title 19 of the Perris Municipal Code and the purposes of the zone in which the site is located.*

The project complies with the proposed Specific Plan Amendment to rezone 42.22 from Business Park Office (BPO) and Commercial (C ) Zones to Light Industrial (LI) Zone. As conditioned, the Project meets or exceeds the standards of the proposed zones. Overall, the proposal is in harmony with the allowed commercial and industrial uses.

2. *The proposed Project is consistent with the City's General Plan and conforms to all Specific Plans, zoning standards, applicable subdivision requirements, and other ordinances and resolutions of the City.*

The proposed Project conforms to the goals of the General Plan, PVCCSP, and Zoning Code by complying with the developments standards of the proposed BPO and C Zones, providing superior sign design/architecture, and allowing for future landscaping.

3. *The proposed location of the CUP and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.*

As conditioned, the Project will not be detrimental to the public health, safety, or welfare or injurious to property and improvements in the vicinity or to the general welfare of the City. The Project is subject to the City's PVCCSP and Zoning Code development standards for commercial and industrial uses and will also comply with fire accessibility requirements.

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

The architecture conforms to all City standards and has been reviewed by City staff for conformance to said standards and compatibility with the character of the community. The architecture is harmonious with the neighborhood's character and

meets all pertinent community standards. The Project site is compatible with the surrounding uses. The applicant has been working with the Val Verde High School and Academy to ensure truck traffic is not in conflict with the vehicles entering and exiting the school site. The Project proposes a block wall on the southerly line shared with the school to further mitigate any impacts and will resolve drainage issues on the school site. Overall, the elevations include the following architectural features, which define the building's base, body, and cap, which are consistent with the architectural standards of the City. Additionally, staff received 4 letters in support of the project from the Val Verde High School and Academy, Val Verde School District, Alabbasi Construction, and Perris Valley Chamber of Commerce.

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

The City's landscape standards ensure the Project will visually buffer the surrounding land uses while providing an attractive environment for business patrons as well as those living in the community who would see this Project daily. The Project exceeds City landscape standards and provides landscape plantings covering 12.83% of the lot, and as a result, it provides sufficient landscape plantings and space to make an attractive environment the public will enjoy.

#### **Development Plan Review 21-00013**

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

The location, size, design, density, and intensity of the proposed development and improvements are consistent with the City's General Plan, the Perris Valley Commerce Center Specific Plan, PVCCSP, the purposes and provisions of the P.M.C., the purposes of the Zones in which the site is located, and the development policies and standards of the City.

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

The commercial and industrial components of the project are in accordance with the standards of the underlying zone. The commercial buildings are desirable for the community and ensure compatibility with surrounding uses. The proposed project will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.

3. *The proposed development and the conditions under which it would be operated or maintained are compatible with abutting properties. They will not be detrimental*

*to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.*

The proposed project will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity. A traffic signal will be installed at the project entry and Ramona Expressway to provide safe access to the site. The traffic study for the project concluded that all the study area intersections are anticipated to operate at acceptable levels of service after the Project is operating.

The project proposes an architecturally enhanced building commercial center concept with varying roofline angles and heights, steel canopy awnings, frosted glass building elements, and glass storefront components. Colors on the façades range from brown and grey and white hues meets the development standards of the PVCCSP Commercial Zone. The landscaping plan ensures visual relief and an attractive environment for the public's enjoyment.

**Section 4.** Based upon the preceding, the Draft Environmental Impact Report (SCH: 2022040023), and all oral and written communication submitted by members of the public and City staff to the City Council on March 14, 2023, public hearing (including, but not limited to, all staff reports and supporting exhibits), the City Council approves Tentative Parcel Map (TPM 38386), Development Plan Review (DPR 20-00013), and Conditional Use Permit (21-05216), subject to the Mitigation Monitoring and Reporting Program and Conditions of Approval attached to this Resolution.

**Section 5.** The City Council 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 6.** The Mayor shall sign this Resolution and the City Clerk shall certify to the adoption of this Resolution.

**ADOPTED, SIGNED, and APPROVED** this 14<sup>th</sup> day of March 2023.

ATTEST:

\_\_\_\_\_  
City Clerk, Nancy Salazar

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

I, **Nancy Salazar**, CITY CLERK OF THE CITY OF PERRIS, CALIFORNIA, DO HEREBY CERTIFY that the foregoing Resolution Number (*Next in Order*) was duly and regularly adopted by the City Council of the City of Perris at a regular meeting held on the 14<sup>th</sup> day of March 2023, by the following called a vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

---

City Clerk, Nancy Salazar

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

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

**REVISED PLANNING COMMISSION CONDITIONS OF APPROVAL**

**SPA 21-05218, TPM 21-05219 (TPM-38292),  
DPR 21-00013CUP 21-05216, and (DA) 22-05297**

**February 15, 2023**

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**PROJECT:** Specific Plan Amendment (SPA) 21-05218, Tentative Parcel Map 21-05219 (TPM-38292), Development Plan Review (DPR) 21-00013, Conditional Use Permit (CUP) 21-05216, and Development Agreement (DA) 22-05297 – A proposal to consider the following entitlements to facilitate the construction of a 950,224 square-foot industrial facility and a commercial development consisting of the following: 1) Specific Plan Amendment to rezone 42.22 acres of a larger 49.17 acre site from Business Park Office (BPO) Zone and Commercial (C) Zone to Light Industrial (LI) Zone, and to remove a paper street from the Circulation Plan in the Perris Valley Commerce Center Specific Plan (PVCCSP); 2) Tentative Parcel Map to subdivide 49.17 acres into 8 parcels, ranging in size from 0.80 to approximately 42.22 acres; 3) Development Plan Review for the site plan and building elevations; 4) Conditional Use Permit to permit a vehicle fuel station with a convenience store, car wash, four drive-throughs establishments within the proposed commercial development; and 5) Development Agreement for specific project improvements and community benefits. (APNs: 317-120-021, 317-130-017, -021, -025 and -048. Applicant: Daniel Sachs of DECA Perris Land Co, LLC

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**GENERAL CONDITIONS:**

- 1 **Development Agreement.** Development on the Project site shall be subject to the terms in the Development Agreement, as it allows the developer and all future owners of all or any portion of the Project site to develop the property in accordance with the Development approvals and the Project specific Development Agreement.
- 2 **Approval Period for Development Plan Review 21-00013, Conditional Use Permit 21-05216.** The Development Plan Review and Conditional Use Permit 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, except as modified by the terms of the Development Agreement. 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, except as modified by the terms of the Development Agreement.
- 3 **Approval Period for Tentative Parcel Map (TPM 38292).** In accordance with the Subdivision Map Act, the recordation of the final map shall occur within two (2) years from the City Council approval, unless an automatic extension is granted by the State of California. The applicant may apply for a maximum of five (5) one-year extensions to permit additional time to record the final map, except as modified by the terms of the Development Agreement. A written request for an extension shall be submitted to the Planning Division at least thirty (30)

Conditions of Approval

days prior to the initial (and subsequent extensions) expiration of the Tentative Parcel Map approval, except as modified by the terms of the Development Agreement.

- 4 **Mitigation Monitoring and Reporting Program.** The project shall comply with all provisions of the adopted Mitigation Monitoring and Reporting Program (MMRP). The Mitigation Monitoring and Reporting Program (MMRP) for Environmental Impact Report (SCH: 2022040023). It shall be implemented in accordance with the timeline, reporting, and monitoring intervals listed.
- 5 **Municipal Code and Specific Plan Compliance.** The project shall conform to the Light Industrial (LI) Zone and Commercial (C) Zone standards of the Perris Valley Commerce Center Specific Plan (PVCCSP) and Chapter 19 of the Perris Municipal Code.
- 6 **Future Obligation of Buyers and Lessees.** All future buyers and lessees shall be informed of their obligation to comply with these Conditions of Approval. The applicant shall provide a copy of these conditions and inform the buyer or lessee of their obligation to maintain compliance with all local and City ordinances, including but not limited to an annual fire inspection and maintenance of a City business license.
- 7 **City Ordinances and Business License.** The subject business shall maintain compliance with all local and City Ordinances, including but not limited to an annual fire inspection and maintenance of a City business license.
- 8 **Expansion of Use.** No expansion of the site or the use shall occur without subsequent reviews and approvals by the Planning Division.
- 9 **Conformance to Approved Plans.** Development of the project site, building elevations, and conceptual landscaping shall conform substantially to the plans approved by the Planning Commission on **February 15, 2023**, or as amended by these conditions. Any deviation shall require appropriate Planning Division review and approval.
- 10 **ADA Compliance.** The project shall conform to all disabled access requirements in accordance with the State of California, Title 24, and the Federal Americans with Disabilities Act (ADA).
- 11 **Rooftop Solar.** The project does not propose rooftop solar panels at this time. However, suppose the project in the future proposes solar rooftop panels. In that case, the applicant/developer shall prepare a solar glare study that analyzes glare impacts, and this study shall be reviewed by the Riverside County Airport Land Use Commission (ALUC).
- 12 **Planning Division.** All Planning Division Conditions of Approval shall be reproduced in the construction and grading plans.
- 13 **City Engineer Conditions.** The project shall adhere to the requirements of the City Engineer as indicated in the attached Engineering Conditions of Approval dated **February 03, 2023**. On and off-site improvement plans shall be submitted for review and approval by the City Engineer.
- 14 **Fire Marshall Conditions.** The project shall comply with all requirements of the Fire Marshall

in the memo dated **April 6, 2022**.

- 15 **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>.
- 16 **Building Conditions.** The project shall adhere to the requirements of the Building Department as indicated in the attached Conditions of Approval dated **October 19, 2021**.
- 17 **Public Works Conditions.** The project shall adhere to the requirements of the Public Works Administration Department as indicated in the attached Conditions of Approval dated **November 29, 2021**.
- 18 **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*.
- 19 **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 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 \
- 20 **SPA 21-05218, TPM 21-05219 (TPM-38292), DPR 21-00013, CUP 21-05216, and (DA) 22-05297.** The City shall promptly notify the applicant of any claim, action, or proceeding for which indemnification is sought and shall cooperate fully in defense of the action.
- 21 **Southern California Edison (SCE).** The developer/owner shall contact the Southern California Edison SCE area service planner (951-928-8323) to complete the required forms before construction. No grading permits shall be issued until a letter from SCE is received by the City Engineer indicating electrical service will be placed underground.
- 22 **Signage.** The project approval does not include signage. All monument signage is required to include the Perris Valley Commerce Center logo (per PVCCSP Chapter 4.2.5). Any proposed wall or monument sign will require a sign application and shall be reviewed and approved by the Planning Division prior to building permit issuance.
- 23 **Waste Hauling and Disposal.** The project shall use only the City-approved waste hauler for all construction and other waste disposal.
- 24 **Graffiti and Property Maintenance.** The project shall comply with the Perris Municipal Code Chapter 7.42 regarding Property Maintenance. The site shall be maintained graffiti-free state at all times. Graffiti located on site shall be removed within 48 hours. Graffiti shall

- be painted over in panels and not patches. In addition, it will match the color of the wall or material surface. Furthermore, the applicant shall apply an anti-graffiti coating on the walls.
- 25 **On-site & Off-site Utilities.** All utilities attached to buildings, including meters and utility boxes, shall be painted to match the wall of the building to which they are affixed. These facilities shall also be screened from the public right-of-way by landscaping.
  - 26 **Performance Standards.** The applicant shall comply with all Performance Standards listed in Chapter 19.44.070 of the Perri Municipal Code.
  - 27 **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.
  - 28 **Screening of Roof-Mounted Equipment.** Proper screening shall prevent public views of all HVAC equipment and roof-mounted equipment. Also, all vent pipes and similar devices shall be painted to match the building.
  - 29 **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.
  - 30 **Downspouts.** Exterior downspouts are not permitted on building elevations facing the public right of way. Interior downspouts are required for these elevations.
  - 31 **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.
  - 32 **Glazing.** Highly reflective glass shall not be used for architectural elevations.
  - 33 **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.
  - 34 **Payment of Department of Fish and Wildlife Fee.** Within five (5) days of City Council approval, the applicant shall file a Notice of Determination of the Riverside County Clerk and submit appropriate payment of fees in accordance with Section 753.5 (Title 14) of the California Code of Regulations; no project shall be operative, vested, or final until the filing fees have been paid.
  - 35 **Preliminary Water Quality Management Plan (PWQMP) 21-00008.** A Preliminary WQMP was prepared for the proposed project site. All PWQMPs were determined to be in substantial compliance, in concept, with the 2012 Riverside County WQMP Manual requirements. The following conditions apply:



Conditions of Approval

- 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 two bioretention basins, a self-retaining landscape, and a covered trash enclosure. The Public Works Department shall review and approve the final addendum WQMP text, plans, and details.
- 36 **Construction Practices.** To reduce potential traffic, noise, and air quality impacts, the mitigation measures listed in Environmental Impact Report (SCH: 20022040023) and Reporting Plan (MMRP) shall be listed and included with the "General Notes" on the construction drawings and implemented in accordance with the timeline, reporting and monitoring intervals listed in the MMRP.
- 37 **Off-Site Tree Planting or Funding.** To promote the City's tree planting initiative currently underway to make Perris GREEN providing positive benefits to the local environment from air quality to shading, the developer will plant one tree per 5,000 sq. ft. of building size to include irrigation lines and controllers at an off-site location to be determined by the City (i.e., City right-of-way, parks, etc.) to provide funding equivalent to such cost the discretion of the City prior to issuance of the building permit.
- 38 **Trash Enclosures.** Trash enclosures shall be screened with landscaping (vines and shrubs) and provide decorative solid trellis cover per the development plans presented to the Planning Commission.
- 39 **Construction Practices.** To reduce potential noise and air quality nuisances, the following items shall be listed as "General Notes" on the construction drawings:
- a. Construction activity and equipment maintenance are limited to weekday hours between 7:00 a.m. and 7:00 p.m. Construction may not occur on weekends or State holidays without the prior consent of the Building Official. Non-noise-generating activities (e.g., interior painting) are not subject to these restrictions.
  - b. Construction routes are limited to City of Perris designated truck routes.
  - c. Water trucks or sprinkler systems shall be used during clearing, grading, earth moving, excavation, transportation of cut or fill materials, and construction phases to prevent dust from leaving the site and to create a crust after each day's activities cease. At a minimum, this would include wetting down such areas in the later morning and after work is completed for the day and whenever wind exceeds 15 miles per hour.
  - d. A person or persons shall be designated to monitor the dust control program and to order increased watering as necessary to prevent the transport of dust off-site. The name and telephone number of such persons shall be provided to the City. Also, a board shall be placed at the subject site to include a person and phone number for the public to call in case of dirt and dust issues.

Conditions of Approval

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

40 **Property Maintenance.** The project shall comply with provisions of the Perris Municipal code 7.06 regarding Landscape Maintenance and Chapter 7.42 regarding Property Maintenance. In addition, the project shall comply with the one-year landscape maintenance schedule.

41 **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 ZAP1541MA22:

- 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, places of assembly (including but not limited to places of worship and theaters).
  - vi. Highly noise-sensitive outdoor nonresidential 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. Other Hazards to flight.

- c. The attached "Notice of Airport in Vicinity" shall be provided to all prospective purchasers and occupants of the property, and be recorded as a deed notice.
- d. The project proposes underground basins. Any other proposed basin would require review and approval by the ALUC. Any proposed stormwater 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 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 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](http://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 email or other contact information of the person or entity responsible for the stormwater basin.

- e. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.
- f. Noise attenuation measures shall be incorporated into the design of the office and retail 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. The project has been evaluated to construct a mixed-use commercial industrial development on 55.86 acres which includes: 8 commercial buildings totaling 37,215 square feet consisting of retail, restaurant, and gas station with convenience store and car wash; and a 950,224 square foot high-cube industrial warehouse building with mezzanines. 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 to evaluate consistency with the ALUCP ia, at the discretion of the ALUC Director.
- h. All solar arrays installed on the project site shall consist of smooth glass photovoltaic solar panels without anti-reflective coating, a fixed tilt of 10 degrees and orientation of 180 degrees. Solar panels shall be limited to a total of 550,000 square feet, and the locations and coordinates shall be as specified in the glare study. Any deviation from these specifications (other than reduction in square footage of panels), including change in orientation, shall require a new solar glare analysis to ensure that the amended project does not result in any glare impacting the air traffic control tower or creation of "level glare" in the flight paths, and shall require a new hearing by the Airport Land Use

## Commission.

- i. In the event that any glint, glare, or flash affecting the safety of air navigation occurs as a result of project operation, upon notification to the airport operator of an event, the airport operator shall notify the project operator in writing. Within 30 days of written notice, the project operator shall be required to promptly take all measures necessary to eliminate such glint, glare, or flash. An "event" includes any situation that results in an accident, incident, "near-miss," or specific safety complaint regarding an in-flight experience to the airport operator or to federal, state, or county authorities responsible for the safety of air navigation. The project operator shall work with the airport operator to prevent recurrence of the incidence. Suggested measures may include, but are not limited to, changing the orientation and/or tilt of the source, covering the source at the time of day when events of glare occur, or wholly removing the source to diminish or eliminate the source of the glint, glare, or flash. For each such event made known to the necessary remediation shall only be considered to have been fulfilled when the airport operator states in writing that the situation has been remediated to the operator's satisfaction.
- j. In the event that any electrical interference affecting the safety of air navigation occurs as a result of project operation, upon notification to the airport operator of an event, the airport operator shall notify the project operator in writing. Within 30 days of written notice, the project operator shall be required to promptly take all measures necessary to eliminate such interference. An "event" includes any situation that results in an accident, incident, "near-miss," report by airport personnel, or specific safety complaint to the airport operator or to federal, state, or county authorities responsible for the safety of air navigation. The project operator shall work with the airport operator to prevent recurrence of the event. For each such event made known to the project operator, the necessary remediation shall only be considered to have been fulfilled when the airport operator states in writing that the situation has been remediated to the airport operator's satisfaction.
- k. The Federal Aviation Administration has conducted aeronautical studies of the proposed project (Aeronautical Study No. Aeronautical Study No. 2022-AWP-12523-OE thru 2022-AWP-12526-OE) and has determined that neither marking nor lighting of the structure(s) is necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking and/or lighting (if any) shall be installed in accordance with FAA Advisory Circular 70/7460-1 M and shall be maintained in accordance therewith for the life of the project.
- l. The proposed structures shall not exceed the prescribed heights as identified in the aeronautical study.
- m. The maximum height and top point elevation specified above shall not be amended without further review by the Airport Land Use Commission and the Federal Aviation Administration; provided, however, that reduction in structure height or elevation shall not require further review by the Airport Land Use Commission. The specific coordinates, frequencies, and power shall not be amended without further review by the Federal Aviation Administration.
- n. Temporary construction equipment used during actual construction of the structure(s) shall not exceed the prescribed heights as identified in the aeronautical study, unless

separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.

- o. Within five (5) days after construction of the structure reaches its greatest height, FAA Form 7460-2 (Part II), Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and e-filed with the Federal Aviation Administration. (Go to <https://oeaaa.faa.gov> for instructions.) This requirement is also applicable in the event the project is abandoned or a decision is made not to construct the applicable structure.

#### **TPM 38292 - FINAL MAP RECORDATION**

- 42 **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.
- 43 **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 THE ISSUANCE OF GRADING PERMITS**

- 44 **Administrative Development Plan Review (ADPR) Entitlement** - An applicant who develops one of any of the seven (7) commercial buildings shall obtain approval of an Administrative Development Plan Review (ADPR) from the Planning Division. A separate application and fee will be required.
- 45 **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.
- 46 **Traffic Control Plan.** A Traffic Control Plan shall be submitted for approval to the City Engineer.
- 47 **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.
- 48 **Final Water Quality Management Plan (FWQMP).** Prior to the issuance of grading permits, an FWQMP is required to be submitted. To mitigate impacts related to pollutant loading to receiving waters and/or increased erosion/siltation resulting from the long-term operation of the project, the applicant shall develop, receive approval from the City, and implement an FWQMP. The FWQMP shall contain measures that will effectively treat all pollutants of concern and hydrologic conditions of concern, consistent with the Preliminary WQMP and developed in compliance with the MS4 permit. The FWQMP shall specifically identify pollution prevention, source control, treatment control measures, and other Best Management Practices (BMPs) that shall be used on-site to control predictable pollutant runoff to reduce impacts to water quality to the maximum extent practicable. The FWQMP shall substantially comply with site design, source control, and treatment control BMPs

proposed in the approved Preliminary Water Quality Management Plan (PWQMP).

- 49 **Planning Clearance.** The applicant shall first obtain clearance from the Planning Division to verify that all pertinent conditions of approval have been met.
- 50 **County Health Department License.** Food and beverage service shall be limited to pre-prepared items provided by catering companies, which shall have a valid food handling, preparation, and service license through the Riverside County Health Department.
- 51 **Alcohol Beverage Control (ABC) License.** All catering companies providing on-site and consumption alcohol sales and services shall have a valid Caterer's License (i.e., Type 58 or other) issued by the ABC at all times.

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

- 52 **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, the conditions of approval enumerated in the conditional approval letter shall be implemented to address the project's location within Airport Influence Area.
- 53 **Building Plans.** All Planning, Public Works, 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. Revise building elevations to include the following:
  - a. **Work with staff on replacing the proposed accent color.**
- 54 **Final Parcel Map Submittal.** Prior to the issuance of the first building permit, Tentative Parcel Map 38292 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.
- 55 **Landscaping Plans.** Prior to the issuance of building permits, three (3) copies of Construction Landscaping and Irrigation Plans shall be submitted to the Planning Division for approval, accompanied by the appropriate filing fee. The plans shall be prepared by a California-registered landscape architect and conform to the requirements of Chapter 19.70 of the Municipal Code. The location, number, genus, species, and container size of the plants shall be shown. The following treatments, consistent with the conceptual landscape plan or as conditioned herein, are required:
  - a. **Accent Landscaping.** Large trees (24" to 36" box) shall be included in the landscape design at all driveway entrances to the project site.
  - b. **Passenger Vehicle Parking Areas.** A minimum of 30% of trees shall be a 36-inch box or larger in passenger vehicle parking areas. Also, a minimum of one 24-inch box tree per six (6) parking stalls shall be provided.
  - c. **Conceal parking lot area.** All parking areas along the street frontages shall be screened by a minimum 36-inch-high shrub border using a double-row of 5-gallon shrubs at 3.6

Conditions of Approval

- feet off center.
- d. **Street Trees.** All street trees within the public right of way shall be 24-inch box size or larger and planted a maximum of 30 feet on center within the parkway.
  - e. **Employee Amenity Areas.** The outdoor employee break area shall be landscaped to include shade trees and shade structures architecturally similar in colors and materials to the warehouse building.
  - f. **Enhanced Pavement.** Decorative pavement treatments (accent colors, textures, and patterns) shall be used for all 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. **Shade Tree.** The project shall provide throughout the parking lot.
  - i. **Water Conservation.** Rain-sensing override devices and soil moisture sensors shall be required on all irrigation systems. Landscaping shall comply with Zoning Code Chapter 19.70 ([www.cityofperris.org](http://www.cityofperris.org)) for mandated water conservation.
  - j. **Maintenance.** All landscaping shall be maintained in a viable growth condition.
  - k. **Replace the date-palm tree with a different accent tree.**
  - l. **Provide lighting on accent trees along Ramona Expressway.**
- 56 **Site Plan Requirements.** The following shall be shown on the building plan check set for Planning staff review and approval:
- a. **Parking Stalls.** Parking stalls for passenger vehicles shall be striped in accordance with Chapter 19.69.030C.5b of the Zoning Code (double striping).
  - b. **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.
- 57 **Screen Walls and Fencing.** Decorative screen walls shall screen views into truck courts from the public right of way (Webster Avenue, Ramona Expressway, and Nevada Road) 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. Any changes to the approved wall and fence plan require review and approval of Planning Division staff. The following shall apply:
- a. **Decorative Wall.** The ten (10) foot-high CMU wall proposed along the south property line must be a decorative wall with pilasters spaced at 100-foot intervals and with endcaps incorporated as part of the design.
  - b. **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.

- c. **Wrought iron Gates.** All tubular steel gates in public view shall be a minimum of eight feet in height and be screened by a high-quality view-obscuring material, subject to Planning review and approval.
  - d. **Graffiti.** All block/tilt-up walls shall be treated with a graffiti-resistant coat.
  - e. **Knox boxes** are required for all gates and shall be approved by the Fire Marshal and issued by the Building Division.
- 58 **Site Lighting Plan.** A site lighting plan that complies with the City's Outdoor Lighting Regulations and Mount Palomar Observatory's Dark Sky Ordinance shall be approved. The lighting plan shall include photometric, fixture details, and standard light elevations to meet 2700 KV illumination or less (to provide adequate illumination). High-efficiency fixtures with full-cut-off shields shall be used to prevent light and glare above the horizontal plane of the bottom of the lighting fixture. At least one foot-candle of light shall be provided in all parking lots and pedestrian areas for safety and security. All lighting shall be shielded downward to prevent light pollution from spilling onto adjacent parcels or the public right of way.
- 59 **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).
- 60 **Fees.** The developer shall pay the following fees before the issuance of building permits:
- a. Stephen's Kangaroo Rat Mitigation Fees of \$500.00 per acre;
  - b. Multiple Species Habitat Conservation Plan fees currently in effect;
  - c. Current statutory school fees to all appropriate school districts;
  - d. Any outstanding liens and development processing fees owed to the City;
  - e. Appropriate Road and Bridge Benefit District fees;
  - f. Appropriate City Development Impact Fees in effect at the time of development.

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

- 61 **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 before issuing a Certificate of Occupancy. This condition shall apply only to districts existing when the project is approved (or all requirements have been met for a certificate of occupancy, as applicable). Such districts may include but are not limited to the following:
- a. Landscape Maintenance District No. 1;
  - b. Flood Control Maintenance District No. 1;
  - c. Maintenance District No. 84-1;
  - d. North Perris Community Facilities Assessment District; and



e. Any other applicable City Assessment and Community Facilities Districts

**62 Truck Routes.** The applicant shall notify all truck drivers of the truck routes adopted by the City Council. Signs shall be provided on-site and within the public right-of-way to direct all trucks to use designated truck routes only as approved by the Engineering and Planning Departments.

For the Industrial Site, truck access shall be limited to I-215/Placentia Avenue Interchange, Frontage Road and Nevada Road only.

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

**63 Final Inspection.** The applicant shall obtain occupancy clearance from the Planning Division by scheduling a final Planning inspection after final sign-offs from the Building Division and Engineering Department. Planning Staff shall verify that all pertinent conditions of approval have been met. The applicant shall have all the required paving, parking, walls, site lighting, landscaping, and automatic irrigation installed and in good condition.

**64 Outstanding Fees.** Any outstanding processing fees due to the Planning Division shall be paid prior to building occupancy.

**65 On-Site Landscape Inspections.** The project applicant shall inform the on-site project manager and the landscape contractor of their responsibility to call for a final landscape inspection after the installation of all landscaping and irrigation systems 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.

**66 Occupancy Clearance.** The applicant shall have all required paving, parking, screen walls, colors and materials (per approved elevation plans), site lighting, landscaping and automatic irrigation installed and in good condition prior to Planning sign off.

**END OF CONDITIONS**



# CITY OF PERRIS

STUART E. MCKIBBIN, CONTRACT CITY ENGINEER

## CONDITIONS OF APPROVAL

P8-1486

February 3, 2023

DPR 21-00013, CUP 21-05216, TPM 38292, SPA 21-05218

Ramona Gateway Commerce Center

SWC Ramona Expy. & Webster Av.

APNs 317-120-017, 317-130-017, -021, -025, and -048

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. The developer/property owner shall provide for all traffic mitigation measures in compliance to the improvements as depicted in the Traffic Analysis prepared by Urban Crossroads dated May 10, 2022 and as conditioned below as approved by the City Engineer.

4. For the Industrial Site, site circulation shall be such that auto and truck access, circulation and parking are distinct and separate.

5. For the Industrial Site, truck access shall be limited to I-215/Placentia Avenue Interchange, Frontage Road and Nevada Avenue only.

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

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

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

7. 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 Plans; plans shall show the WDID No.
- b. Street and Storm Drain Improvement Plans
- c. Traffic Signal Plans
- d. Signing and Striping Plans
- e. Water and Sewer Improvement Plans
- f. Street Light Plans prepared by a registered Electrical Engineer per City of Perris Safety Lighting Standards
- g. Geotechnical Report
- h. Hydrology and Hydraulic Report
- i. 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.

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 and easement to accommodate the deceleration and acceleration lanes and the parkway/Class I Shared Use Path as approved by Planning Department and Public Works Department.

9. Nevada Avenue is classified as a Collector (66'/44') per General Plan. Adequate right-of-way shall be dedicated on Nevada Avenue along the property frontage to accommodate a 33 foot half width dedicated right-of-way plus adequate right-of-way and easement to accommodate the parkway/Class I Shared Use Path as approved by Planning Department and Public Works Department.

10. Webster Avenue is classified as a Secondary Arterial (94'/70') per General Plan. Adequate right-of-way shall be dedicated on Webster avenue along the property frontage to accommodate a 47 foot half width dedicated right-of-way plus adequate right-of-way and easement to accommodate the parkway/Class I Shared Use Path as approved by Planning Department and Public Works Department.

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

12. All rights-of-way and easements 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.

13. Relinquish and waive rights of access to and from Ramona Expressway, Nevada Avenue and Webster Avenue on the Map other than the access opening as shown on the site plan.

14. 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.

15. 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.

16. 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:**

17. 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 Plans; plans shall show the WDID No.
- b. Street and Storm Drain Improvement Plans
- c. Traffic Signal Plans
- d. Signing and Striping Plans
- e. Street Light Plans prepared by a registered Electrical Engineer per City of Perris Safety Lighting Standards
- f. Geotechnical Report
- g. Hydrology and Hydraulic Report
- h. 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.

18. The developer/property shall install a storm drain bypass system from the future detention basin on the west side of Nevada Avenue to Webster Avenue, through the Industrial Site. This system shall be connected, via underground storm drain facility, to the Perris Valley Master Drainage Plan Facility Line E-7. The system shall accommodate the 100 year storm event and its type, design and alignment shall be as approved by the City Engineer.

19. The runoff from the Retail Site and the Industrial Site shall be collected onsite and shall be connected, via underground storm drain facility, to Perris Valley Master Drainage Facility Line E-7 as approved by the City Engineer.

20. The channel along the southerly property boundary of the Industrial Site shall be improved to include standard channelization and standard headwall structures in order to facilitate regular standard maintenance in coordination with the School District and as approved by the City Engineer. The system shall be connected, via underground storm drain facility, to the Perris Valley Master Drainage Plan Facility Line E-7 as approved by the City Engineer.

21. Four points of access/driveways are permitted to the Retail Site:

- Two driveways on Ramona Expressway:
  - The westerly driveway shall be signalized to accommodate full turning movements, and
  - The easterly driveway shall be restricted to right-in only (the easterly return of the driveway shall be reversed.)
- One driveway on Nevada Avenue; this driveway shall be restricted to right-in/right-out only.
- One driveway on Webster Avenue; a focused traffic analysis shall be provided to determine the extent of turning movements at this driveway as approved by the City Engineer.

22. Four points of access/driveway are permitted to the Industrial Site:

- Three driveways on Nevada Avenue:
  - The northerly driveway shall be designated for truck access only and restricted to right-in/left out only (the northerly return of the driveway shall be reversed),
  - The middle driveway shall be designated for truck access only and restricted to right-in/left out only (the northerly return of the driveway shall be reversed), and
  - The southerly driveway shall be designated for auto access only.
- One driveway on Webster Avenue. This driveway for auto access only.

23. 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.

24. The developer/property owner shall pay to the City \$500,000 for their contribution towards 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:**

25. 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.

26. 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.

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

28. Paved access shall be provided to the proposed buildings per the Precise Grading Plans.

29. 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:**

30. Ramona Expressway (Expressway - 184'/134') along the property frontage within the dedicated right-of-way shall be improved to provide for deceleration and acceleration Lanes, 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.

31. An additional vehicular travel lane shall be provided on westbound Ramona Expressway from Webster Avenue to Nevada Avenue. Caltrans and/or Riverside Transportation Department may then evaluate whether restriping of Ramona Expressway west of Nevada Avenue is required to provide an adequate receiving lane and transition to the I-215 freeway

onramp. If, after this evaluation, it is determined that restriping is required, and the developer/property is unable to obtain the required encroachment permit, then the City Engineer, in his sole and absolute discretion, may allow the developer/property owner to provide a \$25,000 in lieu payment.

32. Nevada Avenue (Collector - 66'/44') along the property frontage within the dedicated right-of-way shall be improved to provide asphalt paving (using a TI of 11.0 and PG 70-10), 6 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 per General Plan.

33. Webster Avenue (Secondary Arterial - 94'/70') along the property frontage within the dedicated right-of-way shall be improved to provide asphalt paving (using a TI of 11.0 and PG 70-10), 6 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 per General Plan.

34. The 13 foot wide Class I Shared Use Path shall include an 8 foot wide concrete section with 2 foot wide Decomposed Granite (DG) strips on both sides of the concrete section, enclosed by 6 inch mow curbs.

35. Traffic signals shall be installed at the intersection of Ramona Expressway and Nevada Avenue and at the intersection of Ramona Expressway and the westerly driveway to the Retail Site.

36. The traffic signal at the intersection of Ramona Expressway and Webster Avenue shall be modified to accommodate the improvements.

37. The extent of the design of the traffic signals shall be as approved by the City Engineer.

38. Installation of the drainage infrastructure, as specified above, shall be completed and accepted by the City Engineer.

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

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



41. 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 McKibbin  
Contract City Engineer



# CITY OF PERRIS

## PUBLIC WORKS DEPARTMENT

Weed Abatement

NPDES Services

Flood Control and Landscape Districts

# MEMORANDUM

**Date:** November 29, 2021

**To:** Matthew Evans, Project Planner

**From:** Michael Morales, CIP Manager

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

**Subject:** DPR 21-00013 – Conditions of Approval

Proposal to construct an 850,224 square feet industrial building and a 37,215 square foot commercial shopping center within the Perris Valley Commerce Center Specific Plan.

1. **Dedication and/or Landscape Maintenance Easement.** Offer of Dedication and Landscape Maintenance Easement for City landscape maintenance district shall be provided as follows:
  - **Ramona Expressway** - Provide offer of dedication as needed to provide for full half width Street (184' (92' halfwidth), Class 1 shared use path (pedestrian and bicycle), curb gutter, median, sidewalk and off-site landscaping requirements, per City General Plan, including minimum 25' public parkway from face of curb.
  - **Nevada Ave** - Provide offer of dedication as needed to provide for full half width Street (66' (33' halfwidth), Class 1 shared uses path (pedestrian and bicycle), curb gutter, sidewalk, and off-site landscaping requirements, per City General Plan, including minimum public parkway, plus an additional 5' easement, totaling 16' public parkway from face of curb. The additional 5' of landscape easement shall be required to provide for the Class 1 shared use (pedestrian/bicycle) path, to be integrated within the parkway landscape.
  - **Webster Ave** - Provide offer of dedication as needed to provide for full half width Street (94' (47' halfwidth), Class 1 shared uses path (pedestrian and bicycle), curb gutter, sidewalk, and off-site landscaping requirements, per City General Plan, including minimum public parkway, plus an additional 1' easement, totaling 16' public parkway from face of curb. The additional 1' of landscape easement shall be required to provide for the Class 1 shared use (pedestrian/bicycle) path, to be integrated within the parkway landscape.
2. **Landscape Maintenance Easement and Landscape Easement Agreement.** The developer shall provide, for review and approval, an Offer of Dedication and certificate of acceptance, complete with legal plat map and legal description to the City of Perris. In addition, if required by the City of Perris, the Developer shall provide a landscape easement and Landscape easement agreement, acceptable to the City of Perris. The City shall record the same with the Riverside County Recorder's Office, and the recorded instrument shall be returned to the City Clerk of the City of Perris for filing.
3. **Landscaping Plans.** Three (3) copies of Construction Landscaping and Irrigation Plans for the off-site landscaping, including any medians or other landscape areas along the dedications shall be submitted to the Planning Department for approval and shall be accompanied by the appropriate filing fee. The landscape and

irrigation plan shall be prepared by a registered landscape architect and conform to the requirements of Chapter 19.70 of the Municipal Code. The location, number, genus, species, and container size of the plants shall be shown. This landscape plan shall be titled "Off-site Landscape Plan for DPR21-00013" 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 east 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 rosmarinus Hunting Carpet rosemary, Tulbaghia Violagea Tricolor Society Galic.
  - **Ramona Expressway Median** - 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 requirement. The planting and design shall follow the Perris Valley Commerce Specific Plan as shown in the Streetscape Landscape design guidelines and consist of the following: Trees Washingtonia filifara California Fan Palm, Cercidium floridum Blue Palo Verde Multi Trunk. The use of drought restraint shrub and ground cover to complement existing median east of this project within Ramona Expressway, including but not limited to the following: Dasyilirion wheeleri Desert Spoon, Helictotrichon sempervirens Blue Oat Grass, Officinalis Rosmarinus Huntington Carpet Rosemary, Anigozanthos "Big Red" Kangaroo Paw, Tulbaghia violacea Society Garlic. The use of Cobble, gravel, and decomposed gannet to complement existing median east of this project.
  - **Nevada Ave.** – Per 6.0.21 Streetscape Landscape design guidelines and planting pallet for Collector Road and Figure 6.0-9 of the PVCCSP for sizing and spacing requirements. The planting will consist of the following, Primary Trees: Platanus acerifolia London Plane. Use of drought resistant shrubs and groundcover including but not limited to the following: Yucca falaccida Gold Garland Yucca, Pennisetum alopecuroides Dwarf Fountain Grass, Lantana swllowiana Trailing Lantana, use of native boulders from Perris area.
  - **Navada Ave. to Include Class 1 Shared Use Bicycle Path.** Provide a shared use path, in accordance with the Design Guidelines provided in Section 4 "Mixed Use Tool Kit" of the City's Active Transportation Plan complete with mow curb, decomposed granite, and asphalt paving along roadway west/east of centerline. The configuration will approximate the following: 2' Decomposed Granite Pedestrian path (with 6" mow curb), 8' wide asphalt bicycle path, 2' Decomposed Granite Pedestrian path (with 6" mow curb), and 6" mow curb. Asphalt path will be a minimum of 3" asphalt concrete over a 4" class 2 base. Total width of shared use path will be 12'.
  - **Webster Ave** – Per 6.0-18 Streetscape Landscape design guidelines and planting pallet for Secondary Arterial and Figure 6.0-7 of the PVCCSP for sizing and spacing requirements. Planting will consist of the following, Trees: Lagestroemia indica fauriei Tuscarora Grape Myrtle and Prunus blireana Blireana

Flowering Plum in alternating groups of three. Use of drought resistant shrubs and groundcover including but not limited to the following: Lantana camara Patriot Rainbow Compact Lantana, Lantana New Gold, Rhamphiolepis umbellate Dwarf Yedda Hawthorn, Tachelospermum asiaticum Asian Jasmine.

- **Webster to Include Class 1 Shared Use Bicycle Path.** Provide a shared use path, in accordance with the Design Guidelines provided in Section 4 "Mixed Use Tool Kit" of the City's Active Transportation Plan complete with mow curb, decomposed granite, and asphalt paving along roadway west/east of centerline. The configuration will approximate the following: 2' Decomposed Granite Pedestrian path (with 6" mow curb), 8' wide asphalt bicycle path, 2' Decomposed Granite Pedestrian path (with 6" mow curb), and 6" mow curb. Asphalt path will be a minimum of 3" asphalt concrete over a 4" class 2 base. Total width of shared use path will be 12'.
  - **Intersection of Ramona Expressway and Nevada Ave. (S/E Corner) –** Visual enhancement may include but shall not be limited to two tier masonry planters with stucco fascia in crescent shape to scale of setback, proposed by applicant, and Entry Monument Design, shown in Figure 6.0.12 constructed to the Specifications and Construction Details found in the City of Perris Gateway Entry Construction Plans, to be provided by the City of Perris. Install trees, (in a semi-circle or crescent shape on the upper level), with two levels of drought tolerant shrubs in mid-and foreground planters, as depicted in Figure 6.0-15. See Section 5.2.1 and Figure 50-5B.
- 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), Rainbird Master Valve PESB-R 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 in locations that are easily accessible to maintenance staff while not visually obtrusive in the street scene, and away from street intersections. Backflow preventers are to be screened on at least three sides with (5) gallon plant material. The fourth side shall be open to the back of the landscape area in order to allow the backflow cage to be opened without interference with plant materials. Backflow cages shall meet the required City of Perris Engineering Standards in effect at the time of approval.

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

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

5. **One Year Maintenance and Plant Establishment Period**-The applicant will be required to provide a minimum of a one (1) year maintenance and plant establishment period, paid at the sole expense of applicant. This one-year maintenance period commences upon the successful completion of Inspection #3 discussed above, and final approval by the City. During this one-year period the applicant shall be required to maintain all landscape areas free of weeds, debris, trash, and graffiti; and keep all plants, trees, and shrubs in a viable growth condition. Prior to the start of the one-year maintenance period, the Developer shall submit a weekly Landscape Maintenance Schedule for the review and approval by the City's Special Districts Division. City shall perform periodic site inspections during the one-year maintenance period. The purpose of these periodic inspections is to identify any and all items needing correction prior to acceptance by the City at the conclusion of the one-year maintenance period. Said items needing correction may include but are not limited to: replacement of dead or diseased plant materials, weeding, replenishment of mulches, repair of damaged or non-functioning irrigation components, test of irrigation controller communications, etc. During this period, the City shall begin the annual assessment of the benefit zone in preparation for the landscape installation turn-over to City maintenance staff.
6. **Street/Off-Site Improvements.** The applicant shall submit street improvement plans, accompanied by the appropriate filing fee to the City Engineering Department. Details of treatments off-site improvements, including lighting shall meet both the City Engineer's Design Guidelines, and the additional requirements of the Engineering and Special Districts Division. Components shall include, but not be limited to:
  - a. **Street Lighting**-If Street lighting is required, lighting shall meet the type, style, color, and durability requirements, necessary for energy efficiency goals, maintenance, and longevity of improvements of the City Engineer's Office. As determined by the City, new streetlights may be required to be deeded to City of Perris, and not SCE. Streetlights deeded to City of Perris shall be constructed per LS-3 account billing standard, which shall include an individually metered pedestal for streetlights.
  - b. **Acceptance By Public Works/Special Districts**- Lighting District facilities required by the City Engineer's Office shall be installed and fully operational and approved by final inspection by the City Engineer's Office, and the City's Consulting Traffic Signal Inspection Team (Riverside County TLMA) at (951) 955-6815. Prior to acceptance for maintenance of "Off-site" traffic signal and lighting facilities by the Public Works-Engineering and Administration Division/Special Districts, the developer shall contact the Public Works Special Districts Division at (951) 657-3280 to schedule the delivery of all required turn-over submittal items. Prior to acceptance into Lighting District 84-1, coordinate turn-over information pertaining to Street Lights, and Traffic Signal Electrical/SCE Service Meters with Wildan Financial Services, the City's Special Districts Consulting Firm at (951) 587-3564. (i.e. Provide electrical meter number, photo of pedestal, and coordinate "request for transfer of billing information" with SCE and City for all new service meters). Developer shall pay 18-month energy charges to the City of Perris for all off-site street lighting. Call Wildan Financial Services, Inc. for amount due, and to

obtain receipt for payment. Obtain and provide a clearance form from Riverside County TLMA indicating completion of all punch list items from traffic signal construction. Submit one large format photo-copy of Traffic Signal as-built plans and timing sheets.

7. **Water Quality Management Plans.** The applicant shall submit a Preliminary and Final WQMP, accompanied by the appropriate filing fee to the Planning Department and City Engineering Department, respectively. Details for treatment control facilities shall meet both the Riverside County WQMP Design Guidelines, and the additional requirements of the Engineering and Special Districts Division intended to reduce long term maintenance costs and longevity of improvements. Components shall include, but not be limited to:
  - **Storm Drain Screens-**If off-site catch basins are required by the City Engineer's Office, connector pipe screens shall be included in new catch basins to reduce sediment and trash loading within storm pipe. Connector pipe screens shall the type, style, and durability requirements of the Public Work's Engineering Administration and Special Districts Division.
  - **WQMP Inspections-** The project applicant shall inform the on-site project manager and the water quality/utilities contractor of their responsibility to call for both "ON-SITE" and OFF-SITE" WQMP Inspections at the appropriate stages of construction. Contact CGRM at (909) 455-8520 to schedule inspections.
  - **Acceptance By Public Works/Special Districts-**Both on-site and off-site flood control/water quality facilities required for the project, as depicted in the Final WQMP, shall be installed and fully operational, and approved by final inspection by the City's WQMP Consultant, CGRM. The Developer shall obtain a final Clearance Letter from CGRM indicating compliance with all applicable Conditions of Approval for the approved WQMP. The developer shall deliver the same to the Public Works-Engineering and Administration Division/Special Districts. In addition, prior to acceptance by the City, the developer shall submit a Covenant and Agreement describing on-going maintenance responsibilities for on-site facilities per the approved WQMP, to the Public Works Engineering Administration and Special Districts Division. The Public Works Engineering Administration and Special Districts Division will review and approve the Covenant and Agreement. The City shall record the same with the Riverside County Recorder's Office, and the recorded instrument shall be returned to the City Clerk of the City of Perris for filing.
8. **Flood Control District #1 Maintenance Acceptance.** Flood Control District facilities required by the City Engineer's Office shall be installed and fully operational, and approved by final inspection by the City Engineer's Office. Prior to acceptance for maintenance of "Off-site" flood control facilities by the Public Works-Engineering and Administration Division/Special Districts the developer shall contact the Public Works Special Districts Division at (951) 657-3280 to schedule the delivery of all required turn-over submittal items including as-built storm drain plans in electronic PDF format, one large format photo-copy of as-built plans, storm drain video report in electronic format, and hardcopy of video report with industry standard notations and still photos made during video runs (i.e. facilities sizes, off-sets or damage, facility type, dirt and debris, etc.). The flood control facilities shall be turned over in a condition acceptable to the City, and the developer shall make all necessary repairs and perform initial maintenance to the satisfaction of the City.
9. **Assessment Districts.** Prior to permit issuance, developer shall deposit \$5,250 per district, \$15,750 total due. Payment is to be made to the City of Perris, and the check delivered to the City Engineer's Office. Payment shall be accompanied by the appropriate document for each district indicating intent and understanding of annexation, to be notarized by property owner(s):

- **Consent and Waiver for Maintenance District No. 84-1-New Street** lighting proposed by the project, as determined by the City Engineer
  - **Consent and Waiver for Landscape Maintenance District No. 1** –New off-site parkway and landscape, median, and shared use path proposed by the project on Ramona Expressway, Nevada Ave, and Webster Ave.
  - **Petition for Flood Control Maintenance District No. 1** -For Off-site Flood Control Facilities proposed by the project, as determined by the City Engineer.
- 
- Original notarized document(s) to be sent to:  
Daniel Louie  
Wildan Financial Services  
27368 Via Industria, #200  
Temecula, CA 92590
- 
- a. Prior to final map recordation or final certificate of occupancy the developer shall annex into the aforementioned districts, posting an adequate maintenance performance bond to be retained by the City as required by the City Engineer. Upon receipt of deposit and Consent and Waiver Forms, the developer shall work with City to meet all required milestones for annexations.
  - i. City prepares the Engineer's Reports which includes a description of the improvements to be maintained, an annual cost estimate and annual assessment amounts.
  - ii. Reports are reviewed and approved by the property owner. The assessment ballots will be based on these Reports.
  - iii. The Reports and corresponding resolutions are placed, for approval, on the City Council Meeting Agenda. City Council action will include ordering the assessment ballots and setting a Public Hearing for no sooner than 45 days. Property owner attendance at this City Council Meeting is not required.
  - iv. The assessment ballots are sent to the property owner and are opened by the City Clerk at the close of the Public Hearing. With a "YES" vote by the property owner the City Council can move forward with the Resolution that Confirms the Annexation. Property owner attendance at this Public Hearing is not required.
  - v. Confirmation by the City Council completes the annexation process, and the condition of approval has been met.





# **Dennis Grubb and Associates, LLC**

*Assisting Cities Build Safe Communities*

## *Fire Department Development Review Comments*

April 6, 2022

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

**Subject: Development Plan Review for DPR21-00013**

As requested, a review of the subject property was completed. The following 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. Prior to the to the issuance of a grading permits, evidence of sufficient fire flow of 4,000 GPM for 4- hours shall be provided to the City of Perris. The City of Perris Building and Fire Marshal Water Available/Fire Flow Form shall be utilized.
4. A fire department access road complying with the CFC, Chapter 5 and the approved fire department access plans shall be installed prior to building construction.
5. All required fire hydrants shall be installed and operational prior to building construction. All fire hydrants shall remain operational during construction.
6. All required fire hydrants shall be readily visible and immediately accessible. A clear space of not less than 3-feet shall be maintained at all times.
7. The Fire Department Connection (FDC) shall be located within 150 feet of a public fire hydrant. The fire hydrant shall be on the same side of the street. A vehicle access roadway/approach shall not be placed between the FDC and fire hydrant.
8. Prior to construction a temporary address sign shall be posted and clearly visible from the street.
9. The permanent building address shall be provided and either internally or externally lighted during hours of darkness. The address shall be clearly visible from the street

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

fronting the property and comply with California Fire Code Section 505.1 for size and color.

10. City of Perris approval shall be obtained prior to the storage and/or use of hazardous materials as defined by the California Fire Code.
11. The building shall be provided with an automatic fire sprinkler system in accordance with NFPA 13. Construction plans shall be submitted for review and approval to the City of Perris prior to installation.
12. Prior to building final, the building shall be provided with a Knox Lock key box located no more than seven-feet above the finished surfaced and near the main entrance door.
13. Prior to the issuance of a Certificate of Occupancy the building shall be provided with an emergency radio communication enhancement system. The emergency radio communication enhancement system shall meet the requirements of CFC § 510 and all applicable 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 Grubb, CFPE



**CITY OF PERRIS**  
COMMUNITY SERVICES

---

# MEMO

**Date:** March 8, 2023  
**To:** Patricia Brenes, Project Planner  
**From:** Sabrina Chavez, Director of Community Services  
**Cc:** Arcenio Ramirez, Assistant Director of Community Services  
Arturo Garcia, Parks Manager  
Joshua Estrada, Parks Coordinator  
**Subject:** Development Plan Review 21-00013 – Ramona Gateway Warehouse –  
Comments

---

Community Services Staff reviewed DPR 21-00013 and offer the following comment(s):

### Development Impact Fees

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

### Special Districts

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

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

Planning Case File No(s): DEVELOPMENT PLAN REVIEW #21-00013

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

Applicant: Daniel Sachs

Location: SW Corner of Ramona Expressway and Webster Ave

Project: Proposal to construct a 850,224 SF industrial building, and a 37,215 SF shopping center

APN(s): 317-120-017, 317-130-017 – 021 and 048

Reviewed By: David J. Martinez, CBO

Date: 10-19-2021

**BUILDING AND SAFETY CONDITIONS**

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

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

1. The following items shall be completed and/or submitted as applicable – prior to the

issuance of building permits for this project:

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

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

---

## **ATTACHMENT 3**

**Ordinance Number (*next in order* )  
Adopting Specific Plan Amendment 21-05193 and  
Development Agreement 22-05297**

**ORDINANCE NUMBER \_\_\_\_\_**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA APPROVING SPECIFIC PLAN AMENDMENT 21-05218 TO REZONE 42.22 ACRES OF A LARGER 49.17-ACRE SITE FROM BUSINESS PARK OFFICE (BPO) ZONE AND COMMERCIAL (C) ZONE TO LIGHT INDUSTRIAL (LI) ZONE AND TO REMOVE A PLANNED/UNIMPROVED STREET, DAWES AVENUE, FROM THE CIRCULATION PLAN IN THE PERRIS VALLEY COMMERCE CENTER SPECIFIC PLAN (PVCCSP) AND APPROVING DEVELOPMENT AGREEMENT 22-05297 FOR SPECIFIC PROJECT IMPROVEMENTS AND COMMUNITY BENEFITS TO FACILITATE THE DEVELOPMENT OF A 950,224 SQUARE FOOT INDUSTRIAL WAREHOUSE AND 37,215 SQUARE FOOT COMMERCIAL DEVELOPMENT PROJECT AND MAKING FINDINGS IN SUPPORT THEREOF.**

**WHEREAS**, the applicant, Daniel Sachs, of Perris Land Co, LLC, filed a Specific Plan Amendment (“SPA”) 21-05218 for a request to amend the Perris Valley Commerce Center Specific Plan (“PVCCSP”) to rezone 42.22 acres of a larger 49.17-acre site from Business Park Office (BPO) and Commercial (C) to Light Industrial (LI) (with approximately 16.24 of 23.19 acres being rezoned from Commercial to Light Industrial) to facilitate the construction of an industrial development known as the Ramona Gateway Project including a 950,224 square foot warehouse building and a 37,215 square foot commercial center;

**WHEREAS**, California Government Code Sections 65864 *et seq.* authorize the City of Perris (“City”) to enter into binding development agreements and amendments thereto with persons have a legal or equitable interest in real property for the development of such property;

**WHEREAS**, the applicant has also requested the City enter into related Development Agreement (“DA”) 22-05297 for specific project improvements and community benefits;

**WHEREAS**, the proposed SPA 21-05218 and DA-22-05297 (the “Project”) are consistent with the goals, policies, and implementation measures outlined in the General Plan; and

**WHEREAS**, and an Environmental Impact Report (“EIR”) (State Clearinghouse No. 2022040023) was prepared for the Project; and

**WHEREAS**, by Resolution Number (*next in order*), the City Council certified the EIR for the Project; and

**WHEREAS**, on February 15, 2023, the Planning Commission conducted a duly noticed public hearing on the Project and, at the meeting, recommended approval of the Project after considering all oral and written public testimony submitted by members of the public and City staff including materials in the agenda submittal and accompanying documents; and

**WHEREAS**, on March 14, 2023, the City Council conducted a duly noticed public hearing on the project, at which time all interested persons were given full opportunity to be heard to present evidence; and

**WHEREAS**, before taking action, the City Council has heard, been presented with, and reviewed all of the information and data which constitutes the administrative record for the approvals as mentioned earlier, including all oral and written evidence presented to the City during all project meetings and hearings; and

**WHEREAS**, all other legal prerequisites to adopting this Ordinance have occurred.

**NOW, THEREFORE**, the City Council of the City of Perris hereby ordains as follows:

**Section 1.** The above recitals are true and correct and incorporated herein as if set forth in full.

**Section 2.** City Council Resolution No. (*next in order*) found that all the requirements of the California Environmental Quality Act (“CEQA”), the State CEQA Guidelines, and the City’s Local CEQA Guidelines have been satisfied in the EIR, which is sufficiently detailed so that all of the significant environmental effects of the Project have been adequately evaluated. Further, City Council Resolution (*next in order*) certified the EIR and adopted the Mitigation Monitoring and Reporting Program and Statement of Overriding Considerations. Therefore, City Council Resolution no. (*next in order*)’s findings related to, certification of the EIR, and adoption of the related Mitigation Monitoring and Reporting Program and Statement of Overriding Considerations for the Project are incorporated herein by this reference as if set forth in full.

**Section 3.** 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 information (including all attachments and exhibits) presented at its public hearing on February 15, 2023, the City Council finds the following concerning Specific Plan Amendment 21-05218 and Development Agreement 22-05297:

Specific Plan Amendment 21-05218

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 achieve the vision established by the Perris General Plan Goal is consistent with General Plan Goal III, Policy III. A.4, of the General Plan Land Use Element, which requires developers to be primarily responsible for improvement of streets, of developing commercial and industrial uses for the benefit of the residents. 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 open to the City of Perris residents at any time, and public transportation is also available. Employees living close to the Project site can bicycle to



work; the Project has been designed to provide bicycle racks consistent with the California Building Code.

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

*a. The distribution, location, and extent of land uses, 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, developed with similar warehouse facilities. The provision for open space only applies to industrial or business park development, and no land is set aside for parks in the PVCCSP. However, park fees have been adopted for industrial development and will be collected at the issuance of building permits for an industrial project in the PVCCSP to pay for the 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, a Class I lane was installed 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 encourage further employee use of this trail, twenty bike racks will be installed 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 public and private transportation components, 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 -acres from Commercial (C) 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 Environmental Impact Report (EIR) with a Mitigation, Monitoring, and Reporting Program (MMRP) was prepared for the Project and adequately provided for the conservation, development, and utilization of natural resources, as applicable.

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

#### Development Agreement 22-05297

- 1) Development Agreement 22-05297 complies with Government Code section 65867.5(b) in that the provisions of the Development Agreement are consistent with the City's General Plan and any applicable special plans.

Development Agreement 22-05297 implements the Project consistent with the General Plan and Light Industrial zoning and the area's existing land uses.

- 2) Development Agreement 22-05297 is consistent with the objectives, policies, general land uses, programs specified in the General Plan and any applicable specific plans.

In addition to Development Agreement 22-05297 is consistent with the General Plan and zoning, the Project is consistent with General Plan Goal III, Policy III. A.4, of the General Plan Land Use Element, which requires developers to be primarily responsible of for improvement of streets, of developing commercial and industrial uses for the benefit of the residents.

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

The proposed Project is physically suitable for parcel size, shape, access, and availability to utilities and services, as the site is located on the southerly side of Ramona Expressway between Nevada Road and Webster Avenue. Utility service connections are available to service the area and will be designed, installed, and maintained consistent with City and service agency requirements.

- 4) The proposed development agreement will not be detrimental to the health, safety and general welfare.

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 public health, safety, and general welfare through the conditions of approval and mitigation measures, which will ensure that the Project is developed in compliance with City and affected service agency codes and policies and mitigate potential impacts to the environment.

5) Development Agreement 22-05297 will promote and encourage the development of the proposed Project by providing a greater degree of requisite certainty.

Development Agreement 22-05297 assures the current landowner is now responsible for improvements and gives certainty to the City and developer regarding what is required to develop the land.

**Section 5.** Approval of SPA 21-05218 and DA 21-05297. Based upon the forgoing and all oral and written statements and reports presented by City staff and members of the public, including but not limited to such statements and reports presented at the City Council’s public hearing on March 14, 2023, the City Council hereby approves Specific Plan Amendment 21-05218 and Development Agreement 22-05297 relating to the Project. Specific Plan Amendment 21-05218 and Development Agreement 22-05297 are attached as Exhibit 1 and incorporated herein by this reference.

**Section 6.** Severability. If any subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance or any part thereof is for any reason held to be unconstitutional or otherwise unenforceable, such decision shall not affect the validity of the remaining portion of this Ordinance or any part thereof. The City Council hereby declare that they would have passed each subsection, subdivision, paragraph, sentence, clause, or phrase thereof, irrespective of the fact that any one or more subsection, subdivision, paragraph, sentence, clause, or phrase be declared unconstitutional or otherwise unenforceable.

**Section 7.** Effective Date. This Ordinance shall take effect 30 days after its adoption.

**Section 8.** Certification. The City Clerk shall certify the passage and adoption of this Ordinance and cause the same to be posted at the designated locations in the City of Perris.

**ADOPTED, SIGNED, and APPROVED this \_\_\_\_ day of \_\_\_, 2023.**

\_\_\_\_\_

ATTEST:

\_\_\_\_\_  
City Clerk, Nancy Salazar

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

I, **Nancy Salazar**, CITY CLERK OF THE CITY OF PERRIS, CALIFORNIA, DO HEREBY CERTIFY that the foregoing Ordinance Number \_\_\_\_ was duly and regularly adopted by the City Council of the City of Perris at a regular meeting held the \_\_\_\_ day of \_\_\_\_\_ 2023, by the following called vote:

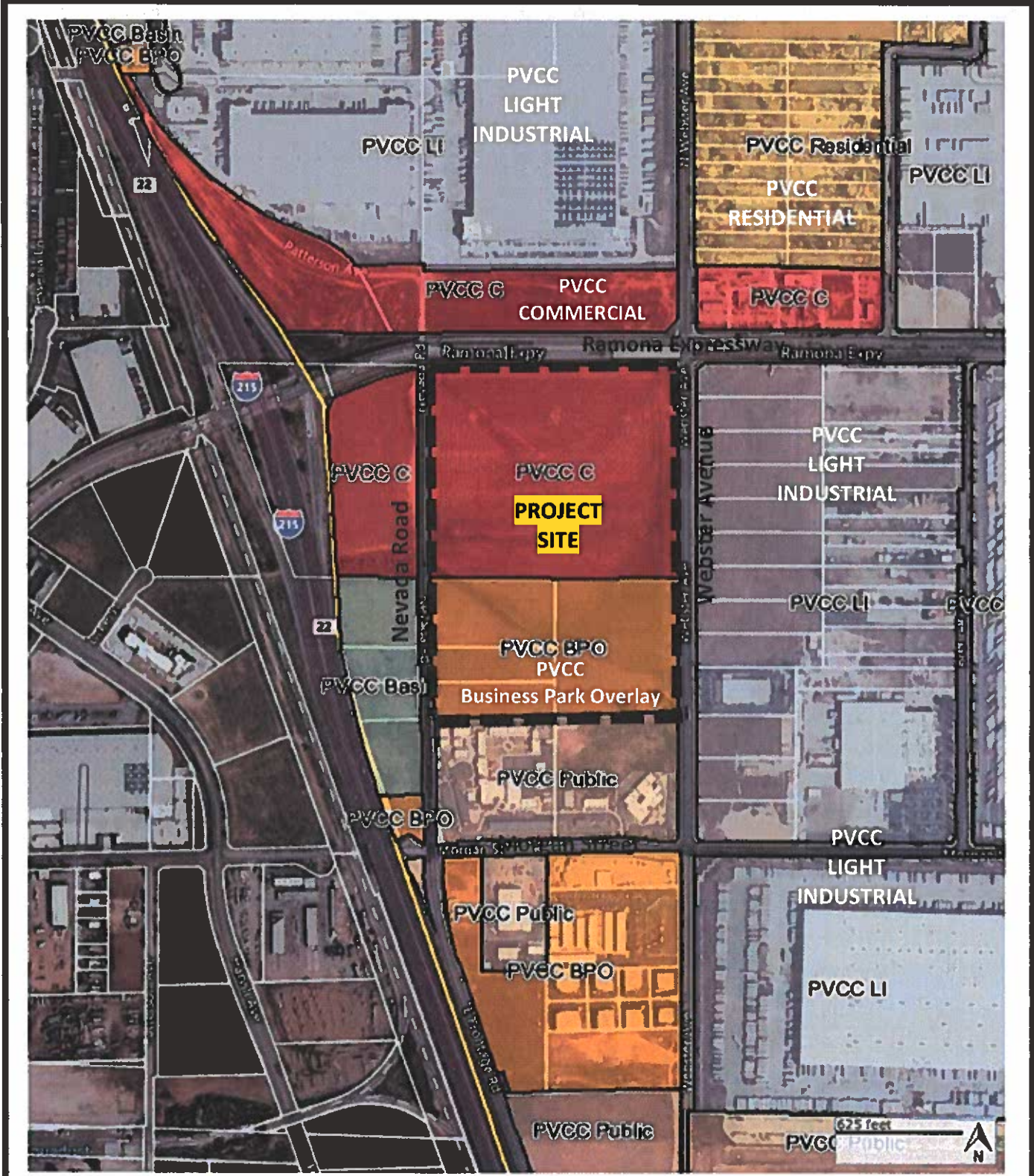
AYES:  
NOES:  
ABSENT:  
ABSTAIN:

---

City Clerk, Nancy Salazar

**Attachment:** SPA Specific Plan Amendment Land Uses  
DA Development Agreement

# Existing Land Use Map



# Proposed Land Use Map

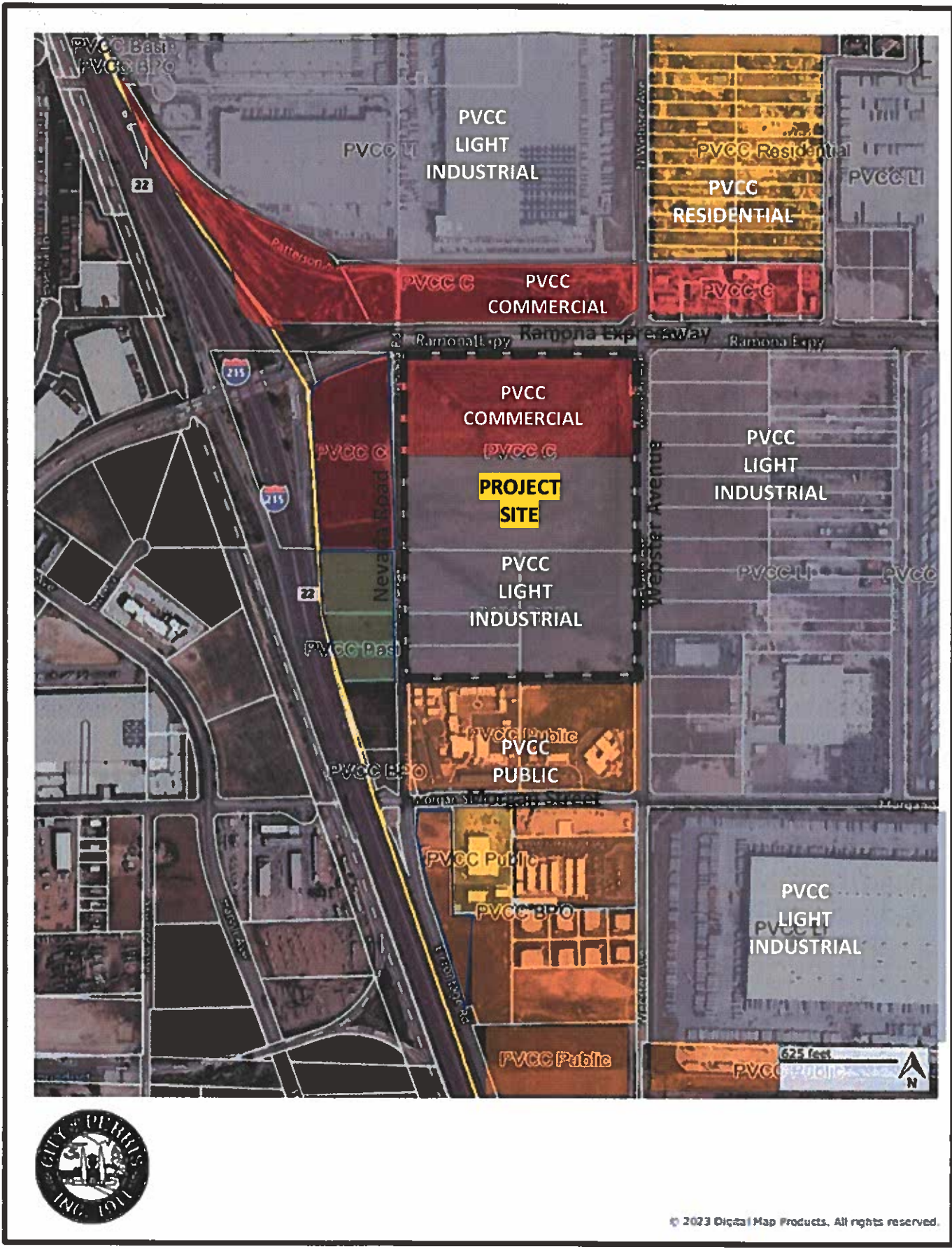
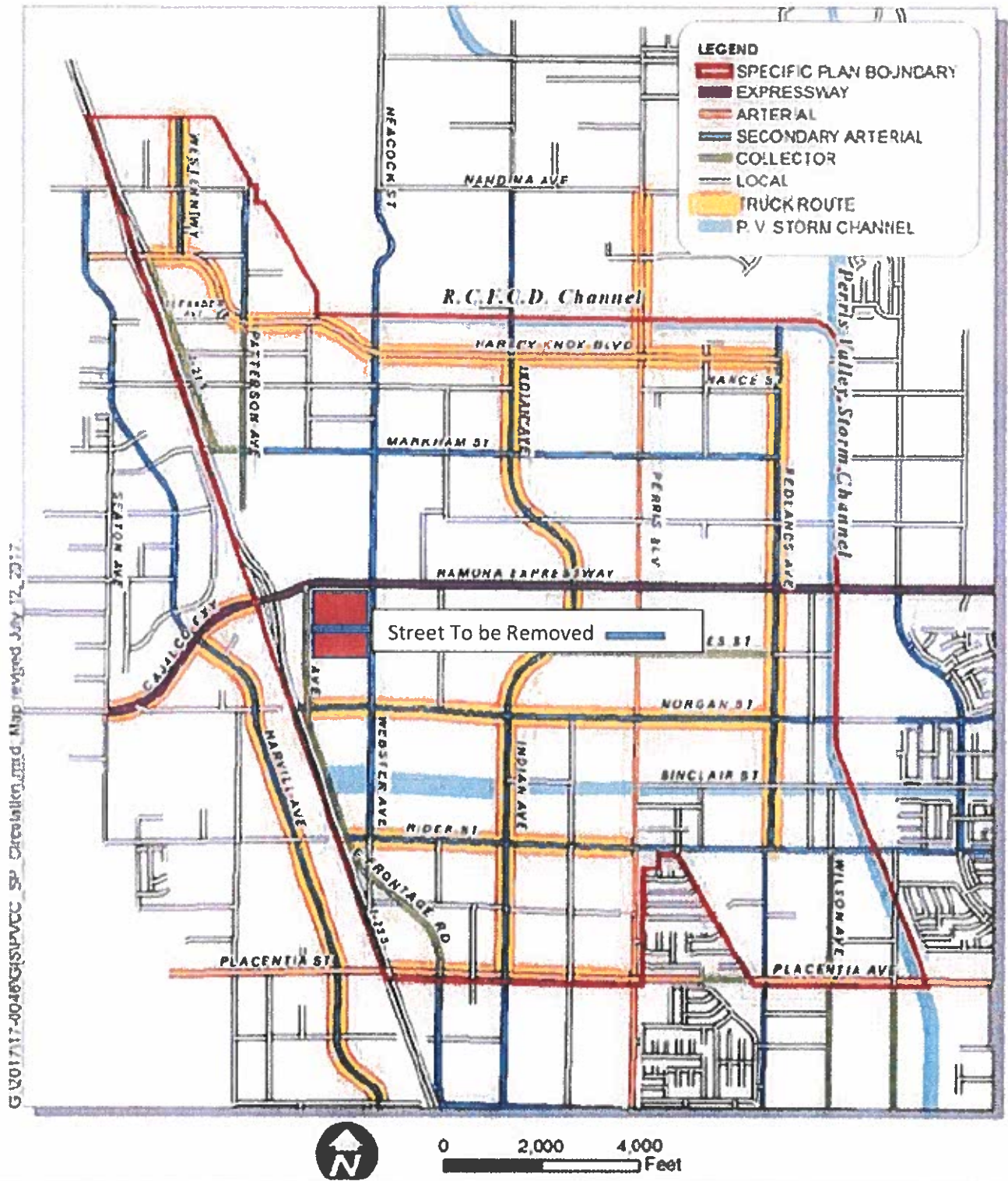


Figure 3.0-1, Circulation Plan



G:\2017\17-0040\GIS\AVCC\_SP\_Circulation.mxd, Map revised July 12, 2017.



Project Location

RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:

City of Perris  
101 N. D Street  
Perris, CA 92570

Attention: City Clerk

---

APNs:

(Space Above For Recorder's Use)

Exempt from Recording Fees pursuant to Government Code Section 27383

**DEVELOPMENT AGREEMENT  
(Ramona Gateway Commerce Center)**

**between**

**CITY OF PERRIS,  
a California general law city and municipal corporation**

**and**

**PERRIS LAND CO, LLC,  
a Delaware limited liability company**

**Reference dated as of \_\_\_\_\_, 2023**



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## DEVELOPMENT AGREEMENT

### (Ramona Gateway Commerce Center)

This Development Agreement (Ramona Gateway Commerce Center) ("Agreement") is entered into between the CITY OF PERRIS, a California general law city and municipal corporation ("City"); and PERRIS LAND CO, LLC, a Delaware limited liability company ("Developer"). This Agreement is dated as of \_\_\_\_\_, 2023 for reference only. This Agreement will not become effective until the "Effective Date" (defined below). City and Developer are entering into this Agreement in reliance on the facts set forth in the Recitals, below.

### RECITALS

A. City is authorized under Government Code Section 65864, *et seq.* ("Development Agreement Law") to enter into binding development agreements with persons having legal or equitable interests in real property for the development of that property.

B. Developer owns or has an equitable interest in real property consisting of the approximately fifty (50) gross acres of land ("Property") described on the attached Exhibit A and depicted on the attached Exhibit B ("Site Plan").

C. Developer applied to City for approval and enactment of this Agreement as the primary governing instrument for the development and use of the Property. The City Planning Commission ("Planning Commission") and the City Council ("City Council") have conducted public hearings and have found that this Agreement is consistent with City's General Plan ("General Plan"), including the General Plan Land Use Element.

D. On \_\_\_\_\_, 2023, the City Council adopted Ordinance No. \_\_\_\_ - \_\_\_\_ ("Enacting Ordinance"), which approved this Agreement.

E. By adopting the Enacting Ordinance, the City Council elected to exercise its governmental powers with regard to the Development of the Property at the present time rather than later. This Agreement binds City and future City Councils and limits the City Council's future exercise of its police powers. This Agreement has been found by the City Council to be fair, just and reasonable and in the best interests of City's citizens and the health, safety and welfare of the public.

F. City has complied with all California Environmental Quality Act (California Public Resources Code Section 21000, *et seq.*) ("CEQA") requirements with respect to the approval of this Agreement and of the Project, through the City Council's approval and certification of the "Ramona Gateway Project Environmental Impact Report (SCH 2022040023)" ("EIR").

G. Developer proposes to subdivide and develop the Property with a maximum of eight (8) retail buildings totaling approximately 37,215 square feet on 6.95 net acres ("Retail Project") and one (1) industrial/warehouse building totaling approximately 950,224 square feet on 42.4 gross acres ("Industrial Project") and has obtained City's approval of the following Development Approvals: Conditional Use Permit (PLN21-05216); Development Plan Review

(DPR21-00013); Specific Plan Amendment (PLN21-05218); and Tentative Parcel Map (PLN21-05219 and PLN21-05220).

H. All of City's prior actions and approvals with regard to this Agreement complied with all applicable legal requirements related to notice, public hearings, findings, votes, and other procedural matters.

I. The development of the Property in accordance with this Agreement will provide substantial benefits to City. This Agreement eliminates uncertainty in planning and provides for the orderly development of the Property, ensures the progressive installation of necessary public improvements to serve the Project, and serves the purposes of the Development Agreement Law.

1. DEFINITIONS AND EXHIBITS.

1.1 Definitions. The following initially capitalized terms used in this Agreement have the following meanings:

“Agreement” means this Development Agreement and all attachments and exhibits thereto.

“Annual Monitoring Report” has the meaning ascribed to the term in Section 6.1.

“CEQA” has the meaning ascribed to the term in Recital F.

“Certificate of Agreement Compliance” or “Certificate” has the meaning ascribed to the term in Section 6.6.

“Certificate of Occupancy” means a document issued by City's Building Department, certifying a building's compliance with applicable building codes and other laws, and indicating it to be in a condition suitable for occupancy.

“City” means the City of Perris, a California general law city and municipal corporation, its successors and assigns, and its related or subordinate boards, commissions, and entities.

“City Council” means the City Council of the City of Perris.

“Construct and Dedicate” means the obligation to acquire all necessary real property interests required for, to construct in accordance with City-approved plans and specifications, and to thereafter dedicate to City in accordance with City's standards, practices and requirements for the dedication of public improvements, the applicable public improvement to which the term “Construct and Dedicate” is made applicable by this Agreement, all at no cost or expense to City. Developer's obligation to Construct and Dedicate will be fulfilled only upon City's inspection and acceptance of the dedicated improvement into City's system of public improvements.

“Developer” means Perris Land Co, LLC, a limited liability company, its successors and assigns.

“Development” means the subdivision and improvement of the Property for the purposes of constructing or reconstructing the public and private structures, improvements and facilities comprising the Project, including, but not limited to: grading; the construction or reconstruction of infrastructure and public and private facilities related to the Project, whether located within or outside the Property; the construction or reconstruction of buildings and structures; and, the installation of landscaping. “Development” does not include the maintenance of any building, structure, improvement or facility after its construction and completion.

“Development Agreement Law” has the meaning ascribed to the term in Recital A.

“Development Approvals” mean all site-specific (meaning specifically applicable to the Property only and not generally applicable to some or all other properties within the City) plans, maps, approvals, permits and other entitlements applicable to the Development of the Property, including, but not limited to: specific plans and specific plan amendments; tentative and final subdivision and parcel maps; conditional use permits, public use permits and site plans; zoning; variances; and, grading and building permits. The term Development Approvals does not include (i) rules, regulations, policies, and other enactments of general application within the City authorized to be applicable to the Property pursuant to this Agreement, or (ii) any matter where City has reserved authority under this Agreement.

“Development Exactions” mean any monetary or non-monetary exaction or mitigation measure, including a Development Impact Fee, imposed by City in connection with a Development Approval or in connection with the granting of any other right, privilege or approval pertaining to the Project, including requirements for land dedication or for public construction either within or outside the Property.

“Development Impact Fee” means a monetary payment authorized by Government Code Section 66001, *et seq.*, whether imposed legislatively on a broad class of development projects or on an ad hoc basis to a specific development project.

“Development Plan” means the proposed plan for Development of all or a portion of the Property pursuant to the Existing Development Approvals and Subsequent Development Approvals, in accord with the Existing Land Use Regulations and applicable Subsequent Land Use Regulations, subject to the Reservations of Authority.

“Effective Date” means the date which is thirty (30) days following the second reading and adoption of the Enacting Ordinance.

“EIR” has the meaning ascribed to the term in Recital F.

“Enacting Ordinance” has the meaning ascribed to the term in Recital D.

“Existing Development Approvals” mean all Development Approvals approved or issued by City prior to or the same day as the second reading and adoption of the Enacting Ordinance, including the Development Approvals described in Recital G. “Existing Development Approvals” do not include the EIR.

“Existing Land Use Regulations” mean all Land Use Regulations in effect as of the second reading and adoption of the Enacting Ordinance.

“General Plan” has the meaning ascribed to the term in Recital C.

“Land Use Regulations” mean all ordinances, resolutions, codes, rules, regulations and official written policies of the City and/or any subsidiary district of the City and/or any joint powers authority or council of governments of which the City is a member which affect, govern, or apply to land development and use of the Property, including those governing: the permitted use of land; the density or intensity of use; subdivision requirements; the maximum height and size of proposed buildings; development impact fees; design, improvement and construction standards applicable to the Development of the Property; and the reservation or dedication of land for public purposes, all as may be modified or supplemented pursuant to this Agreement. “Land Use Regulations” do not include any ordinance, resolution, code, rule, regulation or official policy governing: the conduct of businesses, professions, and occupations; taxes and assessments; the granting of encroachment permits and the conveyance of rights and interests that provide for the use of or the entry upon public property; or the exercise of the power of eminent domain.

“Lot” means any legally subdivided lot of the Property which is intended for commercial or industrial uses.

“Minor Amendment” has the meaning ascribed to the term in Section 3.4.A.

“Mitigation Monitoring and Reporting Program” or “MMRP” means the mitigation monitoring and reporting program for assessing and ensuring compliance with required mitigation measures, which was approved by City Resolution No. \_\_\_\_ - \_\_, on \_\_\_\_\_, 2023 in conjunction with the City Council’s certification of the EIR.

“Mortgagee” means a mortgagee of a mortgage, a beneficiary under a deed of trust, or any other security-device lender, and their successors and assigns.

“Notice” has the meaning ascribed to the term in Section 2.7.a.

“Parties” mean City and Developer, collectively.

“Party” means either City or Developer, individually.

“Permitted Delay” means delays in a Party’s performance due to: changes in local, state or federal laws or regulations (other than changes expressly permitted by this Development Agreement); strikes or the inability to obtain materials; delays caused by governmental agencies in issuing permits and approvals; third party litigation, a development moratorium (including, but not limited to, a water or sewer moratorium) or the actions of other public agencies to prohibit Development of the Property; civil commotion, fire, acts of God, war, lockouts, riots, floods, earthquakes, epidemic, quarantine, freight embargoes, and/or failure of contractors to perform; any third-party court action to set aside or modify the Existing Development Approvals; or, other circumstances beyond a Party’s reasonable control and which substantially interfere with either Party’s ability to perform its obligations under this Agreement. “Permitted Delays” do not include

delays attributable to Developer's inability to obtain funds or financing or due to changes in market conditions or demands, whether or not foreseeable as of the Effective Date.

The period of a "Permitted Delay" will commence to run on the date the Permitted Delay begins. The period of the Permitted Delay will end when the circumstances giving rise to the Permitted Delay are eliminated or mitigated. The Party alleging the Permitted Delay will exercise commercially reasonable efforts to eliminate or mitigate the circumstances giving rise to the Permitted Delay.

"Person" means and refers to any association, corporation, governmental entity or agency, individual, joint venture, joint-stock company, limited liability company, partnership, trust, unincorporated organization, or other entity of any kind, including City and Developer.

"Planning Commission" means the Planning Commission of the City of Perris.

"Project" means the Development of the Property in accord with the Development Plan, as the Development Plan may be further defined, enhanced or modified in accordance with this Agreement. The "Project" includes the "Retail Project" and the "Industrial Project" described in Recital G.

"Property" means the real property described on Exhibit A and depicted on Exhibit B.

"Reservations of Authority" mean the rights reserved to City under Section 3.5.

"Site Plan" has the meaning ascribed to the term in Recital B.

"Subsequent Development Approvals" mean all Development Approvals approved by City subsequent to the Effective Date.

"Subsequent Land Use Regulations" mean all Land Use Regulations adopted and effective after the Effective Date.

"Term" has the meaning ascribed to the term in Section 2.2, and includes any extension authorized by Section 2.3.

"Transfer" has the meaning ascribed to the term in Section 2.5.

"Transferee" has the meaning ascribed to the term in Section 2.5.

"Transferor" has the meaning ascribed to the term in Section 2.5.

Other initially capitalized terms used in this Agreement but not otherwise set forth in Paragraph A, above, will have the meaning given to those terms where they first appear in this Agreement.

1.2 Exhibits. The following documents are attached to a part of this Agreement:

Exhibit A      Legal Description of Property



- Exhibit B      Site Plan
- Exhibit C      Depiction of Retail Backbone and Frontage Improvements
- Exhibit D      Planning, Public Works, and Engineering Conditions of Approval
- Exhibit E      Welcome Sign Design Concept

2.      GENERAL PROVISIONS.

2.1      Binding Effect of Agreement. The Property is made subject to this Agreement and the Development of the Property may be carried out in accordance with this Agreement. The benefits and burdens of this Agreement touch and concern the Property and bind Developer and all future owners of all or any portion of the Property.

2.2      Term. The term (“Term”) of this Agreement will commence on the Effective Date and will expire on the tenth (10th) anniversary of the Effective Date, unless terminated sooner by operation of some other provision of this Agreement or extended in accord with Section 9.2.

2.3      Extension of Term.

Upon Developer’s request made by Notice given no earlier than six (6) months, but no later than two (2) months, prior to expiration of the original Term, the Term of this Agreement shall be extended for one (1) additional five (5) year period beyond the original Term, so long as:

a.      Developer is not, as of the giving of the Notice, in material uncured breach of this Agreement and is not in the process of curing said breach, as determined by City following a special review pursuant to Article 6, so long as City undertakes the special review on its own initiative and completes the special review no later than six (6) months prior to expiration of the original Term; and,

i.      Construction of one or more of the parcels in the Retail Project has been completed and the retail business(es) is/are in operation and open to the public. .

2.4      Upon extension of the Term in accord with Section 2.3, City will execute, in recordable form, any instrument which Developer may reasonably require to evidence the extension.

2.5      Assignment and Transfer. Developer may sell, lease, license, hypothecate, transfer, or assign (any or all of the foregoing, individually and collectively, “Transfer”) the Property in whole or in part (provided that no partial Transfer may violate the Subdivision Map Act, Government Code Section 66410, *et seq.*) to any Person at any time; provided that any Transfer shall be subject to City’s reasonable review and approval, which approval shall not be unreasonably withheld. City’s approval or disapproval must be by Notice and must be given within thirty (30) days after the Transferor submits Notice to City describing the proposed Transfer and the Transferee. If City fails to provide Notice within the thirty (30) day period, then City’s approval will be deemed to be irrevocably given and the Transferor and the Transferee may rely on City’s deemed approval. As used in this Agreement, the term “Transferor” means the Person

(including Developer) making the Transfer and the term “Transferee” means the Transfer recipient. No Transfer of any right or interest in this Agreement may be made unless made together with the Transfer of all or a part of the Property. City will execute (in recordable form, if necessary) and deliver those releases, consents, and other instruments as may be requested by a Transferor, a Transferee, or any Mortgagee to evidence the assignments and releases described in this Section 2.5.

2.6 Voluntary Amendment or Cancellation of Agreement. This Agreement may be voluntarily amended or cancelled in whole or in part only with the written consent of City and all Persons holding fee title to that portion of the Property to which the amendment or cancellation will apply. The amendment or cancellation process must comply with Government Code Section 65868. This Section 2.6 does not limit the operation of Government Code Section 65869.5.

2.7 Termination. This Agreement will automatically terminate upon the occurrence of any of the following events:

- i. The expiration of the Term.
- ii. The entry of a final judgment setting aside, voiding or annulling the City Council’s adoption of the Enacting Ordinance.
- iii. The adoption of a referendum measure overriding or repealing the Enacting Ordinance.
- iv. The completion of the Project, as evidenced by the issuance of all required Certificates of Occupancy and the acceptance of all required public dedications.
- v. Upon a Party’s election to terminate this Agreement under Section 8.4 and Section 8.5. If the terminating Party under Section 8.5 does not own the entirety of the Property, then the termination will apply only to that portion of the Property owned by the terminating Party.

2.8 Representations and Warranties.

- a. City represents and warrants to Developer, as follows:
  - i. City is a public body, corporate and politic. City is authorized to enter into this Agreement pursuant to Government Code Section 65864, *et seq.*, and the execution and delivery of this Agreement by City has been fully authorized by all requisite actions on the part of City.
  - ii. City’s execution and delivery of this Agreement and City’s performance of its obligations under this Agreement will not constitute a default or a breach under any contract, agreement or order to which City is a party or by which it is bound.

iii. City has not received any notice of, or knows of any basis for, any actual or pending litigation or proceeding by any Person against City with respect to the Property or this Agreement.

b. Developer represents and warrants to City, as follows:

i. Developer is a duly organized limited liability company established within and in good standing under the laws of the State of Delaware and is authorized to do business in the State of California. The execution and delivery of this Agreement by Developer has been fully authorized by all requisite actions on the part of Developer.

ii. Developer is either the owner of fee simple title to the Property or has an equitable interest in the Property, including an option to purchase the Property.

iii. Developer's execution and delivery of this Agreement and Developer's performance of its obligations under this Agreement will not constitute a default or a breach under any contract, agreement or order to which Developer is a party or by which it is bound.

iv. Developer is not the subject of bankruptcy or receivership proceedings and is not insolvent.

v. Developer has not received any notice of, or knows of any basis for, any actual or pending litigation or proceeding by any Person against Developer with respect to the Property or this Agreement.

## 2.9 Notices.

a. As used in this Agreement, the term "Notice" means any request, demand, approval, statement, report, acceptance, consent, waiver, appointment or other required or permitted communication.

b. All Notices must be in writing and will be considered given:

i. When delivered in person to the recipient named below.

ii. On the date of delivery shown on the return receipt, after deposit in the United States mail in a sealed envelope, postage prepaid, as either registered or certified mail, return receipt requested.

iii. On the date of delivery shown in the records of a reputable delivery service (e.g. UPS or Federal Express).

c. All Notices must be addressed as follows:

**If to City:**

**If to Developer:**

City of Perris  
101 North D Street  
Perris, CA 92570  
Attn: City Manager  
**with a copy to:**

Aleshire & Wynder, LLP  
3880 Lemon Street, Suite 520  
Riverside, CA 92501  
Attn: Robert Khuu

Perris Land Co, LLC  
201 Spear Street, #1100  
San Francisco, CA 94105  
Attn: Daniel Sachs  
**with a copy to:**

Rutan & Tucker, LLP  
18575 Jamboree Road, Suite 900  
Irvine, CA 92612  
Attn: John A. Ramirez  
**with a copy to:**

BFLP RE HOLDINGS LLC  
c/o Wildcat Capital Management,  
LLC  
888 Seventh Avenue, 37th Floor  
New York, NY 10106  
Attn: George Stone & Brian  
Rosenblatt  
Email: [Gstone@wildcatcap.com](mailto:Gstone@wildcatcap.com)  
Email: [BRosenblatt@wildcatcap.com](mailto:BRosenblatt@wildcatcap.com)

d. Either Party may, by Notice given at any time, require subsequent Notices to be given to another Person or to a different address, or both. Notices given before receipt of Notice of change of address will not be invalidated by the change.

### 3. DEVELOPMENT OF THE PROPERTY.

3.1 Vested Right to Develop. Subject to the terms of this Agreement, Developer has the legally vested right to develop the Property in accordance with, and to extent of, the Development Plan, the Development Approvals, applicable Subsequent Development Approvals, applicable Subsequent Land Use Regulations, and this Agreement.

### 3.2 Effect of Agreement on Land Use Regulations; Development Exactions; Development Plan; Submittal of Subsequent Development Approvals.

a. Except as otherwise provided under the terms of this Agreement, including the Reservations of Authority, the rules, regulations, and official policies governing permitted uses of the Property, the density and intensity of use of the Property, the maximum height and size of proposed buildings, and the design, improvement and construction standards and specifications applicable to the Development of the Property shall be the Existing Land Use Regulations. In connection with any Subsequent Development Approval, City will exercise its discretion in accordance with the Development Plan and this Agreement, including, but not limited to, the Reservations of Authority.

b. The Development Plan for the Project may require the processing of Subsequent Development Approvals. The City will accept for processing, review and action all

applications for Subsequent Development Approvals, and such applications will be processed in the normal manner for processing such matters in accordance with the Existing Land Use Regulations. The Parties acknowledge that City is not obligated in any manner to approve any Subsequent Development Approval, or to approve any Subsequent Development Approval with or without any particular condition, except that City's actions concerning Subsequent Development Approvals must be consistent with the Development Plan and Existing Land Use Regulations, subject to the Reservations of Authority. Notwithstanding the foregoing, City agrees that, if an application for any Subsequent Development Approval is in substantial conformance with the Existing Development Approvals and this Agreement, the approval of such application shall not be unreasonably withheld. Unless otherwise requested by Developer, City may not amend or rescind any Subsequent Development Approvals applicable to the Property after those Approvals have been granted by the City. Processing of Subsequent Development Approvals or changes in the Development Approvals or Development Plan made pursuant to Developer's application will not require an amendment to this Agreement; however, upon their approval by the City, all Subsequent Development Approvals or changes in the Development Approvals or Development Plan will be subject to and covered by this Agreement.

### 3.3 Timing of Development; Public Improvements Phasing.

a. Nothing in this Agreement is a covenant to develop or construct the Project. The Parties acknowledge that Developer cannot predict if, when, or the rate at which phases of the Project will be developed. The California Supreme Court held in *Pardee Construction Co. v. City of Camarillo* (1984) 37 Cal.3d 465, that the failure of the litigants in that case to provide for the timing of development resulted in a later adopted initiative restricting the timing of development to prevail over the litigants' agreement. The Parties intend to cure that deficiency by providing that Developer has the right to develop the Project, or not develop the project, in the order, at the rate, and at the times that Developer, in its sole and absolute discretion, determines to be appropriate, subject only to any Development Plan timing or phasing requirements.

b. Required public improvements may be tied to certain phases of the Project. The schedule for provision of these improvements, as they relate to a particular phase, will be governed by the Existing Development Approvals, Subsequent Development Approvals, the EIR, the MMRP, and this Agreement.

c. Notwithstanding the foregoing, prior to receiving a Temporary or Final Certificate of Occupancy for the Industrial Project, in addition to the Project Offsite Public Improvements described in Section 4.3 below, Developer shall complete the following improvements (the "Backbone Retail Improvements"): (i) grading of the Retail Project site; (ii) construction of the utilities up to the Retail Project site; (iii) construction of the Ramona Expressway entrance (Driveway 5) into the Retail Project; (iv) construction of the traffic signal located at the Ramona Expressway entrance to the Retail Project; (v) construction of the frontage improvements for the Retail Project as described in Exhibit C; and (vi) construction of the Retail Project's east/west drive aisle. In addition, Developer shall have completed construction of at least one of the parcels in the Retail Project, with all City inspections completed and signed off, and the retail business is in operation and open to the public. Notwithstanding anything to the contrary contained herein, Developer shall not be considered to be in default of this Agreement if, as a result of a Permitted Delay, Developer is unable to meet the timing requirements in this Section 3.3(c)

and Developer is diligently pursuing the construction of the Backbone Retail Improvements and Project Offsite Public Improvements.

d. Temporary Certificate of Occupancy. Notwithstanding the timing of the improvements described in Section 3.3(c) above, City may, at City's sole discretion, issue a temporary Certificate of Occupancy for the Industrial Project if: (i) adequate access to the Industrial Project site has been provided; and (ii) Developer is progressing with the construction of the Backbone Retail Improvements and Retail Project .

3.4 Changes and Amendments to Existing or Subsequent Development Approvals.

a. The Parties acknowledge that the passage of time may demonstrate that changes to the Existing or Subsequent Development Approvals may be necessary or appropriate. If the Parties determine that changes are necessary or appropriate, such changes may be made by mutual consent of the Parties in accord with Government Code Section 65868, and may be approved on behalf of City as follows:

i. By the City Manager or designee ("City Manager") in the case of minor changes which would qualify as a "Minor Amendment" under Municipal Code Section 19.54.020(9), as determined by the City Attorney, and in any other case where the City Manager is authorized by this Agreement to act.

ii. By the City Council in the case of any other changes not subject to paragraph (1), above, or if otherwise legally required.

iii. The City Manager and City Attorney will determine whether a proposed change is subject to approval by the City Manager or the City Council, as the case may be.

iv. No modification, amendment or other change to this Agreement will be effective for any purpose unless specifically set forth in a writing that refers expressly to this Agreement and is signed by both Parties' authorized representatives.

3.5 Reservations of Authority.

a. Any contrary provision in this Agreement notwithstanding, the following Subsequent Land Use Regulations will apply to the Project:

i. Processing fees and charges of every kind and nature imposed by City to cover the estimated actual costs to City of processing applications for Subsequent Development Approvals or for monitoring compliance with any Subsequent Development Approvals granted or issued.

ii. Regulations relating to hearing bodies, petitions, applications, notices, findings, records, hearings, reports, recommendations, appeals and any other procedural matter.

iii. Regulations which do not conflict with the Development Plan or this Agreement. To the greatest extent possible, these regulations must be applied and construed to provide Developer with all of the rights and assurances provided under this Agreement. For all purposes pursuant to this Agreement generally, and this paragraph (iii) specifically, an ordinance, resolution, initiative, referendum, moratorium or other regulation will be deemed to conflict with the Development Plan and this Agreement if the ordinance, resolution, initiative, referendum, or regulation seeks to, whether as part of a specific or general enactment that applies to the Property or Project: (i) limit or reduce the density, intensity, height or size of structures or type of development on the Property; (ii) regulate the timing or sequencing of the development of the Property in any manner; (iii) require any additional on-site or off-site improvements not required by the applicable Land Use Regulations or Development Approvals to be constructed or paid for by Developer or a subsequent owner of the Property; or (iv) restricting the use of the Property in any manner or degree other than as set forth in the applicable Land Use Regulations and Development Approvals.

iv. Regulations that conflict with the Development Plan if Developer has given its written consent to those regulations.

v. Federal, State, County, and multi-jurisdictional laws and regulations which City is required to enforce against the Property or the Development of the Property.

The Parties acknowledge that City is restricted in its authority to limit its police powers by contract. This Agreement will be construed, contrary to its stated terms if necessary, to reserve to City all those police powers that cannot be restricted by contract.

### 3.6 Subsequent Development Approvals.

a. When acting on Subsequent Development Approvals, City may apply only the Existing Land Use Regulations and those Subsequent Land Use Regulations that are permitted under the Reservations of Authority. Any Subsequent Development Approval will be automatically vested under this Agreement.

b. Upon Developer's request, City will accept and diligently process applications for Subsequent Development Approvals. City will exercise reasonable good faith efforts to expedite the processing of the Subsequent Development Approvals applications to ensure that those applications are promptly considered by the approving authority. Upon satisfactory completion by Developer of all required preliminary actions and payment of appropriate processing fees, if any, City shall proceed to process and check all applications for Project development and building approvals within the times set forth in the Permit Streamlining Act (Chapter 4.5 (commencing with Section 65920) of Division 1 of Title 7 of the California Government Code), the Subdivision Map Act (Division 2 (commencing with Section 66410) of Title 7 of the California Government Code), and other applicable provisions of law, as the same may be amended from time to time. City shall employ all lawful actions capable of being undertaken by City to promptly (i) accept all complete applications for Subsequent Development Approvals (collectively, "Applications") and (ii) process and take action upon the Applications in accordance with applicable law with a goal of completing the first review or plan check within four weeks and the second and third review or plan check within two weeks; provided however, that

City shall not be deemed in default under this Agreement should such time frame(s) not be met. Furthermore, the City and Developer teams shall convene, as necessary, a telephonic or in-person meeting with the relevant City departments and personnel to resolve open items, subject to City's availability.

3.7 Modification or Suspension by State or Federal Law. If a State or Federal law or regulation which is enacted after the Effective Date prevents the Parties' compliance with any of this Agreement's provisions, then that provision will be modified or suspended to the extent and for the time necessary to achieve compliance with the conflicting State or Federal law. This Agreement's remaining provisions will continue unaffected. The Parties will amend this Agreement to preserve, to the greatest extent possible, the benefits that would arise to the Parties under this Agreement but for the conflicting State or Federal law. Upon the repeal of the conflicting State or Federal law or upon the occurrence of any circumstance that removes their effect upon this Agreement, this Agreement's provisions will be automatically restored to their full original form and any amendment that the Parties may have entered into under this Section 3.7 will terminate.

3.8 City Acquisition of Offsite Real Property Interests. In any instance where Developer is required by any Development Approval or Land Use Regulation or this Agreement to construct any public improvement on land not owned by Developer, specifically the Project Offsite Public Improvements identified in Section 4.3 below, City and Developer shall cooperate in acquiring the necessary legal interest ("Offsite Property"). This Section 3.8 is not intended by the parties to impose upon Developer an enforceable duty to acquire land or construct any public improvements on land not owned by Developer, except to the extent that Developer elects to proceed with the development of the Project, and then only in accordance with valid conditions imposed by City upon the development of the Project under the Subdivision Map Act or other legal authority.

If Developer is unable to acquire such Offsite Property, and following the written request from Developer to City, City agrees to use reasonable and diligent good faith efforts to acquire the Offsite Property from the owner or owners of record by negotiation to the extent permitted by law and consistent with this Agreement. If City is unable to acquire the Offsite Property by negotiation within thirty (30) days after Developer's written request, City shall initiate proceedings, including considering utilizing its power of eminent domain to acquire that Offsite Property at a public hearing noticed and conducted in accordance with California Code of Civil Procedure Section 1245.235 for the purpose of considering the adoption of a resolution of necessity concerning the Offsite Property, subject to the conditions set forth in this Section 3.8. The decision to utilize the City's power of eminent domain shall be the sole and absolute discretion of the City. City and Developer acknowledge that the timelines set forth in this Section 3.8 represent the maximum time periods which City and Developer reasonably believe will be necessary to complete the acquisition of any Offsite Property, City agrees to use reasonable good faith efforts to complete the actions described within lesser time periods, to the extent that it is reasonably able to do so, consistent with the legal constraints imposed upon City.

a. Owner's Option to Terminate Proceedings. City shall provide written notice to Developer no later than fifteen (15) days prior to making an offer to the owner of the Offsite Property. At any time within that fifteen (15) day period, Developer may, at its option,



notify City that it wants City to cease all acquisition proceedings with respect to that Offsite Property, whereupon City shall cease such proceedings.

If the City elects to utilize its power of eminent domain, City shall provide written notice to Developer no later than fifteen (15) days prior to the date of the hearing on City's intent to consider the adoption of a resolution of necessity as to any Offsite Property. At any time within that fifteen (15) day period, Developer may, at its option, notify City that it wants City to cease condemnation proceedings, whereupon City shall cease such proceedings.

If Developer does not notify City to cease condemnation proceedings within said fifteen (15) day period, then City may proceed to consider and act upon the Offsite Property resolution of necessity. If City adopts such resolution of necessity, then City shall diligently institute condemnation proceedings and file a complaint in condemnation and seek an order of immediate possession with respect to the Offsite Property.

3.9 Future Use of EIR. The Parties understand that the EIR is intended to be used in connection with each of the Existing Development Approvals and Subsequent Development Approvals needed for the Project. City agrees to use the EIR in connection with the processing of any Subsequent Development Approval, except as may be otherwise required by the Reservations of Authority or state or federal law, including CEQA.

3.10 City Acceptance of Project Offsite Public Improvements. City agrees and acknowledges that City's timely acceptance of the Project Offsite Public Improvements upon their completion is crucial for the release of Developer's bonds for the improvements. After the completion of the Project Offsite Public Improvements to City's satisfaction, City shall accept the Project Offsite Public Improvements within thirty (30) days of receiving a written request from Developer for City to accept the Project Offsite Public Improvements. .

3.11 Third Party Permits and Approvals and Utilities.

a. The Parties acknowledge that this Agreement does not bind any governmental agency other than City and its related or subordinate boards, commissions, and entities. City will use reasonable good faith efforts to assist Developer in obtaining all permits and approvals, at no cost to City, which are necessary for the Project, including permits, approvals and rights of way which are required for the installation of public improvements, driveways and utility connections, and utility services such as electrical, gas, water, sewer, storm drain, telephone and cable television.

b. The Parties acknowledge that, in connection with the installation of utility facilities which will be owned by private utility companies, it may lower the overall cost of the utility installation for it to be constructed by City. Upon Developer's request, City agrees to reasonably consider undertaking construction of the private utility company project, so long as Developer bears City's entire direct and indirect cost of the same.

4. PUBLIC BENEFITS.

4.1 Development Impact Fees.

a. City has adopted a Development Impact Fee program designed to offset the costs of mitigating environmental and other impacts caused by development upon public facilities and improvements. The Development Impact Fees which will be applicable to the Project shall be those existing at the time of development. Development Impact Fees shall be paid at such time and amounts as payment of such fees are due and payable in accordance with the Land Use Regulations in effect at the time of development as set forth in City fee ordinances or resolutions or policies at that time, for the portion of the Property to which such fees apply. This Section shall not preclude City from adopting any new development impact fees in the future applicable to the Property or to other Development in the City.

b. Nothing in this Section 4.1 will limit the right of any other local, regional, state, or federal agency or district to impose upon the Project otherwise lawful fees, including non-City fees imposed by such agencies or districts and collected by City for the benefit of such agencies or district.

4.2 Project Objectives. The Project accomplishes the City's goals and policies set forth in the General Plan and the Perris Valley Commerce Center Specific Plan ("PVCCSP"), and benefits the public by achieving the following objectives:

a. Ensure the development of the Property consistent with applicable goals and policies of the City set forth in the General Plan.

b. Implement the PVCCSP through development of land uses allowed in the PVCCSP planning area and consistent with the PVCCSP Standards and Guidelines relevant to the proposed retail and industrial development, and associated infrastructure.

c. Expand economic development and facilitate job creation in the City by establishing new retail and industrial uses on vacant land in a developing area.

d. Assist the region in achieving jobs/housing balance region-wide by attracting new businesses to the City, providing additional job opportunities in a housing rich area, and thereby provide a more equal jobs-housing balance in the Riverside County/Inland Empire area, which will reduce the need for members of the local workforce to commute outside the area for employment.

e. Activate the PVCCSP-designated gateway entry at Ramona Expressway and Nevada Avenue with an attractive mixed-use retail and industrial development, which meets the local demand for neighborhood serving retail uses along Ramona Expressway, and regional demand for warehouse uses that are part of the Southern California supply chain and good movement network.

f. Implement the type and amount of retail uses at the Property that are viable based on market demand.

g. Maximize industrial warehouse development in close proximity to designated truck routes, and the State highway system in order to avoid or shorten truck-trip lengths on other roadways, and avoid locating industrial warehouse buildings in proximity to residential uses.

h. Accommodate new development in a phased, orderly manner that is coordinated with the provision of necessary infrastructure and public improvements.

i. Implement drainage improvements in conjunction with the Project to accommodate the 100-year storm flows in the area, including a public storm drain that would ultimately capture stormwater runoff from the planned regional detention basin west of the Property.

j. Provide for uses that will generate tax revenue for the City of Perris including, but not limited to, increased property and sales tax, in order to support the City's ongoing municipal operations.

4.3 Credit/Reimbursement for Offsite Improvements. The Parties acknowledge and agree that Developer is making Project improvements that are covered in whole or in part by the Development Impact Fee program per Municipal Code section 19.68.020. The Parties further acknowledge and agree that in accordance with policies adopted from time to time by City, Developer may be entitled to a credit and/or reimbursement to offset Developer's Development Impact Fee obligation, as determined by City. City and Developer shall enter into a Development Impact Fee credit/reimbursement agreement for any Project improvements that exceed Developer's Development Impact Fee obligation.

4.4 Offsite Improvements. Developer shall construct all offsite public improvements required by the Project Planning, Public Works, and Engineering Conditions of Approval attached hereto as Exhibit D ("Project Offsite Public Improvements"), as may be modified by a Subsequent Development Approval, prior to receiving a final certificate of occupancy for the industrial building.

4.5 Welcome Sign Construction. Developer shall design and construct a "Welcome to Perris" sign ("Sign") as approved by the City in the center median on Ramona Expressway. All costs for the design, permitting, and construction of the Sign shall be borne by Developer. Developer shall also be responsible for all other aspects of the construction of the Sign including, but not limited to, insurance, construction, and permitting including permitting and coordination with Caltrans and other outside local, state and federal agencies, as applicable. Upon completion of the Sign, City will assume maintenance responsibilities. The Sign design concept is attached hereto as Exhibit E.

4.6 Financial Contributions. Developer shall make the following financial contributions within ninety (90) days after the Effective Date and upon the latter of (i) the expiration of the applicable statute of limitations for CEQA-based challenges with no lawsuit having been filed; or (ii) if any such lawsuit has been filed, final resolution of such lawsuit has been reached to the satisfaction of the Developer.

a. Developer shall contribute seven hundred seventy-six thousand and six hundred and thirty four dollars (\$776,634) to City for purposes to be determined by City, including but not limited to the Perris Downtown Skills Training & Job Placement Center.

b. Developer shall contribute two hundred thousand dollars (\$200,000.00) to the Val Verde High School's Career and Technical Education (CTE) Program to prepare students for careers such as logistics, welding and manufacturing, video production, and graphic design.

c. Developer shall contribute twenty-seven thousand dollars (\$27,000.00) to the Val Verde Academy to fund the garden modernization project.

5. INTENTIONALLY OMITTED.

6. REVIEW FOR COMPLIANCE.

6.1 Periodic Review.

a. The City Manager will review this Agreement annually, on or before each anniversary of the Effective Date, as required by California Government Code Section 65865.1. The purpose of the review will be to ascertain Developer's good faith compliance with the terms of this Agreement. Developer will submit an annual monitoring report ("Annual Monitoring Report"), in a form prepared and approved by the City Manager within thirty (30) days after the City Manager's written request. The Annual Monitoring Report must be accompanied by the then-current annual review and administration fee set by the City Council, which may not exceed the City's actual costs of reviewing Developer's compliance with the terms of this Agreement.

b. The City Council may order a special review of Developer's compliance with this Agreement at any time. The City Manager will conduct the special review, which will be conducted at City's sole expense.

6.2 Procedure.

a. During either a periodic review or a special review, Developer will be required to demonstrate good faith compliance with this Agreement.

b. Upon completion of a periodic review or a special review, the City Manager will submit a report to the City Council setting forth the City Manager's conclusions concerning Developer's good faith compliance with this Agreement.

c. If the City Council finds that Developer has complied in good faith with this Agreement, then the review will be concluded.

d. If the City Council makes a preliminary finding that Developer has not complied in good faith with this Agreement, then, following Notice and opportunity to cure as provided under Section 8.4, the City Council may modify or terminate this Agreement in accordance with Section 6.4 and Section 6.5.

6.3 No Waiver. Failure of City to conduct an annual review will not constitute a waiver by City of its rights to otherwise enforce the provisions of this Agreement nor will Developer have or assert any defense to such enforcement by reason of any such failure to conduct any annual review(s).

6.4 Proceedings for Modification or Termination.

a. If Developer fails to cure, or to commence to cure, as applicable, the matters constituting the basis for the City Council's preliminary finding under Section 6.2.d as required by Section 8.4, then City may proceed to modify or terminate this Agreement following the procedures set forth in this Section 6.4 and in Section 6.5. City must hold a noticed public hearing concerning the modification or termination and provide Developer with Notice of the hearing. The Notice must include the following:

- i. The time and the place of hearing, which must be no less than thirty (30) days following the date of the Notice;
- ii. The specific action, whether amendment or termination, which City proposes to take; and
- iii. Such other information as is reasonably necessary to inform Developer of the nature of the proceeding and the facts supporting City's preliminary finding under Section 6.2.d.

6.5 Hearing on Modification or Termination. At the time and place set for the public hearing described in Section 6.4, Developer must be given an opportunity to be heard and present witnesses and evidence on its behalf. If, following the conclusion of the public hearing, the City Council finds, based upon substantial evidence in the record of the public hearing, that Developer has not complied in good faith with this Agreement, then the City Council may terminate or modify this Agreement and impose any conditions it determines as are reasonably necessary to protect City's interests. The City Council's decision will be administratively final and subject to judicial review under Code of Civil Procedure Section 1094.5.

6.6 Certificate of Agreement Compliance. If, at the conclusion of a special or periodic review, Developer is found to be in compliance with this Agreement, then, upon Developer's written request, City will issue a "Certificate of Agreement Compliance" ("Certificate") to Developer stating that, after the most recent periodic or special review, this Agreement remains in effect and Developer is not in default of this Agreement. The Certificate must be in recordable form, contain information necessary to communicate constructive record notice of the finding of compliance, state whether the Certificate is issued after a periodic or special review, and state the anticipated date of the next periodic review. Developer may record the Certificate with the Riverside County Recorder.

6.7 No Cross-Defaults. City acknowledges that Developer may Transfer all or portions of the Property to other Persons in accordance with Section 2.4. City further acknowledges that title to all or portions of the Property may become vested in Mortgagees or a Mortgagee's successor as a result of foreclosure, or the acceptance of a deed in lieu of foreclosure, by a Mortgagee. City agrees that defaults under this Agreement by an owner of a portion of the Property will not be a default as to any other portion of the Property. In other words, a default by Developer with respect to its obligations pertaining to that portion of the Property retained by Developer following a Transfer will not constitute a default as to any Person other than Developer or permit City to exercise any remedy under this Agreement or otherwise with respect to any other portion of the

Property other than that portion owned by Developer. Similarly, a default by a Transferee with respect to its obligations pertaining to the portion of the Property owned by that Transferee will not constitute Developer's default or permit City to exercise any remedy under this Agreement or otherwise as to any portion of the Property other than the portion owned by the defaulting Transferee. City agrees that, if more than one Person holds title to the Property, then the rights and obligations of the Persons holding title to the Property are the distinct and several obligations of each Person.

7. INTENTIONALLY OMITTED.

8. DEFAULT AND REMEDIES.

8.1 Remedies in General.

a. The Parties acknowledge that neither Party would have entered into this Agreement if it were to be liable for monetary damages under this Agreement. In general, and subject to those procedural prerequisites required under the Development Agreement Law or this Agreement, each of the Parties may pursue any remedy at law or equity available for the breach of this Agreement, except that neither Party will be liable in monetary damages (other than attorneys' fees under Section 12.20) to the other Party, or to any successor in interest of that Party, or to any other Person. Each Party covenants not to sue for monetary damages or claim any monetary damages related to any of the following:

- i. Any breach of this Agreement or for any cause of action that arises out of this Agreement; or
- ii. Any taking, impairment or restriction of any right or interest arising under this Agreement; or
- iii. Any dispute regarding the application or interpretation of this Agreement.

8.2 Specific Performance.

a. The Parties acknowledge that specific performance and other non-monetary relief are particularly appropriate remedies for the enforcement of this Agreement for the following reasons:

- i. Money damages are unavailable against the Parties.
- ii. Due to the size, nature and scope of the Project, it may not be practical or possible to restore the Property to its natural condition once Developer has begun to implement this Agreement. After such time, Developer may be precluded from other options it may have had with regard to the Property. Moreover, Developer has invested significant time and resources in the planning and processing of the Project. Developer will be investing even more time and resources in implementing the Project in reliance upon this Agreement and it is not possible to determine the sum of money that would adequately compensate Developer if City were to breach its obligations.

8.3 Release. Except for the right to recover attorneys' fees under Section 12.20, Developer, for itself, its successors and assignees, releases City, its officials, officers, agents and employees from any and all monetary claims, demands, actions, or suits of any kind or nature arising out of any liability, known or unknown, present or future, including, any claim or liability based upon Article I, Section 19 of the California Constitution, the Fifth Amendment of the United States Constitution, or any other law or ordinance that seeks to impose any monetary liability whatsoever upon City because it entered into this Agreement or because of the terms of this Agreement.

8.4 City's Termination of Agreement or Exercise of Other Remedies Upon Developer's Default. Subject to compliance with Sections 6.4 and 6.5, City may terminate or modify this Agreement upon Developer's failure to perform any material duty or obligation under this Agreement. City may terminate or modify this Agreement or exercise its other remedies only after providing Notice of default to Developer setting forth the nature of the default and the actions, if any, required to cure the default and only if Developer has failed to take the actions and materially cure the default within sixty (60) days after its receipt of the Notice. If a default is of a type that cannot be cured within sixty (60) days but can be cured within a longer time, then Developer must within sixty (60) days commence the actions necessary to cure the default and thereafter diligently proceed to cure the default.

8.5 Developer's Termination of Agreement or Exercise of Other Remedies Upon City's Default. Developer may terminate this Agreement or exercise its other remedies upon City's failure to perform any material duty or obligation under this Agreement. Developer may terminate this Agreement or exercise its other remedies only after providing Notice of default to City setting forth the nature of the default and the actions, if any, required by City to cure the default and only if City has failed to take such actions and materially cure the default within sixty (60) days after its receipt of the Notice. If a default is of a type that cannot be cured within sixty (60) days but can be cured within a longer time, then City must within sixty (60) days commence the actions necessary to cure the default and thereafter diligently proceed to cure the default.

8.6 Informal Resolution. During the administration and implementation of this Agreement, the Parties recognize that good faith disagreements may arise between City staff and Developer. In the event that a dispute arises, the Parties will meet and confer in a good-faith attempt to resolve the dispute.

## 9. THIRD PARTY LITIGATION.

9.1 Defense of Third Party Litigation. City shall promptly notify Developer in writing of any claim, action or proceeding filed and served against City to challenge, set aside, void, annul, limit or restrict the approval and continued implementation and enforcement of this Agreement, including but not limited to challenges of the environmental review of the Project and this Agreement conducted pursuant to the California Environmental Quality Act. Developer and City agree to use good faith, commercially reasonable efforts to confer and cooperate with one another with respect to such third party litigation. Developer shall defend (with legal counsel of Developer's selection, reasonably acceptable to City), indemnify and hold harmless City, its agents, officers and employees from any such claim, action or proceeding, and shall indemnify City for all costs of defense and/or judgment obtained in any such action or proceeding; provided,

however, if Developer elects, in its sole discretion, not to defend the action (preferring to either allow judgment to be entered or to enter into a settlement with plaintiff(s) which declares this Agreement to be void, annulled, or which limits or restricts this Agreement), Developer shall so notify City in writing and City shall then have the option, in its sole discretion, of defending the action at its cost. In the event this Agreement, as a result of a third party challenge, is voided or annulled, or is limited or restricted such a manner that the intent and purposes of this Agreement cannot be implemented as mutually desired by the parties hereto, this Agreement shall terminate and be of no further force or effect as of the date such judgment or settlement so voids, annuls, limits, or restricts the intent and purpose of this Agreement.

9.2 Extension of Term. Anything in this Agreement to the contrary notwithstanding, the Term (and any extension thereof under Section 2.3) will automatically be extended by the number of days in the period commencing on the date of filing of any claim, action, or proceeding of the type described in Section 9.1 and ending on the date that the claim, action, or proceeding is either settled or fully and finally resolved in City's and Developer's favor, as evidenced by the expiration of all appeal periods with no further appeal being filed or the issuance of a full, final, and non-appealable judgment or decision. City will execute, in recordable form, any instrument which Developer may reasonably require to evidence the extension.

## 10. MORTGAGEES.

### 10.1 Mortgagee Protection.

a. This Agreement does not prevent or limit Developer, in its sole discretion, from encumbering the Property or any portion or any improvement thereon with any mortgage, deed of trust or other security device. City acknowledges that a Mortgagee may require Agreement interpretations and modifications. City will meet with Developer and the Mortgagee's representatives to negotiate in good faith with regard to any requested interpretation or modification. City may not unreasonably withhold its consent to any requested interpretation or modification. All Mortgagees will be entitled to the following rights and privileges:

i. Developer's breach of this Agreement will not defeat, render invalid, diminish or impair the lien of any mortgage made in good faith and for value.

ii. Upon a Mortgagee's written request, City will provide a copy of any Notice of default given to Developer concurrently with the Notice to Developer. The Mortgagee will have the right, but not the obligation, to cure the default within any remaining cure period allowed Developer under this Agreement.

iii. Any Mortgagee who comes into possession of the Property or any portion of it pursuant to foreclosure of the Mortgagee's security instrument or its acceptance of a deed in lieu of foreclosure will take the Property or portion subject to this Agreement. Any other provision of this Agreement to the contrary notwithstanding, no Mortgagee will have any obligation to perform any of Developer's obligations or to guarantee their performance. However, if any of Developer's obligations are conditions precedent to City's obligations, then Developer's obligations will continue to be conditions precedent to City's performance of its obligations.



11. INSURANCE; INDEMNIFICATION.

11.1 Insurance.

a. Types of Insurance.

i. Public Liability Insurance. Prior to commencement and until completion of construction by Developer on the Property, Developer shall at its sole cost and expense keep or cause to be kept in force for the mutual benefit of City and Developer broad form commercial general public liability insurance against claims and liability for personal injury or death arising from the use, occupancy, disuse or condition of the Property, improvements or adjoining areas or ways, affected by such use of the Property or for property damage, providing protection of a least Five Million Dollars (\$5,000,000) per occurrence for bodily injury, death or property damage combined for any one accident or occurrence, which limits shall be subject to reasonable increases in amount as City may reasonably require from time to time.

ii. Builder's Risk Insurance. Prior to commencement and until completion of construction by Developer on the Property, Developer shall procure and shall maintain in force, or caused to be maintained in force, "all risks" builder's risk insurance including vandalism and malicious mischief, covering improvements in place and all material and equipment at the job site furnished under contract, but excluding contractor's, subcontractor's, and construction manager's tools and equipment and property owned by contractor's or subcontractor's employees, with the replacement cost value of the Project, or on a project by project basis.

iii. Worker's Compensation. Developer shall also furnish or cause to be furnished to City evidence reasonably satisfactory to it that any contractor with whom Developer has contracted for the performance of any work for which Developer is responsible hereunder carries workers' compensation insurance as required by law.

iv. Other Insurance. Developer may procure and maintain any insurance not required by this Agreement, but all such insurance shall be subject to all of the provisions hereof pertaining to insurance and shall be for the benefit of City (to the extent applicable) and Developer.

v. Insurance Policy Form, Sufficiency, Content and Insurer. All insurance required by express provisions hereof shall be carried only by responsible insurance companies licensed and admitted to do business by California, rated "A-" or better in the most recent edition of Best Rating Guide, The Key Rating Guide or in the Federal Register, and only if they are of a financial category Class VIII or better, unless waived by City. All such policies shall contain language, to the extent obtainable, to the effect that (i) any loss shall be payable notwithstanding any act of negligence (excepting willful and intentional violations of law) of City or Developer that might otherwise result in the forfeiture of the insurance, (ii) the insurer waives the right of subrogation against City and against City's agents and representatives; (iii) the policies are primary and noncontributing with any insurance that may be carried by City; and (iv) the policies cannot be canceled or materially changed except after thirty (30) days' written notice by the insurer to City or City's designated representative. Developer shall furnish City with copies

of all such policies promptly on receipt of them or with certificates evidencing the insurance. City shall be named as an additional insured on all policies of insurance (other than Workers' Compensation) required to be procured by the terms of this Agreement. The City's Risk Manager acknowledges and agrees that the insurance requirements above have been established based on anticipated use, activities, and conditions of the Property. In the event the City's Risk Manager reasonably determines that a new or unreasonable use, activity, or condition of the Property, improvements or adjoining areas or ways, affected by such use of the Property under this Agreement creates an increased or decreased risk of loss to the City than what the Parties hereby acknowledge to be duly satisfied by the insurance requirements above, Developer agrees that the minimum limits of the insurance policies required by this Section 11.1 may be changed accordingly upon receipt of written notice from the City's Risk Manager; provided that Developer shall have the right to appeal a determination of increased coverage to the City Manager of City within twenty (20) days of receipt of notice from the City's Risk Manager.

vi. Failure to Maintain Insurance and Proof of Compliance. Developer shall deliver to City, in the manner required for notices, copies of certificates of all insurance policies required hereunder together with evidence satisfactory to City of payment required for procurement and maintenance of each policy within the following time limits:

(A) For insurance required above, within thirty (30) days after the Effective Date.

(B) For any renewal or replacement of a policy already in existence, at least ten (10) days before the expiration or replacement of the existing policy.

(C) If Developer fails or refuses to procure or maintain insurance as required hereby or fails or refuses to furnish City with required proof that that insurance has been procured and is in force and paid for, such failure or refusal shall be a default hereunder.

## 11.2 Indemnification.

a. General. Each Party shall indemnify the other Party and its officers, employees, and agents against, and will hold and save them and each of them harmless from, any and all actions, suits, claims, damages to persons or property, losses, costs, penalties, obligations, errors, omissions, or liabilities (herein "claims or liabilities") that may be asserted or claimed by any person, firm, or entity arising out of or in connection with the work, operations, or activities by any or all of the indemnifying Party or its agents, employees, or contractors (including subcontractors), upon the Property and relating to this Agreement;

i. The indemnifying Party will defend any action or actions filed in connection with any of said claims or liabilities and will pay all costs and expenses, including reasonable legal costs and attorneys' fees incurred in connection therewith.

ii. The indemnifying Party will promptly pay any judgment rendered against the indemnified Party or its officers, agents, or employees for any such claims or liabilities arising out of or in connection with its foregoing indemnity and will save and hold the indemnified Party, its officers, agents, and employees harmless from any failure to so pay any such judgment.

iii. In the event the indemnified Party, its officers, agents, or employees is made a party to the action or proceeding filed or prosecuted against for such damages or other claims arising out of or in connection with the work, operations, or activities of the indemnifying Party under this Agreement, the indemnifying Party agrees to pay the indemnified Party, its officers, agents, or employees any and all reasonable out-of-pocket costs and expenses actually incurred by the indemnified Party, its officers, agents, or employees in such action or proceeding, including but not limited to reasonable legal costs and attorneys' fees.

b. Exceptions. The indemnities and releases of this Section 11.2 shall not include claims or liabilities to the extent and degree arising from the negligence or willful misconduct of any or all of the indemnified Party and its officers, agents and employees.

c. Loss and Damage. Except as otherwise set forth in this Agreement, City shall not be liable for any damage to property of Developer or of others located on the Property, nor for the loss of or damage to any property of Developer or of others by theft or otherwise. Except as otherwise set forth in this Agreement, City shall not be liable for any injury or damage to persons or property resulting from fire, explosion, steam, gas, electricity, water, rain, dampness or leaks from any part of the Property or from the pipes or plumbing, or from the street, or from any environmental or soil contamination or hazard, or from any other latent or patent defect in the soil, subsurface or physical condition of the Property, or by any other cause of whatsoever nature.

d. Period of Indemnification. The obligations for indemnity under this Section 11.2 shall begin upon the Effective Date and shall terminate upon termination of this Agreement, provided that indemnification shall apply to all claims or liabilities arising during that period even if asserted at any time thereafter. In all events, however, these indemnity obligations shall expire on the fifth (5th) anniversary of the termination date of this Agreement, except that the indemnities shall survive beyond that date with respect to any claims pending at the expiration date for which timely and proper submission has occurred pursuant to the applicable indemnity provisions.

e. Waiver of Subrogation. Each Party agrees that it shall not make any claim against, or seek to recover from other Party or its agents, servants, or employees, for any loss or damage to the Party or to any person or property, except as specifically provided hereunder and each Party shall give notice to any insurance carrier of the foregoing waiver of subrogation, and obtain from such carrier, a waiver of right to recovery against the other Party, its agents and employees.

## 12. MISCELLANEOUS PROVISIONS.

12.1 Recordation of Agreement. This Agreement and any amendment or cancellation of it will be recorded with the Riverside County Recorder by City Clerk in accordance with Government Code Section 65868.5.

12.2 Entire Agreement. This Agreement contains the entire understanding and agreement of the Parties. There are no oral or written representations, understandings or ancillary covenants, undertakings or agreements that are not contained or expressly referred to in this Agreement. Parole evidence will not be admissible to interpret this Agreement.

12.3 Estoppel Certificates. Within ten (10) days following a Party's written request, and at no cost to the requesting Party, the other Party will certify in writing that, to its knowledge:

a. This Agreement is in full force and effect and is binding upon the certifying Party.

b. This Agreement has not been amended or modified, except as expressly described in the estoppel certificate.

c. The requesting Party is not in default of its obligations under this Agreement, and that there have been no events that with the passage of time, the giving of notice, or both, would constitute the requesting Party's default under this Agreement, except as expressly described in the estoppel certificate.

12.4 Severability. Every provision of this Agreement is a separate and independent covenant. If any provision is, or the application of the provision in certain circumstances is, to any extent, found to be invalid or unenforceable for any reason whatsoever, then the remainder of this Agreement, or the application of that provision to circumstances other than those to which it is invalid or unenforceable, will not be affected. The Parties will negotiate in good faith any amendments or operating memoranda necessary to cure any invalidity or unenforceability.

12.5 Interpretation and Governing Law. This Agreement and any dispute concerning it will be governed and interpreted in accordance with California's procedural and substantive laws, without regard to its conflicts of laws principles. This Agreement will be construed as a whole according to its fair language and common meaning. The rule of construction that ambiguities in a document are to be resolved against the drafting party may not be employed in interpreting this Agreement. Each Party acknowledges that it was represented by counsel in this Agreement's negotiation and preparation.

12.6 Section Headings. All section headings and subheadings are inserted for convenience only and do not affect this Agreement's construction or interpretation.

12.7 Singular and Plural. The singular of any word includes the plural.

12.8 Including. Unless the context requires otherwise, the term "including" means "including, but not limited to."

12.9 Time of Essence. Time is of the essence as to the performance of any obligation as to which time is an element.

12.10 Calendar Periods. All references to "years", "quarters", "months" and "days" are references to calendar years, quarters, months and days.

12.11 Waiver. A Party's failure on any one or more occasions to insist upon strict compliance by the other Party, or a Party's failure on any one or more occasions to exercise its rights upon the other Party's default, is not a waiver of that Party's right to demand strict compliance by the other Party on any future occasion.

12.12 No Third Party Beneficiaries. This Agreement is entered into for the sole protection and benefit of the Parties and their successors and assigns. Except as provided in Section 9, no other person or entity has any right of action based upon this Agreement.

12.13 Permitted Delays. Neither Party will be in default of an obligation if that Party's inability to perform or delay in performing that obligation is caused a Permitted Delay.

12.14 Successors in Interest. The burdens of this Agreement are binding upon, and the benefits of this Agreement inure to, the Parties' permitted successors in interest. All provisions are enforceable as equitable servitudes and constitute covenants running with the land. Each covenant to do or refrain from doing some act with regard to the Development of the Property:

- a. Is for the benefit of and is a burden upon all portions of the Property.
- b. Runs with the Property and all portions.
- c. Is binding upon each Party and its successors in interest during the term of that Party's or its successors' ownership of the Property or any portion.

12.15 Counterparts. This Agreement will be executed in three (3) counterparts, which will be construed together and have the same effect as if the Parties had executed the same instrument.

12.16 Jurisdiction and Venue. All legal actions and proceedings to enforce or interpret this Agreement must be filed and tried in Riverside County Superior Court or other legally appropriate court and venue.

12.17 Project as a Private Undertaking. The Project is a private development and neither Party is acting as the agent of the other in any respect. Each Party is an independent contracting entity with respect to this Agreement. No partnership, joint venture or other association of any kind is formed by this Agreement. The only relationship between City and Developer is that of a government entity regulating the development of private property by a private party.

12.18 Further Actions and Instruments. Each Party must cooperate with the other and provide reasonable assistance to the other in the performance of the other Party's obligations. Upon a Party's request, the other Party must promptly execute (with notary acknowledgment if required) those instruments, and take any reasonable actions, necessary to evidence or consummate the transactions expressly described, or which are a logical extension of the transactions described, in this Agreement.

12.19 Eminent Domain. No provision of this Agreement expands, limits, or restricts City's exercise of its eminent domain powers.

12.20 Attorneys' Fees. If either Party files any action or brings any action or proceeding against the other pertaining to the interpretation or enforcement of this Agreement, then the prevailing Party will recover as an element of its costs of suit and not as damages its costs of suit, expert fees, consultant costs, and reasonable attorneys' fees as fixed by the Court.

12.21 Authority to Execute. Each natural person executing this Agreement on behalf of a Party represents that he or she has the authority to execute this Agreement on behalf of that Party and that he or she has the authority to bind that Party to this Agreement.

***[Signature pages follow]***

SIGNATURE PAGE

TO

RAMONA GATEWAY COMMERCE CENTER DEVELOPMENT AGREEMENT

**“CITY”**

CITY OF PERRIS,  
a California general law city and municipal  
corporation

By: \_\_\_\_\_  
Its: \_\_\_\_\_  
Name: \_\_\_\_\_

SIGNATURE PAGE

TO

RAMONA GATEWAY COMMERCE CENTER DEVELOPMENT AGREEMENT

**“DEVELOPER”**

PERRIS LAND CO, LLC,  
a Delaware limited liability company

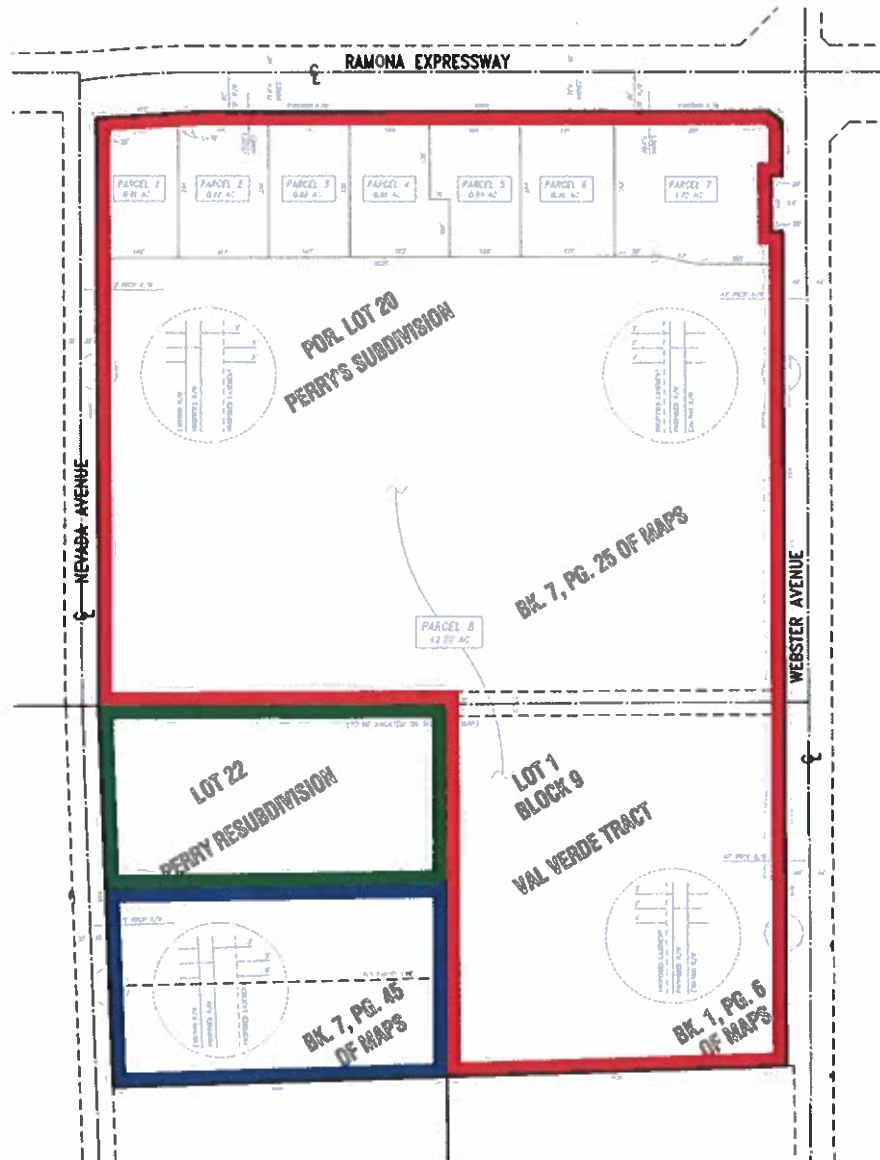
By: \_\_\_\_\_

Its: \_\_\_\_\_

Name: \_\_\_\_\_



**EXHIBIT A**  
**TO**  
**RAMONA GATEWAY CENTER DEVELOPMENT AGREEMENT**  
Legal Description of Property



**OWNERSHIP**

- Richard M. Chen as Trustee, or any successor Trustee, of the Richard M. Chen Living Trust
- WF Feron, LLC, a California limited liability company
- Glenn L. Rowley as Trustee of the Glenn L. Rowley 2002 Trust



**RICHARD M. CHEN LIVING PARCELS:**

The Land referred to herein below is situated in the City of Perris, County of Riverside, State of California, and is described as follows:

**PARCEL ONE**

For conveyancing purposes only: APN 317-120-021 (Affects Parcel One)

LOT 20 OF PERRY'S RESUBDIVISION, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON

FILED IN BOOK 7, PAGE 45 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED FILED FOR RECORD SEPTEMBER 18, 1958 AS INSTRUMENT NO. 67003 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

A STRIP OF LAND 142 FEET IN RIGHT ANGLE WIDTH, BEING 48 FEET ON THE NORTHERLY SIDE AND 94 FEET ON THE SOUTHERLY SIDE OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE WESTERLY PROLONGATION OF THE CENTER LINE OF MARTIN STREET, SAID POINT ALSO BEING ON THE WESTERLY PROLONGATION OF THE SOUTHERLY LINE OF LOT 17 OF PERRY'S RESUBDIVISION, WHICH BEARS SOUTH 89° 51' 57" WEST, (FORMERLY RECORDED SOUTH 89° 50-1/2' 0" WEST) 2431.48 FEET FROM THE NORTHEAST CORNER OF SAID LOT 20; THENCE SOUTH 89° 54' EAST, 2431.48 FEET, TO A POINT WHICH BEARS SOUTH 00° 06' WEST, 9.94 FEET FROM THE NORTHEAST CORNER OF SAID LOT 20;

ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED NOVEMBER 3, 1982 AS INSTRUMENT NO. 190779 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT 20, SAID POINT ALSO BEING ON THE NORTHERLY LINE OF DAWES STREET, 44.00 FEET WIDE, AS SHOWN ON SAID MAP; THENCE ALONG THE WESTERLY LINE OF SAID LOT NORTH 0° 32' 52" EAST, 1056.79 FEET TO THE SOUTHERLY LINE OF MARTIN STREET 142.00 FEET WIDE, AS SHOWN ON COUNTY OF RIVERSIDE DEED PLAT 727-FF; THENCE ALONG SAID SOUTHERLY LINE SOUTH 89° 23' 28" EAST, 211.37 FEET; THENCE COURSE "A"; SOUTH 87° 21' 31" WEST 182.21; THENCE SOUTH 0° 36' 28" WEST, 1046.35 FEET

TO THE NORTHERLY LINE OF SAID DAWES STREET; THENCE ALONG SAID NORTHERLY LINE NORTH 89° 36' 45" WEST, 28.34 FEET TO THE POINT OF BEGINNING.

**PARCEL TWO:**

For conveyancing purposes only: APN: 317-130-048 (Affects Parcel Two)

LOT 1 IN BLOCK 9 OF VAL VERDE TRACT, IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 1 PAGE 6 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

**GLENN L. ROWLEY 2002 TRUST PARCELS:**

The Land referred to herein below is situated in the City of Perris, County of Riverside, State of California, and is described as follows:

PARCEL 1: INTENTIONALLY DELETED

PARCEL 2: INTENTIONALLY DELETED

PARCEL 3: INTENTIONALLY DELETED

**PARCEL 4:**

APN: 317-130-016 AND 317-130-017 APN's for conveyancing purposes only

THE NORTHERLY 5 ACRES OF THE SOUTHERLY 10 ACRES OF LOT 22 OF MAP OF THE PERRY RE-SUBDIVISION, IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 7, PAGE 45 OF MAPS, RIVERSIDE COUNTY RECORDS.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO RIVERSIDE COUNTY, CALIFORNIA BY DEEDS RECORDED JUNE 13, 1914 IN BOOK 398, PAGE 366 AND OCTOBER 15, 1914 IN BOOK 406, PAGE 7, BOTH OF DEEDS.

ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE OF CALIFORNIA BY DEEDS RECORDED MAY 9, 1952 AS INSTRUMENT NO. 19822 IN BOOK 1366, PAGE 508 AND AUGUST 4, 1953 AS INSTRUMENT NO. 38295 IN BOOK 1497, PAGE 75, BOTH OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THOSE PORTIONS DESCRIBED AS PARCELS 6931-1 AND 6931-2 CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED OCTOBER 29, 1982 AS INSTRUMENT NO. 188036 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM ALL SUBTERRANEAN WATER FLOWING OR PERCOLATING THROUGH SAID LAND, AS SET OUT IN DEED TO THE VAL VERDE WATER DISTRICT RECORDED OCTOBER 17, 1918 IN BOOK 492, PAGE 223 OF DEEDS.

PARCEL 5:

APN: 317-130-020 AND 317-130-021 APN's for conveyancing purposes only

THE SOUTHERLY 5 ACRES OF LOT 22 OF MAP OF THE PERRY RE-SUBDIVISION, IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 7, PAGE 45 OF MAPS, RIVERSIDE COUNTY RECORDS.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO RIVERSIDE COUNTY, CALIFORNIA BY DEEDS RECORDED JUNE 13, 1914 IN BOOK 398, PAGE 366 AND OCTOBER 15, 1914 IN BOOK 406, PAGE 7, BOTH OF DEEDS.

ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE OF CALIFORNIA BY DEEDS RECORDED MAY 15, 1952 AS INSTRUMENT NO. 20854 IN BOOK 1368, PAGE 477 AND AUGUST 4, 1953 AS INSTRUMENT NO. 38296 IN BOOK 1497, PAGE 70, BOTH OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THOSE PORTIONS DESCRIBED AS PARCELS 6930-1 AND 6930-2 CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED OCTOBER 20, 1982 AS INSTRUMENT NO. 181523 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM ALL SUBTERRANEAN WATER FLOWING OR PERCOLATING THROUGH SAID LAND, AS SET OUT IN DEED TO THE VAL VERDE WATER DISTRICT RECORDED OCTOBER 17, 1918 IN BOOK 492, PAGE 223 OF DEEDS.

PARCEL 6: INTENTIONALLY DELETED

PARCEL 7: INTENTIONALLY DELETED

PARCEL 8: INTENTIONALLY DELETED

PARCEL 9: INTENTIONALLY DELETED

**WF FERON, LLC, a California limited liability company PARCELS:**

The Land referred to herein below is situated in the City of Perris, County of Riverside, State of California, and is described as follows:

PARCEL A

For conveyancing purposes only: APN 317-130-025

PARCEL 2 OF CERTIFICATE OF COMPLIANCE NO. 1944, AS EVIDENCED BY DOCUMENT RECORDED APRIL 30, 1984 AS INSTRUMENT NO. 90090 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF THE NORTHERLY 9.65 ACRES OF LOT 22 OF PERRY RE-SUBDIVISION, IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 7, PAGE 45 OF MAPS, RIVERSIDE COUNTY RECORDS, WHICH LIES EAST OF THE EAST LINE OF PARCEL 6932-2, AS CONVEYED TO THE STATE OF CALIFORNIA, BY DEED RECORDED FEBRUARY 8, 1983, AS INSTRUMENT NO. 24397, OF OFFICIAL RECORDS.

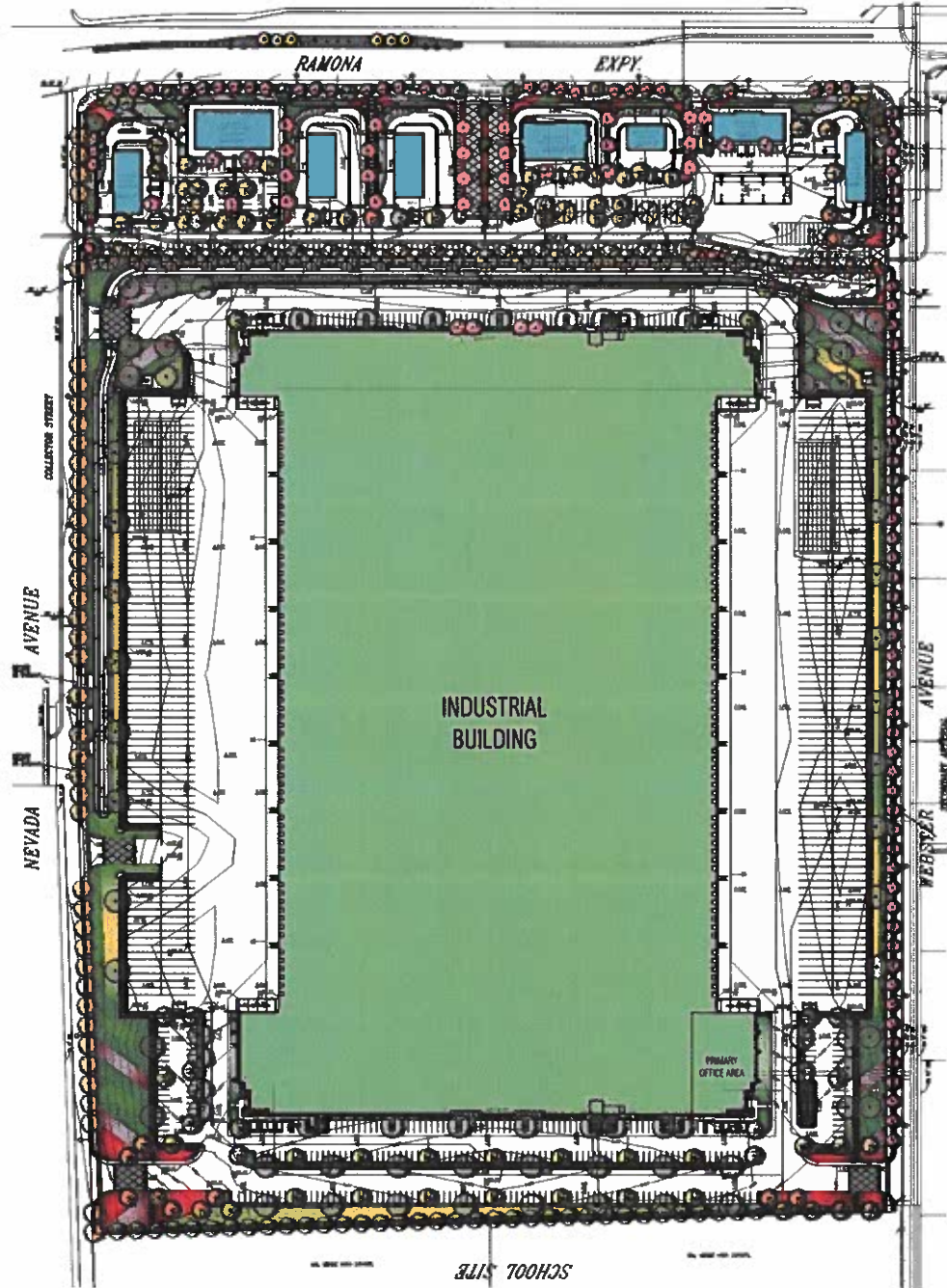
PARCEL B:

INTENTIONALLY DELETED.

PARCEL C:

INTENTIONALLY DELETED.

**EXHIBIT B**  
**TO**  
**RAMONA GATEWAY COMMERCE CENTER DEVELOPMENT AGREEMENT**  
Site Plan



**EXHIBIT B**

## EXHIBIT C

TO

## RAMONA GATEWAY COMMERCE CENTER DEVELOPMENT AGREEMENT

### Retail Backbone and Frontage Improvements

## Retail Backbone and Frontage Improvements

Developer shall complete all work outlined below related to the Retail portion of the development:

- All required **offsite improvements** per the Conditions of Approval
- **Driveways and interior roadways to access all retail pads**
- **Grade pads and stub utilities to parcels**
- Construct all **four driveways** into the retail project
- Provide **utilities** to each parcel
- Construct the **stoplight** on Ramona Expressway

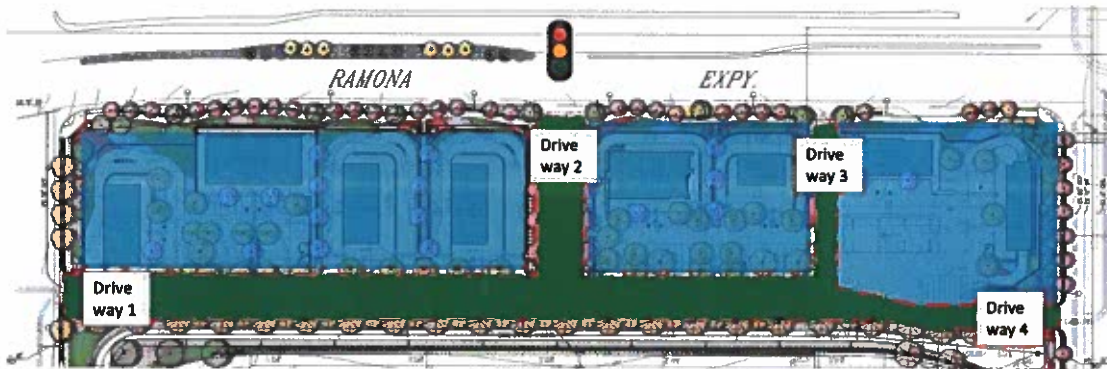


EXHIBIT C

-1-

**EXHIBIT D**

**TO**

**RAMONA GATEWAY COMMERCE CENTER DEVELOPMENT AGREEMENT**

**Planning, Public Works, and Engineering Conditions of Approval**



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

**REVISED PLANNING COMMISSION CONDITIONS OF APPROVAL**

**SPA 21-05218, TPM 21-05219 (TPM-38292),  
DPR 21-00013CUP 21-05216, and (DA) 22-05297**

**February 15, 2023**

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**PROJECT:** Specific Plan Amendment (SPA) 21-05218, Tentative Parcel Map 21-05219 (TPM-38292), Development Plan Review (DPR) 21-00013, Conditional Use Permit (CUP) 21-05216, and Development Agreement (DA) 22-05297 – A proposal to consider the following entitlements to facilitate the construction of a 950,224 square-foot industrial facility and a commercial development consisting of the following: 1) Specific Plan Amendment to rezone 42.22 acres of a larger 49.17 acre site from Business Park Office (BPO) Zone and Commercial (C) Zone to Light Industrial (LI) Zone, and to remove a paper street from the Circulation Plan in the Perris Valley Commerce Center Specific Plan (PVCCSP); 2) Tentative Parcel Map to subdivide 49.17 acres into 8 parcels, ranging in size from 0.80 to approximately 42.22 acres; 3) Development Plan Review for the site plan and building elevations; 4) Conditional Use Permit to permit a vehicle fuel station with a convenience store, car wash, four drive-through establishments within the proposed commercial development; and 5) Development Agreement for specific project improvements and community benefits. (APNs: 317-120-021, 317-130-017, -021, -025 and -048. Applicant: Daniel Sachs of DECA Perris Land Co, LLC

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**GENERAL CONDITIONS:**

- 1 **Development Agreement.** Development on the Project site shall be subject to the terms in the Development Agreement, as it allows the developer and all future owners of all or any portion of the Project site to develop the property in accordance with the Development approvals and the Project specific Development Agreement.
- 2 **Approval Period for Development Plan Review 21-00013, Conditional Use Permit 21-05216.** The Development Plan Review and Conditional Use Permit 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, except as modified by the terms of the Development Agreement. 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, except as modified by the terms of the Development Agreement.
- 3 **Approval Period for Tentative Parcel Map (TPM 38292).** In accordance with the Subdivision Map Act, the recordation of the final map shall occur within two (2) years from the City Council approval, unless an automatic extension is granted by the State of California. The applicant may apply for a maximum of five (5) one-year extensions to permit additional time to record the final map, except as modified by the terms of the Development Agreement. A written request for an extension shall be submitted to the Planning Division at least thirty (30)

days prior to the initial (and subsequent extensions) expiration of the Tentative Parcel Map approval, except as modified by the terms of the Development Agreement.

- 4 **Mitigation Monitoring and Reporting Program.** The project shall comply with all provisions of the adopted Mitigation Monitoring and Reporting Program (MMRP). The Mitigation Monitoring and Reporting Program (MMRP) for Environmental Impact Report (SCH: 2022040023). It shall be implemented in accordance with the timeline, reporting, and monitoring intervals listed.
- 5 **Municipal Code and Specific Plan Compliance.** The project shall conform to the Light Industrial (LI) Zone and Commercial (C) Zone standards of the Perris Valley Commerce Center Specific Plan (PVCCSP) and Chapter 19 of the Perris Municipal Code.
- 6 **Future Obligation of Buyers and Lessees.** All future buyers and lessees shall be informed of their obligation to comply with these Conditions of Approval. The applicant shall provide a copy of these conditions and inform the buyer or lessee of their obligation to maintain compliance with all local and City ordinances, including but not limited to an annual fire inspection and maintenance of a City business license.
- 7 **City Ordinances and Business License.** The subject business shall maintain compliance with all local and City Ordinances, including but not limited to an annual fire inspection and maintenance of a City business license.
- 8 **Expansion of Use.** No expansion of the site or the use shall occur without subsequent reviews and approvals by the Planning Division.
- 9 **Conformance to Approved Plans.** Development of the project site, building elevations, and conceptual landscaping shall conform substantially to the plans approved by the Planning Commission on **February 15, 2023**, or as amended by these conditions. Any deviation shall require appropriate Planning Division review and approval.
- 10 **ADA Compliance.** The project shall conform to all disabled access requirements in accordance with the State of California, Title 24, and the Federal Americans with Disabilities Act (ADA).
- 11 **Rooftop Solar.** The project does not propose rooftop solar panels at this time. However, suppose the project in the future proposes solar rooftop panels. In that case, the applicant/developer shall prepare a solar glare study that analyzes glare impacts, and this study shall be reviewed by the Riverside County Airport Land Use Commission (ALUC).
- 12 **Planning Division.** All Planning Division Conditions of Approval shall be reproduced in the construction and grading plans.
- 13 **City Engineer Conditions.** The project shall adhere to the requirements of the City Engineer as indicated in the attached Engineering Conditions of Approval dated **February 03, 2023**. On and off-site improvement plans shall be submitted for review and approval by the City Engineer.
- 14 **Fire Marshall Conditions.** The project shall comply with all requirements of the Fire Marshall

in the memo dated **April 6, 2022**.

- 15 **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>.
- 16 **Building Conditions.** The project shall adhere to the requirements of the Building Department as indicated in the attached Conditions of Approval dated **October 19, 2021**.
- 17 **Public Works Conditions.** The project shall adhere to the requirements of the Public Works Administration Department as indicated in the attached Conditions of Approval dated **November 29, 2021**.
- 18 **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*.
- 19 **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 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 \
- 20 **SPA 21-05218, TPM 21-05219 (TPM-38292), DPR 21-00013, CUP 21-05216, and (DA) 22-05297.** The City shall promptly notify the applicant of any claim, action, or proceeding for which indemnification is sought and shall cooperate fully in defense of the action.
- 21 **Southern California Edison (SCE).** The developer/owner shall contact the Southern California Edison SCE area service planner (951-928-8323) to complete the required forms before construction. No grading permits shall be issued until a letter from SCE is received by the City Engineer indicating electrical service will be placed underground.
- 22 **Signage.** The project approval does not include signage. All monument signage is required to include the Perris Valley Commerce Center logo (per PVCCSP Chapter 4.2.5). Any proposed wall or monument sign will require a sign application and shall be reviewed and approved by the Planning Division prior to building permit issuance.
- 23 **Waste Hauling and Disposal.** The project shall use only the City-approved waste hauler for all construction and other waste disposal.
- 24 **Graffiti and Property Maintenance.** The project shall comply with the Perris Municipal Code Chapter 7.42 regarding Property Maintenance. The site shall be maintained graffiti-free state at all times. Graffiti located on site shall be removed within 48 hours. Graffiti shall

Conditions of Approval

be painted over in panels and not patches. In addition, it will match the color of the wall or material surface. Furthermore, the applicant shall apply an anti-graffiti coating on the walls.

- 25 **On-site & Off-site Utilities.** All utilities attached to buildings, including meters and utility boxes, shall be painted to match the wall of the building to which they are affixed. These facilities shall also be screened from the public right-of-way by landscaping.
- 26 **Performance Standards.** The applicant shall comply with all Performance Standards listed in Chapter 19.44.070 of the Perri Municipal Code.
- 27 **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.
- 28 **Screening of Roof-Mounted Equipment.** Proper screening shall prevent public views of all HVAC equipment and roof-mounted equipment. Also, all vent pipes and similar devices shall be painted to match the building.
- 29 **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.
- 30 **Downspouts.** Exterior downspouts are not permitted on building elevations facing the public right of way. Interior downspouts are required for these elevations.
- 31 **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.
- 32 **Glazing.** Highly reflective glass shall not be used for architectural elevations.
- 33 **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.
- 34 **Payment of Department of Fish and Wildlife Fee.** Within five (5) days of City Council approval, the applicant shall file a Notice of Determination of the Riverside County Clerk and submit appropriate payment of fees in accordance with Section 753.5 (Title 14) of the California Code of Regulations; no project shall be operative, vested, or final until the filing fees have been paid.
- 35 **Preliminary Water Quality Management Plan (PWQMP) 21-00008.** A Preliminary WQMP was prepared for the proposed project site. All PWQMPs were determined to be in substantial compliance, in concept, with the 2012 Riverside County WQMP Manual requirements. The following conditions apply:

Conditions of Approval

- 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 two bioretention basins, a self-retaining landscape, and a covered trash enclosure. The Public Works Department shall review and approve the final addendum WQMP text, plans, and details.
- 36 **Construction Practices.** To reduce potential traffic, noise, and air quality impacts, the mitigation measures listed in Environmental Impact Report (SCH: 20022040023) and Reporting Plan (MMRP) shall be listed and included with the "General Notes" on the construction drawings and implemented in accordance with the timeline, reporting and monitoring intervals listed in the MMRP.
- 37 **Off-Site Tree Planting or Funding.** To promote the City's tree planting initiative currently underway to make Perris GREEN providing positive benefits to the local environment from air quality to shading, the developer will plant one tree per 5,000 sq. ft. of building size to include irrigation lines and controllers at an off-site location to be determined by the City (i.e., City right-of-way, parks, etc.) to provide funding equivalent to such cost the discretion of the City prior to issuance of the building permit.
- 38 **Trash Enclosures.** Trash enclosures shall be screened with landscaping (vines and shrubs) and provide decorative solid trellis cover per the development plans presented to the Planning Commission.
- 39 **Construction Practices.** To reduce potential noise and air quality nuisances, the following items shall be listed as "General Notes" on the construction drawings:
- a. Construction activity and equipment maintenance are limited to weekday hours between 7:00 a.m. and 7:00 p.m. Construction may not occur on weekends or State holidays without the prior consent of the Building Official. Non-noise-generating activities (e.g., interior painting) are not subject to these restrictions.
  - b. Construction routes are limited to City of Perris designated truck routes.
  - c. Water trucks or sprinkler systems shall be used during clearing, grading, earth moving, excavation, transportation of cut or fill materials, and construction phases to prevent dust from leaving the site and to create a crust after each day's activities cease. At a minimum, this would include wetting down such areas in the later morning and after work is completed for the day and whenever wind exceeds 15 miles per hour.
  - d. A person or persons shall be designated to monitor the dust control program and to order increased watering as necessary to prevent the transport of dust off-site. The name and telephone number of such persons shall be provided to the City. Also, a board shall be placed at the subject site to include a person and phone number for the public to call in case of dirt and dust issues.

Conditions of Approval

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

40 **Property Maintenance.** The project shall comply with provisions of the Perris Municipal code 7.06 regarding Landscape Maintenance and Chapter 7.42 regarding Property Maintenance. In addition, the project shall comply with the one-year landscape maintenance schedule.

41 **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 ZAP1541MA22:

- 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, places of assembly (including but not limited to places of worship and theaters).
  - vi. Highly noise-sensitive outdoor nonresidential 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. Other Hazards to flight.

- c. The attached "Notice of Airport in Vicinity" shall be provided to all prospective purchasers and occupants of the property, and be recorded as a deed notice.
- d. The project proposes underground basins. Any other proposed basin would require review and approval by the ALUC. Any proposed stormwater 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 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 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](http://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 email or other contact information of the person or entity responsible for the stormwater basin.

- e. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.
- f. Noise attenuation measures shall be incorporated into the design of the office and retail 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. The project has been evaluated to construct a mixed-use commercial industrial development on 55.86 acres which includes: 8 commercial buildings totaling 37,215 square feet consisting of retail, restaurant, and gas station with convenience store and car wash; and a 950,224 square foot high-cube industrial warehouse building with mezzanines. 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 to evaluate consistency with the ALUCP ia, at the discretion of the ALUC Director.
- h. All solar arrays installed on the project site shall consist of smooth glass photovoltaic solar panels without anti-reflective coating, a fixed tilt of 10 degrees and orientation of 180 degrees. Solar panels shall be limited to a total of 550,000 square feet, and the locations and coordinates shall be as specified in the glare study. Any deviation from these specifications (other than reduction in square footage of panels), including change in orientation, shall require a new solar glare analysis to ensure that the amended project does not result in any glare impacting the air traffic control tower or creation of "ed" level glare in the flight paths, and shall require a new hearing by the Airport Land Use

## Commission.

- i. In the event that any glint, glare, or flash affecting the safety of air navigation occurs as a result of project operation, upon notification to the airport operator of an event, the airport operator shall notify the project operator in writing. Within 30 days of written notice, the project operator shall be required to promptly take all measures necessary to eliminate such glint, glare, or flash. An "event" includes any situation that results in an accident, incident, "near-miss," or specific safety complaint regarding an in-flight experience to the airport operator or to federal, state, or county authorities responsible for the safety of air navigation. The project operator shall work with the airport operator to prevent recurrence of the incidence. Suggested measures may include, but are not limited to, changing the orientation and/or tilt of the source, covering the source at the time of day when events of glare occur, or wholly removing the source to diminish or eliminate the source of the glint, glare, or flash. For each such event made known to the necessary remediation shall only be considered to have been fulfilled when the airport operator states in writing that the situation has been remediated to the operator's satisfaction.
- j. In the event that any electrical interference affecting the safety of air navigation occurs as a result of project operation, upon notification to the airport operator of an event, the airport operator shall notify the project operator in writing. Within 30 days of written notice, the project operator shall be required to promptly take all measures necessary to eliminate such interference. An "event" includes any situation that results in an accident, incident, "near-miss," report by airport personnel, or specific safety complaint to the airport operator or to federal, state, or county authorities responsible for the safety of air navigation. The project operator shall work with the airport operator to prevent recurrence of the event. For each such event made known to the project operator, the necessary remediation shall only be considered to have been fulfilled when the airport operator states in writing that the situation has been remediated to the airport operator's satisfaction.
- k. The Federal Aviation Administration has conducted aeronautical studies of the proposed project (Aeronautical Study No. Aeronautical Study No. 2022-AWP-12523-OE thru 2022-AWP-12526-OE) and has determined that neither marking nor lighting of the structure(s) is necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking and/or lighting (if any) shall be installed in accordance with FAA Advisory Circular 70/7460-1 M and shall be maintained in accordance therewith for the life of the project.
- l. The proposed structures shall not exceed the prescribed heights as identified in the aeronautical study.
- m. The maximum height and top point elevation specified above shall not be amended without further review by the Airport Land Use Commission and the Federal Aviation Administration; provided, however, that reduction in structure height or elevation shall not require further review by the Airport Land Use Commission. The specific coordinates, frequencies, and power shall not be amended without further review by the Federal Aviation Administration.
- n. Temporary construction equipment used during actual construction of the structure(s) shall not exceed the prescribed heights as identified in the aeronautical study, unless



Conditions of Approval

separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.

- o. Within five (5) days after construction of the structure reaches its greatest height, FAA Form 7460-2 (Part II), Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and e-filed with the Federal Aviation Administration. (Go to <https://oeaaa.faa.gov> for instructions.) This requirement is also applicable in the event the project is abandoned or a decision is made not to construct the applicable structure.

**TPM 38292 - FINAL MAP RECORDATION**

- 42 **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.
- 43 **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 aviation 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 THE ISSUANCE OF GRADING PERMITS**

- 44 **Administrative Development Plan Review (ADPR) Entitlement** - An applicant who develops one of any of the seven (7) commercial buildings shall obtain approval of an Administrative Development Plan Review (ADPR) from the Planning Division. A separate application and fee will be required.
- 45 **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.
- 46 **Traffic Control Plan.** A Traffic Control Plan shall be submitted for approval to the City Engineer.
- 47 **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.
- 48 **Final Water Quality Management Plan (FWQMP).** Prior to the issuance of grading permits, an FWQMP is required to be submitted. To mitigate impacts related to pollutant loading to receiving waters and/or increased erosion/siltation resulting from the long-term operation of the project, the applicant shall develop, receive approval from the City, and implement an FWQMP. The FWQMP shall contain measures that will effectively treat all pollutants of concern and hydrologic conditions of concern, consistent with the Preliminary WQMP and developed in compliance with the MS4 permit. The FWQMP shall specifically identify pollution prevention, source control, treatment control measures, and other Best Management Practices (BMPs) that shall be used on-site to control predictable pollutant runoff to reduce impacts to water quality to the maximum extent practicable. The FWQMP shall substantially comply with site design, source control, and treatment control BMPs

proposed in the approved Preliminary Water Quality Management Plan (PWQMP).

- 49 **Planning Clearance.** The applicant shall first obtain clearance from the Planning Division to verify that all pertinent conditions of approval have been met.
- 50 **County Health Department License.** Food and beverage service shall be limited to pre-prepared items provided by catering companies, which shall have a valid food handling, preparation, and service license through the Riverside County Health Department.
- 51 **Alcohol Beverage Control (ABC) License.** All catering companies providing on-site and consumption alcohol sales and services shall have a valid Caterer's License (i.e., Type 58 or other) issued by the ABC at all times.

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

- 52 **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, the conditions of approval enumerated in the conditional approval letter shall be implemented to address the project's location within Airport Influence Area.
- 53 **Building Plans.** All Planning, Public Works, 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. Revise building elevations to include the following:
  - a. **Work with staff on replacing the proposed accent color.**
- 54 **Final Parcel Map Submittal.** Prior to the issuance of the first building permit, Tentative Parcel Map 38292 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.
- 55 **Landscaping Plans.** Prior to the issuance of building permits, three (3) copies of Construction Landscaping and Irrigation Plans shall be submitted to the Planning Division for approval, accompanied by the appropriate filing fee. The plans shall be prepared by a California-registered landscape architect and conform to the requirements of Chapter 19.70 of the Municipal Code. The location, number, genus, species, and container size of the plants shall be shown. The following treatments, consistent with the conceptual landscape plan or as conditioned herein, are required:
  - a. **Accent Landscaping.** Large trees (24" to 36" box) shall be included in the landscape design at all driveway entrances to the project site.
  - b. **Passenger Vehicle Parking Areas.** A minimum of 30% of trees shall be a 36-inch box or larger in passenger vehicle parking areas. Also, a minimum of one 24-inch box tree per six (6) parking stalls shall be provided.
  - c. **Conceal parking lot area.** All parking areas along the street frontages shall be screened by a minimum 36-inch-high shrub border using a double-row of 5-gallon shrubs at 3.6

feet off center.

- d. **Street Trees.** All street trees within the public right of way shall be 24-inch box size or larger and planted a maximum of 30 feet on center within the parkway.
- e. **Employee Amenity Areas.** The outdoor employee break area shall be landscaped to include shade trees and shade structures architecturally similar in colors and materials to the warehouse building.
- f. **Enhanced Pavement.** Decorative pavement treatments (accent colors, textures, and patterns) shall be used for all 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. **Shade Tree.** The project shall provide throughout the parking lot.
- i. **Water Conservation.** Rain-sensing override devices and soil moisture sensors shall be required on all irrigation systems. Landscaping shall comply with Zoning Code Chapter 19.70 ([www.cityofperris.org](http://www.cityofperris.org)) for mandated water conservation.
- j. **Maintenance.** All landscaping shall be maintained in a viable growth condition.
- k. **Replace the date-palm tree with a different accent tree.**
- l. **Provide lighting on accent trees along Ramona Expressway.**

56 **Site Plan Requirements.** The following shall be shown on the building plan check set for Planning staff review and approval:

- a. **Parking Stalls.** Parking stalls for passenger vehicles shall be striped in accordance with Chapter 19.69.030C.5b of the Zoning Code (double striping).
- b. **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.

57 **Screen Walls and Fencing.** Decorative screen walls shall screen views into truck courts from the public right of way (Webster Avenue, Ramona Expressway, and Nevada Road) 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. Any changes to the approved wall and fence plan require review and approval of Planning Division staff. The following shall apply:

- a. **Decorative Wall.** The ten (10) foot-high CMU wall proposed along the south property line must be a decorative wall with pilasters spaced at 100-foot intervals and with endcaps incorporated as part of the design.
- b. **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.

- c. **Wrought iron Gates.** All tubular steel gates in public view shall be a minimum of eight feet in height and be screened by a high-quality view-obscuring material, subject to Planning review and approval.
- d. **Graffiti.** All block/tilt-up walls shall be treated with a graffiti-resistant coat.
- e. **Knox boxes** are required for all gates and shall be approved by the Fire Marshal and issued by the Building Division.

58 **Site Lighting Plan.** A site lighting plan that complies with the City's Outdoor Lighting Regulations and Mount Palomar Observatory's Dark Sky Ordinance shall be approved. The lighting plan shall include photometric, fixture details, and standard light elevations to meet 2700 KV illumination or less (to provide adequate illumination). High-efficiency fixtures with full-cut-off shields shall be used to prevent light and glare above the horizontal plane of the bottom of the lighting fixture. At least one foot-candle of light shall be provided in all parking lots and pedestrian areas for safety and security. All lighting shall be shielded downward to prevent light pollution from spilling onto adjacent parcels or the public right of way.

59 **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).

60 **Fees.** The developer shall pay the following fees before the issuance of building permits:

- a. Stephen's Kangaroo Rat Mitigation Fees of \$500.00 per acre;
- b. Multiple Species Habitat Conservation Plan fees currently in effect;
- c. Current statutory school fees to all appropriate school districts;
- d. Any outstanding liens and development processing fees owed to the City;
- e. Appropriate Road and Bridge Benefit District fees;
- f. Appropriate City Development Impact Fees in effect at the time of development.

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

61 **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 before issuing a Certificate of Occupancy. This condition shall apply only to districts existing when the project is approved (or all requirements have been met for a certificate of occupancy, as applicable). Such districts may include but are not limited to the following:

- a. Landscape Maintenance District No. 1;
- b. Flood Control Maintenance District No. 1;
- c. Maintenance District No. 84-1;
- d. North Perris Community Facilities Assessment District; and

e. Any other applicable City Assessment and Community Facilities Districts

- 62 **Truck Routes.** The applicant shall notify all truck drivers of the truck routes adopted by the City Council. Signs shall be provided on-site and within the public right-of-way to direct all trucks to use designated truck routes only as approved by the Engineering and Planning Departments.

For the Industrial Site, truck access shall be limited to I-215/Placentia Avenue Interchange, Frontage Road and Nevada Road only.

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

- 63 **Final Inspection.** The applicant shall obtain occupancy clearance from the Planning Division by scheduling a final Planning inspection after final sign-offs from the Building Division and Engineering Department. Planning Staff shall verify that all pertinent conditions of approval have been met. The applicant shall have all the required paving, parking, walls, site lighting, landscaping, and automatic irrigation installed and in good condition.
- 64 **Outstanding Fees.** Any outstanding processing fees due to the Planning Division shall be paid prior to building occupancy.
- 65 **On-Site Landscape Inspections.** The project applicant shall inform the on-site project manager and the landscape contractor of their responsibility to call for a final landscape inspection after the installation of all landscaping and irrigation systems 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.
- 66 **Occupancy Clearance.** The applicant shall have all required paving, parking, screen walls, colors and materials (per approved elevation plans), site lighting, landscaping and automatic irrigation installed and in good condition prior to Planning sign off.

**END OF CONDITIONS**



# CITY OF PERRIS

STUART E. MCKIBBIN, CONTRACT CITY ENGINEER

## CONDITIONS OF APPROVAL

P8-1486

February 3, 2023

DPR 21-00013, CUP 21-05216, TPM 38292, SPA 21-05218

Ramona Gateway Commerce Center

SWC Ramona Expy. & Webster Av.

APNs 317-120-017, 317-130-017, -021, -025, and -048

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.

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. The developer/property owner shall provide for all traffic mitigation measures in compliance to the improvements as depicted in the Traffic Analysis prepared by Urban Crossroads dated May 10, 2022 and as conditioned below as approved by the City Engineer.

4. For the Industrial Site, site circulation shall be such that auto and truck access, circulation and parking are distinct and separate.

5. For the Industrial Site, truck access shall be limited to I-215/Placentia Avenue Interchange, Frontage Road and Nevada Avenue only.

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

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

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

7. 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 Plans; plans shall show the WDID No.
- b. Street and Storm Drain Improvement Plans
- c. Traffic Signal Plans
- d. Signing and Striping Plans
- e. Water and Sewer Improvement Plans
- f. Street Light Plans prepared by a registered Electrical Engineer per City of Perris Safety Lighting Standards
- g. Geotechnical Report
- h. Hydrology and Hydraulic Report
- i. 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.

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 and easement to accommodate the deceleration and acceleration lanes and the parkway/Class I Shared Use Path as approved by Planning Department and Public Works Department.

9. Nevada Avenue is classified as a Collector (66'/44') per General Plan. Adequate right-of-way shall be dedicated on Nevada Avenue along the property frontage to accommodate a 33 foot half width dedicated right-of-way plus adequate right-of-way and easement to accommodate the parkway/Class I Shared Use Path as approved by Planning Department and Public Works Department.

10. Webster Avenue is classified as a Secondary Arterial (94'/70') per General Plan. Adequate right-of-way shall be dedicated on Webster avenue along the property frontage to accommodate a 47 foot half width dedicated right-of-way plus adequate right-of-way and easement to accommodate the parkway/Class I Shared Use Path as approved by Planning Department and Public Works Department.

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

12. All rights-of-way and easements 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.

13. Relinquish and waive rights of access to and from Ramona Expressway, Nevada Avenue and Webster Avenue on the Map other than the access opening as shown on the site plan.

14. 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.



15. 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.

16. 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:**

17. 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 Plans; plans shall show the WDID No.
- b. Street and Storm Drain Improvement Plans
- c. Traffic Signal Plans
- d. Signing and Striping Plans
- e. Street Light Plans prepared by a registered Electrical Engineer per City of Perris Safety Lighting Standards
- f. Geotechnical Report
- g. Hydrology and Hydraulic Report
- h. 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.

18. The developer/property shall install a storm drain bypass system from the future detention basin on the west side of Nevada Avenue to Webster Avenue, through the Industrial Site. This system shall be connected, via underground storm drain facility, to the Perris Valley Master Drainage Plan Facility Line E-7. The system shall accommodate the 100 year storm event and its type, design and alignment shall be as approved by the City Engineer.

19. The runoff from the Retail Site and the Industrial Site shall be collected onsite and shall be connected, via underground storm drain facility, to Perris Valley Master Drainage Facility Line E-7 as approved by the City Engineer.

20. The channel along the southerly property boundary of the Industrial Site shall be improved to include standard channelization and standard headwall structures in order to facilitate regular standard maintenance in coordination with the School District and as approved by the City Engineer. The system shall be connected, via underground storm drain facility, to the Perris Valley Master Drainage Plan Facility Line E-7 as approved by the City Engineer.

21. Four points of access/driveways are permitted to the Retail Site:

- Two driveways on Ramona Expressway:
  - The westerly driveway shall be signalized to accommodate full turning movements, and
  - The easterly driveway shall be restricted to right-in only (the easterly return of the driveway shall be reversed.)
- One driveway on Nevada Avenue; this driveway shall be restricted to right-in/right-out only.
- One driveway on Webster Avenue; a focused traffic analysis shall be provided to determine the extent of turning movements at this driveway as approved by the City Engineer.

22. Four points of access/driveway are permitted to the Industrial Site:

- Three driveways on Nevada Avenue:
  - The northerly driveway shall be designated for truck access only and restricted to right-in/left out only (the northerly return of the driveway shall be reversed),
  - The middle driveway shall be designated for truck access only and restricted to right-in/left out only (the northerly return of the driveway shall be reversed), and
  - The southerly driveway shall be designated for auto access only.
- One driveway on Webster Avenue. This driveway for auto access only.

23. 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.

24. The developer/property owner shall pay to the City \$500,000 for their contribution towards 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:**

25. 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.

26. 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.

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

28. Paved access shall be provided to the proposed buildings per the Precise Grading Plans.

29. 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:**

30. Ramona Expressway (Expressway - 184'/134') along the property frontage within the dedicated right-of-way shall be improved to provide for deceleration and acceleration Lanes, 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.

31. An additional vehicular travel lane shall be provided on westbound Ramona Expressway from Webster Avenue to Nevada Avenue. Caltrans and/or Riverside Transportation Department may then evaluate whether restriping of Ramona Expressway west of Nevada Avenue is required to provide an adequate receiving lane and transition to the I-215 freeway

onramp. If, after this evaluation, it is determined that restriping is required, and the developer/property is unable to obtain the required encroachment permit, then the City Engineer, in his sole and absolute discretion, may allow the developer/property owner to provide a \$25,000 in lieu payment.

32. Nevada Avenue (Collector - 66'/44') along the property frontage within the dedicated right-of-way shall be improved to provide asphalt paving (using a TI of 11.0 and PG 70-10), 6 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 per General Plan.

33. Webster Avenue (Secondary Arterial - 94'/70') along the property frontage within the dedicated right-of-way shall be improved to provide asphalt paving (using a TI of 11.0 and PG 70-10), 6 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 per General Plan.

34. The 13 foot wide Class I Shared Use Path shall include an 8 foot wide concrete section with 2 foot wide Decomposed Granite (DG) strips on both sides of the concrete section, enclosed by 6 inch mow curbs.

35. Traffic signals shall be installed at the intersection of Ramona Expressway and Nevada Avenue and at the intersection of Ramona Expressway and the westerly driveway to the Retail Site.

36. The traffic signal at the intersection of Ramona Expressway and Webster Avenue shall be modified to accommodate the improvements.

37. The extent of the design of the traffic signals shall be as approved by the City Engineer.

38. Installation of the drainage infrastructure, as specified above, shall be completed and accepted by the City Engineer.

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

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

41. 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 McKibbin  
Contract City Engineer



# CITY OF PERRIS

## PUBLIC WORKS DEPARTMENT

Weed Abatement

NPDES Services

Flood Control and Landscape Districts

# MEMORANDUM

**Date:** November 29, 2021

**To:** Matthew Evans, Project Planner

**From:** Michael Morales, CIP Manager

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

**Subject:** DPR 21-00013 – Conditions of Approval

Proposal to construct an 850,224 square feet industrial building and a 37,215 square foot commercial shopping center within the Perris Valley Commerce Center Specific Plan.

- 
- Dedication and/or Landscape Maintenance Easement.** Offer of Dedication and Landscape Maintenance Easement for City landscape maintenance district shall be provided as follows:
    - **Ramona Expressway** - Provide offer of dedication as needed to provide for full half width Street (184' (92' halfwidth), Class 1 shared use path (pedestrian and bicycle), curb gutter, median, sidewalk and off-site landscaping requirements, per City General Plan, including minimum 25' public parkway from face of curb.
    - **Nevada Ave** - Provide offer of dedication as needed to provide for full half width Street (66' (33' halfwidth), Class 1 shared uses path (pedestrian and bicycle), curb gutter, sidewalk, and off-site landscaping requirements, per City General Plan, including minimum public parkway, plus an additional 5' easement, totaling 16' public parkway from face of curb. The additional 5' of landscape easement shall be required to provide for the Class 1 shared use (pedestrian/bicycle) path, to be integrated within the parkway landscape.
    - **Webster Ave** - Provide offer of dedication as needed to provide for full half width Street (94' (47' halfwidth), Class 1 shared uses path (pedestrian and bicycle), curb gutter, sidewalk, and off-site landscaping requirements, per City General Plan, including minimum public parkway, plus an additional 1' easement, totaling 16' public parkway from face of curb. The additional 1' of landscape easement shall be required to provide for the Class 1 shared use (pedestrian/bicycle) path, to be integrated within the parkway landscape.
  - 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 DPR21-00013" 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 east of this project along Ramona Expressway prior to Indian Ave. Primary trees: Platanus acerifolia London plane tree, secondary tree Lagerstroemia Indica Tonto Crape 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 Violagea Tricolor Society Gralic.
  - **Ramona Expressway Median** - 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 requirement. The planting and design shall follow the Perris Valley Commerce Specific Plan as shown in the Streetscape Landscape design guidelines and consist of the following: Trees Washingtonia filifara California Fan Palm, Cercidium floridum Blue Palo Verde Multi Trunk. The use of drought restraint shrub and ground cover to complement existing median east of this project within Ramona Expressway, including but not limited to the following: Dasyilirion wheeleri Desert Spoon, Helictotrichon sempervirens Blue Oat Grass, Officinalis Rosmarinus Huntington Carpet Rosemary, Anigozanthos "Big Red" Kangaroo Paw, Tulbaghia violacea Society Garlic. The use of Cobble, gravel, and decomposed gannet to complement existing median east of this project.
  - **Nevada Ave.** – Per 6.0.21 Streetscape Landscape design guidelines and planting pallet for Collector Road and Figure 6.0-9 of the PVCCSP for sizing and spacing requirements. The planting will consist of the following, Primary Trees: Platanus acerifolia London Plane. Use of drought resistant shrubs and groundcover including but not limited to the following: Yucca falaccida Gold Garland Yucca, Pennisetum alopecuroides Dwarf Fountain Grass, Lantana swllowiana Trailing Lantana, use of native boulders from Perris area.
  - **Navada Ave. to Include Class 1 Shared Use Bicycle Path.** Provide a shared use path, in accordance with the Design Guidelines provided in Section 4 "Mixed Use Tool Kit" of the City's Active Transportation Plan complete with mow curb, decomposed granite, and asphalt paving along roadway west/east of centerline. The configuration will approximate the following: 2' Decomposed Granite Pedestrian path (with 6" mow curb), 8' wide asphalt bicycle path, 2' Decomposed Granite Pedestrian path (with 6" mow curb), and 6" mow curb. Asphalt path will be a minimum of 3" asphalt concrete over a 4" class 2 base. Total width of shared use path will be 12'.
  - **Webster Ave** – Per 6.0-18 Streetscape Landscape design guidelines and planting pallet for Secondary Arterial and Figure 6.0-7 of the PVCCSP for sizing and spacing requirements. Planting will consist of the following, Trees: Lagestroemia indica fauriei Tuscarora Crape Myrtle and Prunus blireana Blireana

Flowering Plum in alternating groups of three. Use of drought resistant shrubs and groundcover including but not limited to the following: Lantana camara Patriot Rainbow Compact Lantana, Lantana New Gold, Rhampholepis umbellata Dwarf Yedda Hawthorn, Tachelospermum asiaticum Asian Jasmine.

- **Webster to Include Class 1 Shared Use Bicycle Path.** Provide a shared use path, in accordance with the Design Guidelines provided in Section 4 "Mixed Use Tool Kit" of the City's Active Transportation Plan complete with mow curb, decomposed granite, and asphalt paving along roadway west/east of centerline. The configuration will approximate the following: 2' Decomposed Granite Pedestrian path (with 6" mow curb), 8' wide asphalt bicycle path, 2' Decomposed Granite Pedestrian path (with 6" mow curb), and 6" mow curb. Asphalt path will be a minimum of 3" asphalt concrete over a 4" class 2 base. Total width of shared use path will be 12'.
  - **Intersection of Ramona Expressway and Nevada Ave. (S/E Corner)** – Visual enhancement may include but shall not be limited to two tier masonry planters with stucco fascia in crescent shape to scale of setback, proposed by applicant, and Entry Monument Design, shown in Figure 6.0.12 constructed to the Specifications and Construction Details found in the City of Perris Gateway Entry Construction Plans, to be provided by the City of Perris. Install trees, (in a semi-circle or crescent shape on the upper level), with two levels of drought tolerant shrubs in mid-and foreground planters, as depicted in Figure 6.0-15. See Section 5.2.1 and Figure 50-5B.
- 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), Rainbird Master Valve PESB-R 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 in locations that are easily accessible to maintenance staff while not visually obtrusive in the street scene, and away from street intersections. Backflow preventers are to be screened on at least three sides with (5) gallon plant material. The fourth side shall be open to the back of the landscape area in order to allow the backflow cage to be opened without interference with plant materials. Backflow cages shall meet the required City of Perris Engineering Standards in effect at the time of approval.

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

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

5. **One Year Maintenance and Plant Establishment Period**-The applicant will be required to provide a minimum of a one (1) year maintenance and plant establishment period, paid at the sole expense of applicant. This one-year maintenance period commences upon the successful completion of Inspection #3 discussed above, and final approval by the City. During this one-year period the applicant shall be required to maintain all landscape areas free of weeds, debris, trash, and graffiti; and keep all plants, trees, and shrubs in a viable growth condition. Prior to the start of the one-year maintenance period, the Developer shall submit a weekly Landscape Maintenance Schedule for the review and approval by the City's Special Districts Division. City shall perform periodic site inspections during the one-year maintenance period. The purpose of these periodic inspections is to identify any and all items needing correction prior to acceptance by the City at the conclusion of the one-year maintenance period. Said items needing correction may include but are not limited to: replacement of dead or diseased plant materials, weeding, replenishment of mulches, repair of damaged or non-functioning irrigation components, test of irrigation controller communications, etc. During this period, the City shall begin the annual assessment of the benefit zone in preparation for the landscape installation turn-over to City maintenance staff.
  
6. **Street/Off-Site Improvements.** The applicant shall submit street improvement plans, accompanied by the appropriate filing fee to the City Engineering Department. Details of treatments off-site improvements, including lighting shall meet both the City Engineer's Design Guidelines, and the additional requirements of the Engineering and Special Districts Division. Components shall include, but not be limited to:
  - a. **Street Lighting**-If Street lighting is required, lighting shall meet the type, style, color, and durability requirements, necessary for energy efficiency goals, maintenance, and longevity of improvements of the City Engineer's Office. As determined by the City, new streetlights may be required to be deeded to City of Perris, and not SCE. Streetlights deeded to City of Perris shall be constructed per LS-3 account billing standard, which shall include an individually metered pedestal for streetlights.
  - b. **Acceptance By Public Works/Special Districts**- Lighting District facilities required by the City Engineer's Office shall be installed and fully operational and approved by final inspection by the City Engineer's Office, and the City's Consulting Traffic Signal Inspection Team (Riverside County TLMA) at (951) 955-6815. Prior to acceptance for maintenance of "Off-site" traffic signal and lighting facilities by the Public Works-Engineering and Administration Division/Special Districts, the developer shall contact the Public Works Special Districts Division at (951) 657-3280 to schedule the delivery of all required turn-over submittal items. Prior to acceptance into Lighting District 84-1, coordinate turn-over information pertaining to Street Lights, and Traffic Signal Electrical/SCE Service Meters with Wildan Financial Services, the City's Special Districts Consulting Firm at (951) 587-3564. (i.e. Provide electrical meter number, photo of pedestal, and coordinate "request for transfer of billing information" with SCE and City for all new service meters). Developer shall pay 18-month energy charges to the City of Perris for all off-site street lighting. Call Wildan Financial Services, Inc. for amount due, and to

obtain receipt for payment. Obtain and provide a clearance form from Riverside County TLMA indicating completion of all punch list items from traffic signal construction. Submit one large format photo-copy of Traffic Signal as-built plans and timing sheets.

7. **Water Quality Management Plans.** The applicant shall submit a Preliminary and Final WQMP, accompanied by the appropriate filing fee to the Planning Department and City Engineering Department, respectively. Details for treatment control facilities shall meet both the Riverside County WQMP Design Guidelines, and the additional requirements of the Engineering and Special Districts Division intended to reduce long term maintenance costs and longevity of improvements. Components shall include, but not be limited to:
  - **Storm Drain Screens-**If off-site catch basins are required by the City Engineer's Office, connector pipe screens shall be included in new catch basins to reduce sediment and trash loading within storm pipe. Connector pipe screens shall meet the type, style, and durability requirements of the Public Works Engineering Administration and Special Districts Division.
  - **WQMP Inspections-** The project applicant shall inform the on-site project manager and the water quality/utilities contractor of their responsibility to call for both "ON-SITE" and OFF-SITE" WQMP Inspections at the appropriate stages of construction. Contact CGRM at (909) 455-8520 to schedule inspections.
  - **Acceptance By Public Works/Special Districts-**Both on-site and off-site flood control/water quality facilities required for the project, as depicted in the Final WQMP, shall be installed and fully operational, and approved by final inspection by the City's WQMP Consultant, CGRM. The Developer shall obtain a final Clearance Letter from CGRM indicating compliance with all applicable Conditions of Approval for the approved WQMP. The developer shall deliver the same to the Public Works-Engineering and Administration Division/Special Districts. In addition, prior to acceptance by the City, the developer shall submit a Covenant and Agreement describing on-going maintenance responsibilities for on-site facilities per the approved WQMP, to the Public Works Engineering Administration and Special Districts Division. The Public Works Engineering Administration and Special Districts Division will review and approve the Covenant and Agreement. The City shall record the same with the Riverside County Recorder's Office, and the recorded instrument shall be returned to the City Clerk of the City of Perris for filing.
8. **Flood Control District #1 Maintenance Acceptance.** Flood Control District facilities required by the City Engineer's Office shall be installed and fully operational, and approved by final inspection by the City Engineer's Office. Prior to acceptance for maintenance of "Off-site" flood control facilities by the Public Works-Engineering and Administration Division/Special Districts the developer shall contact the Public Works Special Districts Division at (951) 657-3280 to schedule the delivery of all required turn-over submittal items including as-built storm drain plans in electronic PDF format, one large format photo-copy of as-built plans, storm drain video report in electronic format, and hardcopy of video report with industry standard notations and still photos made during video runs (i.e. facilities sizes, off-sets or damage, facility type, dirt and debris, etc.). The flood control facilities shall be turned over in a condition acceptable to the City, and the developer shall make all necessary repairs and perform initial maintenance to the satisfaction of the City.
9. **Assessment Districts.** Prior to permit issuance, developer shall deposit \$5,250 per district, \$15,750 total due. Payment is to be made to the City of Perris, and the check delivered to the City Engineer's Office. Payment shall be accompanied by the appropriate document for each district indicating intent and understanding of annexation, to be notarized by property owner(s):

- **Consent and Waiver for Maintenance District No. 84-1-New Street** lighting proposed by the project, as determined by the City Engineer
  - **Consent and Waiver for Landscape Maintenance District No. 1** –New off-site parkway and landscape, median, and shared use path proposed by the project on Ramona Expressway, Nevada Ave, and Webster Ave.
  - **Petition for Flood Control Maintenance District No. 1** -For Off-site Flood Control Facilities proposed by the project, as determined by the City Engineer.
- 
- Original notarized document(s) to be sent to:  
Daniel Louie  
Wildan Financial Services  
27368 Via Industria, #200  
Temecula, CA 92590
- 
- a. Prior to final map recordation or final certificate of occupancy the developer shall annex into the aforementioned districts, posting an adequate maintenance performance bond to be retained by the City as required by the City Engineer. Upon receipt of deposit and Consent and Waiver Forms, the developer shall work with City to meet all required milestones for annexations.
  - i. City prepares the Engineer's Reports which includes a description of the improvements to be maintained, an annual cost estimate and annual assessment amounts.
  - ii. Reports are reviewed and approved by the property owner. The assessment ballots will be based on these Reports.
  - iii. The Reports and corresponding resolutions are placed, for approval, on the City Council Meeting Agenda. City Council action will include ordering the assessment ballots and setting a Public Hearing for no sooner than 45 days. Property owner attendance at this City Council Meeting is not required.
  - iv. The assessment ballots are sent to the property owner and are opened by the City Clerk at the close of the Public Hearing. With a "YES" vote by the property owner the City Council can move forward with the Resolution that Confirms the Annexation. Property owner attendance at this Public Hearing is not required.
  - v. Confirmation by the City Council completes the annexation process, and the condition of approval has been met.



# **Dennis Grubb and Associates, LLC**

*Assisting Cities Build Safe Communities*

## *Fire Department Development Review Comments*

April 6, 2022

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

### **Subject: Development Plan Review for DPR21-00013**

As requested, a review of the subject property was completed. The following 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. Prior to the to the issuance of a grading permits, evidence of sufficient fire flow of 4,000 GPM for 4- hours shall be provided to the City of Perris. The City of Perris Building and Fire Marshal Water Available/Fire Flow Form shall be utilized.
4. A fire department access road complying with the CFC, Chapter 5 and the approved fire department access plans shall be installed prior to building construction.
5. All required fire hydrants shall be installed and operational prior to building construction. All fire hydrants shall remain operational during construction.
6. All required fire hydrants shall be readily visible and immediately accessible. A clear space of not less than 3-feet shall be maintained at all times.
7. The Fire Department Connection (FDC) shall be located within 150 feet of a public fire hydrant. The fire hydrant shall be on the same side of the street. A vehicle access roadway/approach shall not be placed between the FDC and fire hydrant.
8. Prior to construction a temporary address sign shall be posted and clearly visible from the street.
9. The permanent building address shall be provided and either internally or externally lighted during hours of darkness. The address shall be clearly visible from the street

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

fronting the property and comply with California Fire Code Section 505.1 for size and color.

10. City of Perris approval shall be obtained prior to the storage and/or use of hazardous materials as defined by the California Fire Code.
11. The building shall be provided with an automatic fire sprinkler system in accordance with NFPA 13. Construction plans shall be submitted for review and approval to the City of Perris prior to installation.
12. Prior to building final, the building shall be provided with a Knox Lock key box located no more than seven-feet above the finished surfaced and near the main entrance door.
13. Prior to the issuance of a Certificate of Occupancy the building shall be provided with an emergency radio communication enhancement system. The emergency radio communication enhancement system shall meet the requirements of CFC § 510 and all applicable 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 Grubb, CFPE



**CITY OF PERRIS**  
COMMUNITY SERVICES

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# MEMO

**Date:** March 8, 2023

**To:** Patricia Brenes, Project Planner

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

**Cc:** Arcenio Ramirez, Assistant Director of Community Services  
Arturo Garcia, Parks Manager  
Joshua Estrada, Parks Coordinator

**Subject:** Development Plan Review 21-00013 – Ramona Gateway Warehouse –  
Comments

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Community Services Staff reviewed DPR 21-00013 and offer the following comment(s):

**Development Impact Fees**

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

**Special Districts**

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

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

Planning Case File No(s): DEVELOPMENT PLAN REVIEW #21-00013

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

Applicant: Daniel Sachs

Location: SW Corner of Ramona Expressway and Webster Ave

Project: Proposal to construct a 850,224 SF industrial building, and a 37,215 SF shopping center

APN(s): 317-120-017, 317-130-017 – 021 and 048

Reviewed By: David J. Martinez, CBO

Date: 10-19-2021

**BUILDING AND SAFETY CONDITIONS**

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

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

1. The following items shall be completed and/or submitted as applicable – prior to the

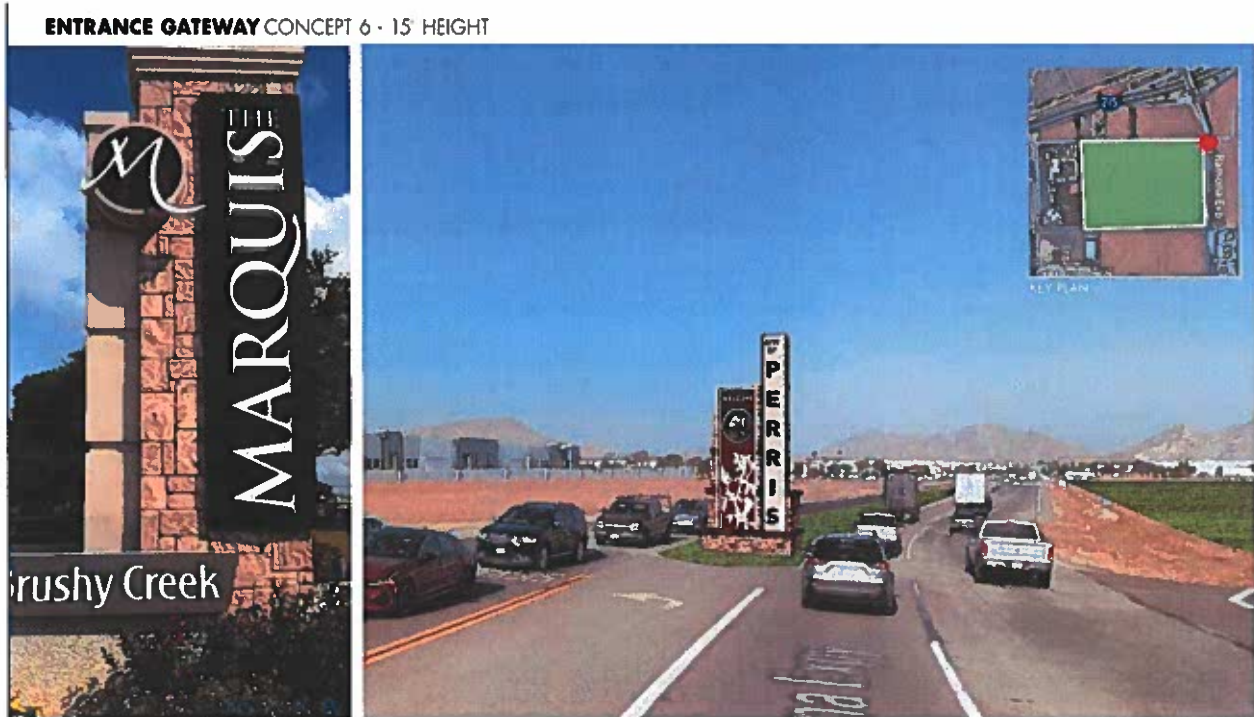


issuance of building permits for this project:

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

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

**EXHIBIT E**  
**TO**  
**RAMONA GATEWAY COMMERCE CENTER DEVELOPMENT AGREEMENT**  
**Welcome Sign Design Concept**



# **ATTACHMENT 4**

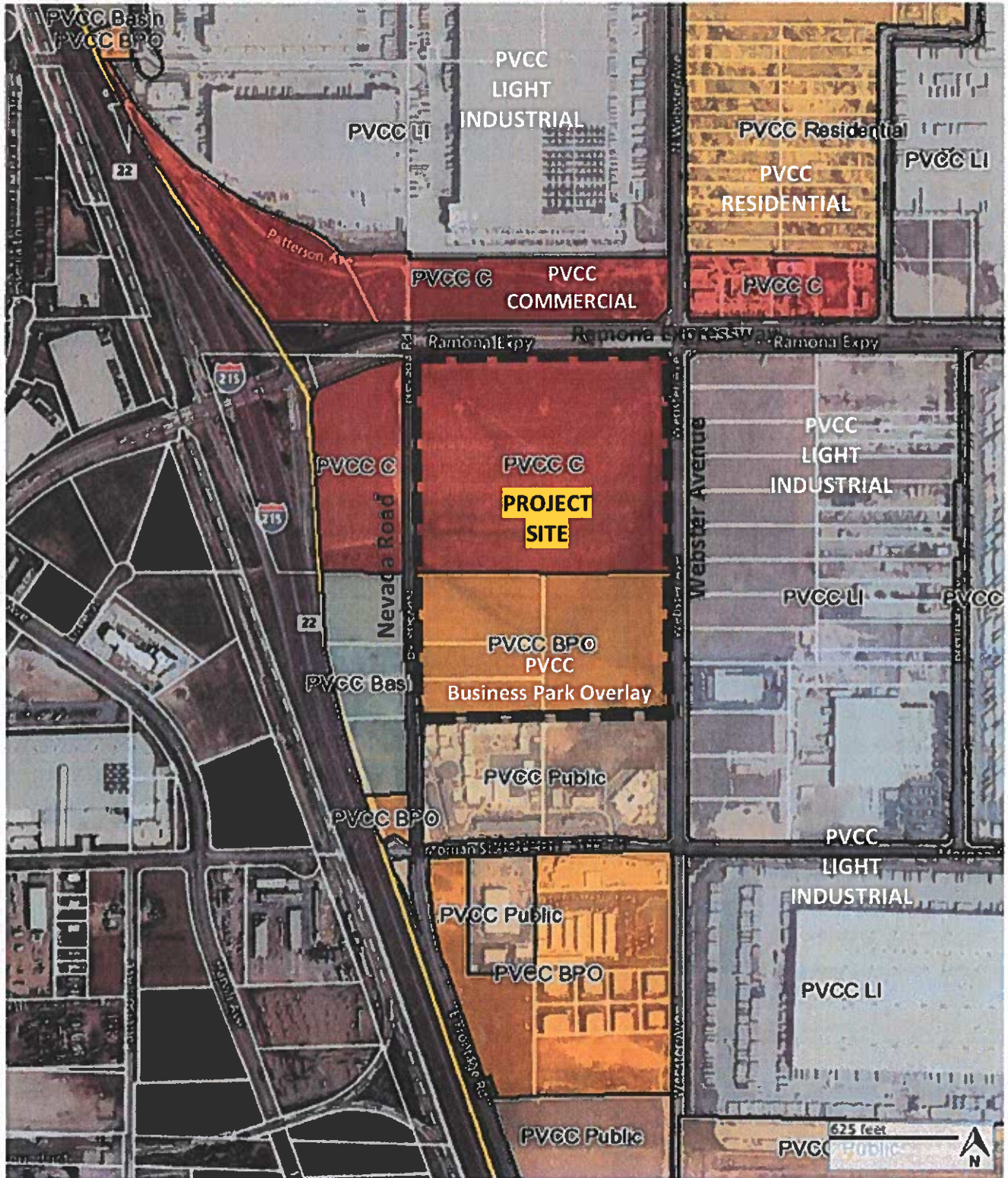
**Location/Aerial Photo**



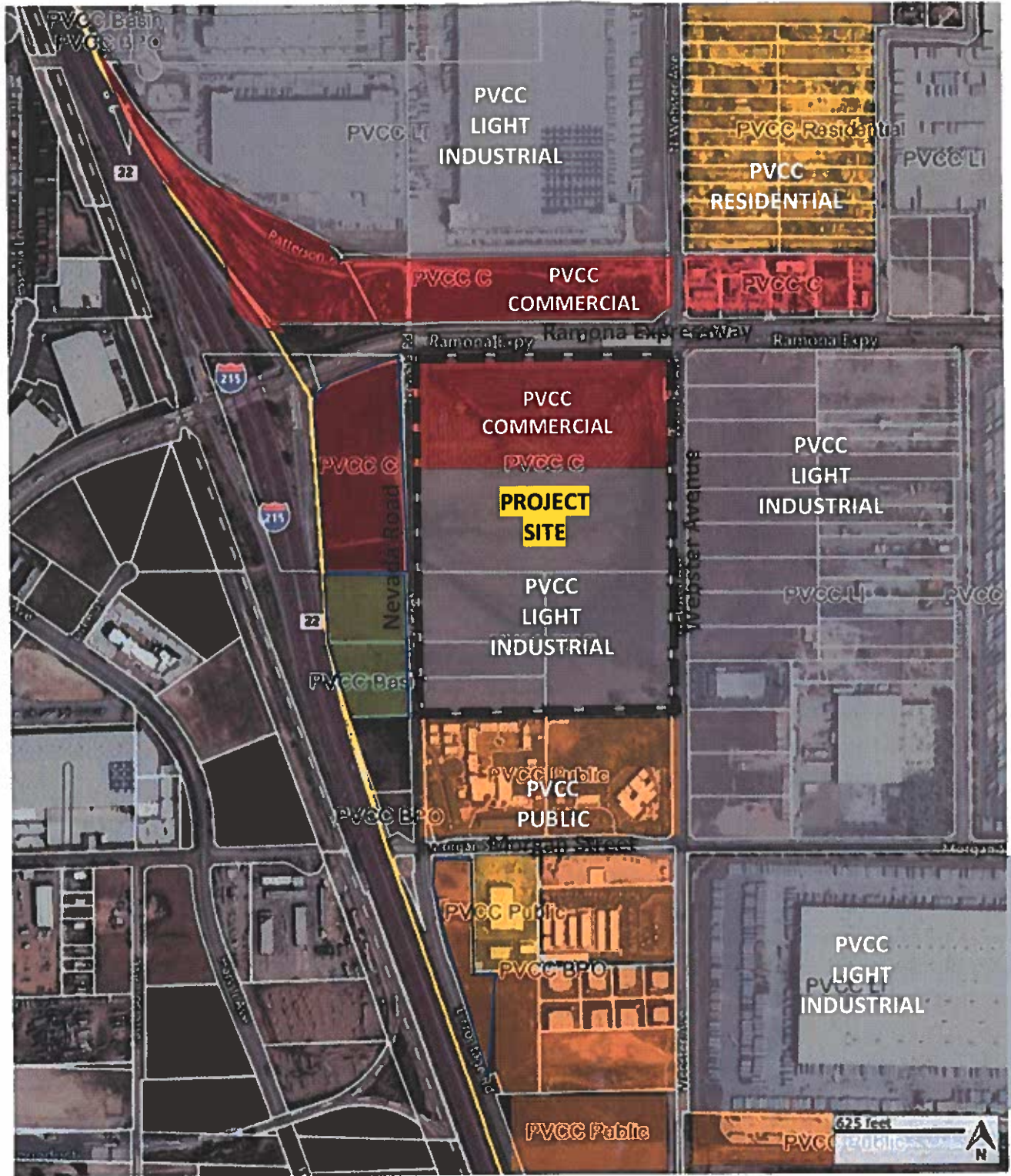
# **ATTACHMENT 5**

## **Proposed PVCC-SP Land Use Maps**

# Existing Land Use Map



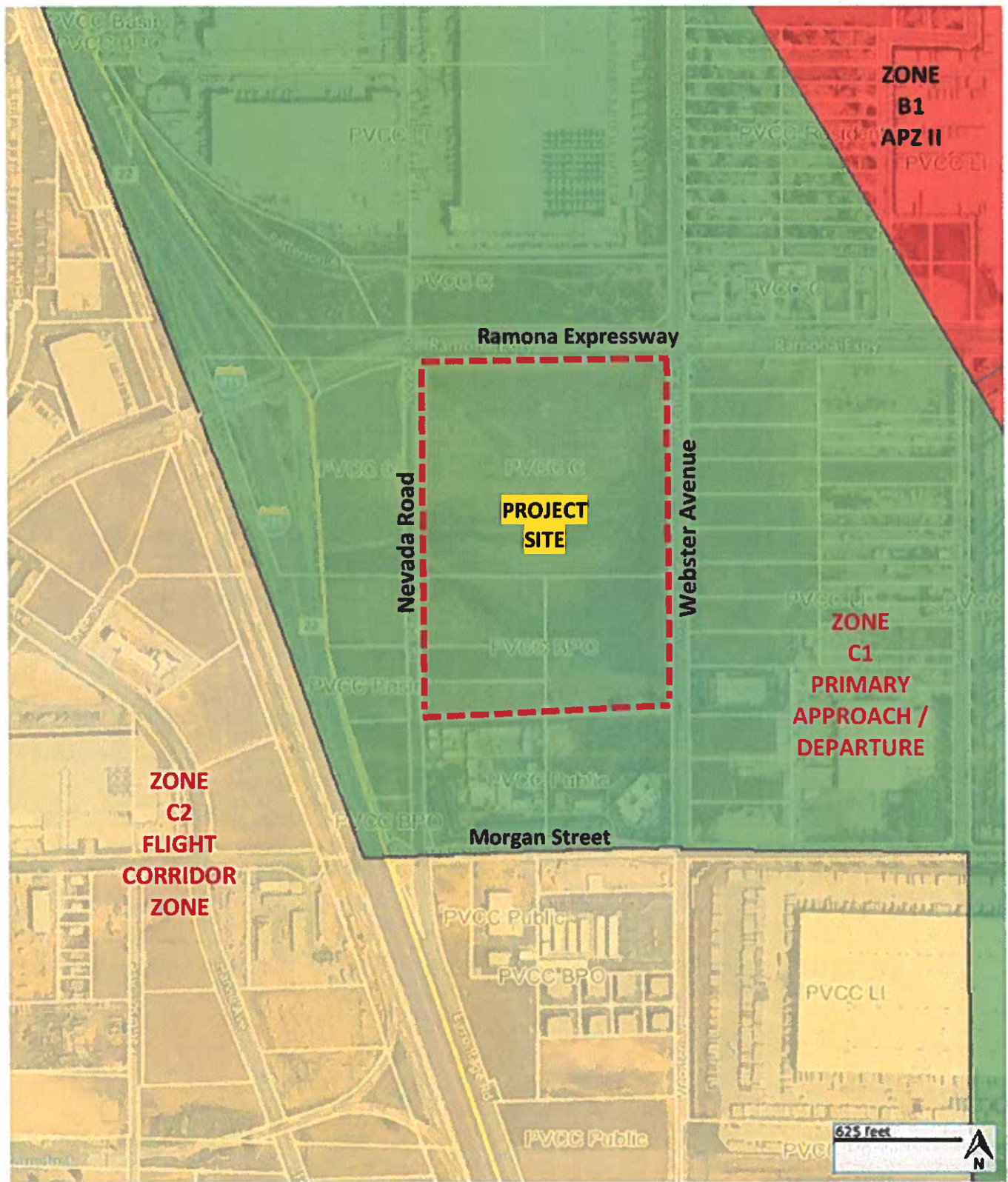
# Proposed Land Use Map



# **ATTACHMENT 6**

## **MARB/IPA ALUCP Map**

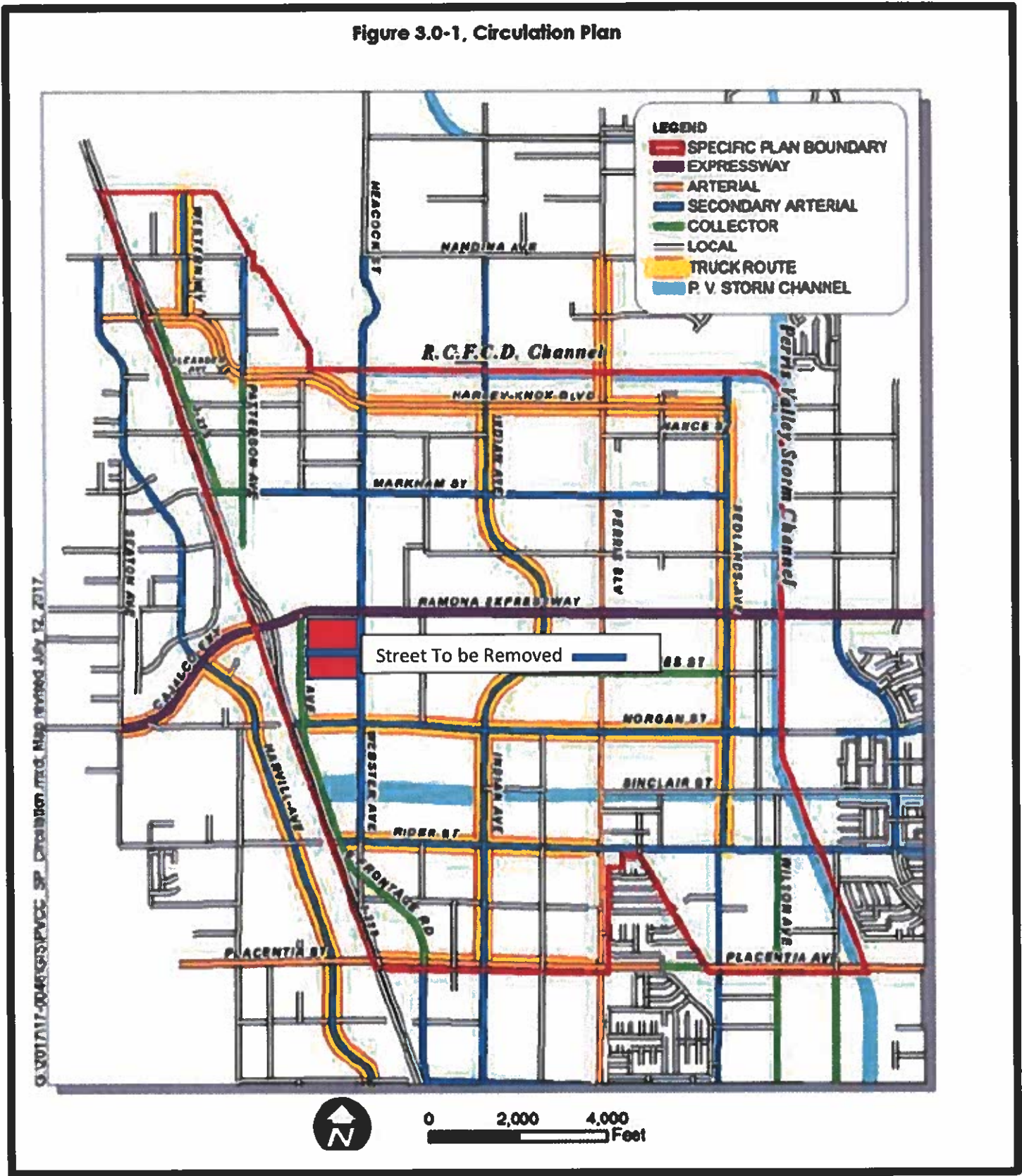




# **ATTACHMENT 7**

**Proposed Modification to PVCCSP Circulation Plan –  
Removal of Dawes Street**

Figure 3.0-1, Circulation Plan



Project Location

# **ATTACHMENT 8**

## **Tentative Parcel Map**

# TENTATIVE PARCEL MAP No. 38292

IN THE CITY OF PEERES, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

## LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BEING IS SITUATED IN THE CITY OF PEERES, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

### PARCEL ONE:

LOT 10 OF PEERES' MEMORANDUM IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 5, PAGE 48 OF SALES, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED FILED FOR RECORD SEPTEMBER 28, 1968 AS INSTRUMENT NO. 24811 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

A STRIP OF LAND 142 FEET BY RIGHT ANGLE WIDTH, BEING 40 FEET BY THE NORTHERLY SIDE AND 64 FEET BY THE SOUTHERLY SIDE OF THE FOLLOWING DESCRIBED LAND:

BEGINNING AT A POINT ON THE NORTHERLY PROLONGATION OF THE CENTER LINE OF NORTH STREET, SAID POINT ALSO BEING ON THE NORTHERLY PROLONGATION OF THE SOUTHERLY LINE OF LOT 17 OF PEERES' MEMORANDUM;

THENCE S80°00'00" E 20'00" FEET (PREVIOUSLY RECORDED SOUTH OF 20'-1/2" OF 1922) 120.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 20, THENCE SOUTH 87°00'00" EAST, 243.40 FEET, TO A POINT WHICH BEARS SOUTH 87°00'00" EAST, 243.40 FEET FROM THE NORTHEAST CORNER OF SAID LOT 20;

ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED INSTRUMENT NO. 100770 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERLY CORNER OF SAID LOT 20, SAID POINT ALSO BEING ON THE SOUTHERLY LINE OF SAID STREET, THENCE WEST 90°00'00" EAST, 200 FEET TO THE SOUTHERLY LINE OF SAID STREET 14.00 FEET, AS SHOWN BY COUNTY OF RIVERSIDE DEED FILED 7/27/78, THENCE ALONG SAID SOUTHERLY LINE SOUTH 87°00'00" EAST, 20.00 FEET, THENCE S80°00'00" E 20'00" FEET (PREVIOUSLY RECORDED SOUTH OF 20'-1/2" OF 1922) 120.00 FEET TO THE SOUTHERLY LINE OF SAID STREET, THENCE ALONG SAID SOUTHERLY LINE NORTH 87°00'00" EAST, 243.40 FEET TO THE POINT OF BEGINNING.

### PARCEL TWO:

LOT 11 IN BLOCK 8 OF THE VESPER TRACT, IN THE CITY OF PEERES, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 1 PAGE 8 OF SALES, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

FOR CONTINGENCIES REFERRED TO IN MAP 37-120-01 (AFFECTS PARCEL ONE) AND 37-120-02 (AFFECTS PARCEL TWO)

NOTE: PORTIONS OF PARCELS B AND C (APN NOS. 37-120-04 AND 37-120-05) LISTED BELOW ARE NOT A PART OF THIS SURVEY.

### PARCEL A:

PARCEL B OF CERTIFICATE OF COMPLIANCE NO. 1941, AS CORRECTED BY DECISION RECORDED APRIL 20, 1994 AS INSTRUMENT NO. 10000 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF THE NORTHERLY 0.68 ACRES OF LOT 23 OF PEERES' MEMORANDUM, IN THE CITY OF PEERES, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 7, PAGE 48 OF SALES, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, WHICH LIES EAST OF THE EAST LINE OF PARCELS B, C, D, AS CONVEYED TO THE STATE OF CALIFORNIA, BY DEED RECORDED FEBRUARY 6, 1961 AS INSTRUMENT NO. 24811, OF OFFICIAL RECORDS.

### PARCEL B:

THE NORTHERLY 0.68 ACRES OF THE SOUTHERLY 1/2 ACRES OF LOT 23 OF MAP OF THE PEERES MEMORANDUM, IN THE CITY OF PEERES, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 7, PAGE 48 OF SALES, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO RIVERSIDE COUNTY, CALIFORNIA BY DEED RECORDED JUNE 13, 1994 IN BOOK 208, PAGE 208 AND OCTOBER 14, 1994 IN BOOK 456, PAGE 2, BOTH OF DEEDS.

ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED MAY 6, 1992 AS INSTRUMENT NO. 10000 IN BOOK 1306, PAGE 288 AND AUGUST 4, 1993 AS INSTRUMENT NO. 30000 IN BOOK 1497, PAGE 76, BOTH OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED AS PARCELS 620-1 AND 620-2 CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED OCTOBER 20, 1992 AS INSTRUMENT NO. 10000 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM ALL INTERESTS IN SAID PARCELS 620-1 AND 620-2 AS SET OUT IN DEED TO THE VIL VESPER TRACT RECORDED OCTOBER 17, 1994 IN BOOK 456, PAGE 223 OF DEEDS.

### PARCEL C:

THE SOUTHERLY 1/2 ACRES OF LOT 23 OF MAP OF THE PEERES MEMORANDUM, IN THE CITY OF PEERES, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 7, PAGE 48 OF SALES, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO RIVERSIDE COUNTY, CALIFORNIA BY DEED RECORDED JUNE 13, 1994 IN BOOK 208, PAGE 208 AND OCTOBER 14, 1994 IN BOOK 456, PAGE 2, BOTH OF DEEDS.

ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED MAY 6, 1992 AS INSTRUMENT NO. 10000 IN BOOK 1306, PAGE 288 AND AUGUST 4, 1993 AS INSTRUMENT NO. 30000 IN BOOK 1497, PAGE 76, BOTH OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED AS PARCELS 620-1 AND 620-2 CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED OCTOBER 20, 1992 AS INSTRUMENT NO. 10000 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM ALL INTERESTS IN SAID PARCELS 620-1 AND 620-2 AS SET OUT IN DEED TO THE VIL VESPER TRACT RECORDED OCTOBER 17, 1994 IN BOOK 456, PAGE 223 OF DEEDS.

### APN 37-120-02 (AFFECTS PARCEL A)

37-120-01 (AFFECTS PORTION OF PARCEL A) - NOT A PART OF THIS SURVEY

### APN 37-120-01 (AFFECTS PORTION OF PARCEL B)

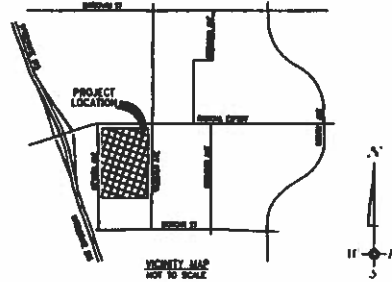
37-120-03 (AFFECTS PORTION OF PARCEL C) - NOT A PART OF THIS SURVEY

### APN 37-120-04 (AFFECTS PORTION OF PARCEL C)

37-120-05 (AFFECTS PORTION OF PARCEL C) - NOT A PART OF THIS SURVEY

## ASSESSOR'S PARCEL NUMBERS

37-120-01, 37-120-02, 37-120-03, 37-120-04 & 37-120-05



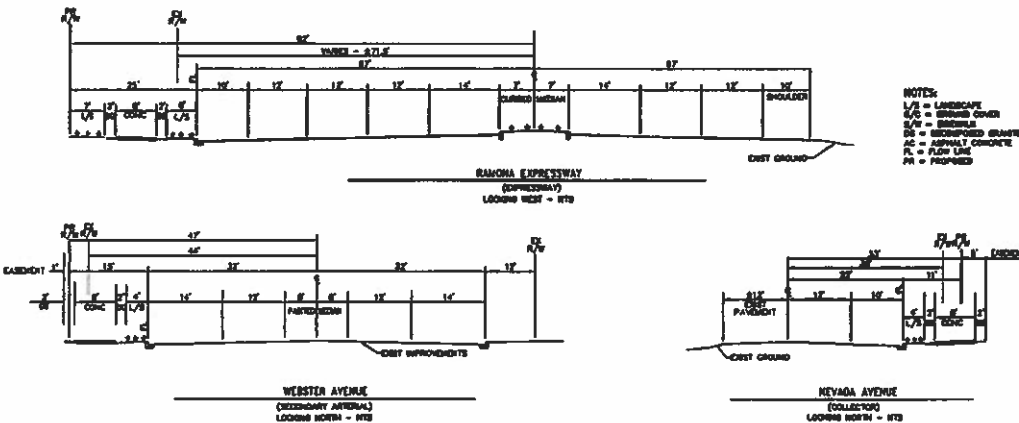
EIGHT (8) NUMBERED LOTS - NO LETTERED LOTS  
NO PARK/ NO OPEN SPACE ACRES

### BOUNDARY AND PARCEL INFORMATION

BOUNDARY	WIDTH	NET
WESTERN BOUNDARY	43.57 AC / 1,910,001.17 SF	43.57 AC / 1,910,001.17 SF
NORTH BOUNDARY	7.86 AC / 342,813.30 SF	7.86 AC / 342,813.30 SF
SOUTHERN BOUNDARY	43.72 AC / 1,917,714.07 SF	43.72 AC / 1,917,714.07 SF
PARCEL 1	0.80 AC / 34,928.00 SF	--
PARCEL 2	0.80 AC / 34,928.00 SF	--
PARCEL 3	0.78 AC / 33,948.00 SF	--
PARCEL 4	0.86 AC / 37,948.00 SF	--
PARCEL 5	1.00 AC / 43,928.00 SF	--
PARCEL 6	0.75 AC / 32,848.00 SF	--
PARCEL 7	1.07 AC / 47,048.00 SF	--
PARCEL 8	43.72 AC / 1,917,714.07 SF	--

\* COMPOSED OF PARCELS 1 THROUGH 7  
\*\* COMPOSED OF PARCEL 8 (SOUTH OF 1 THROUGH 7)

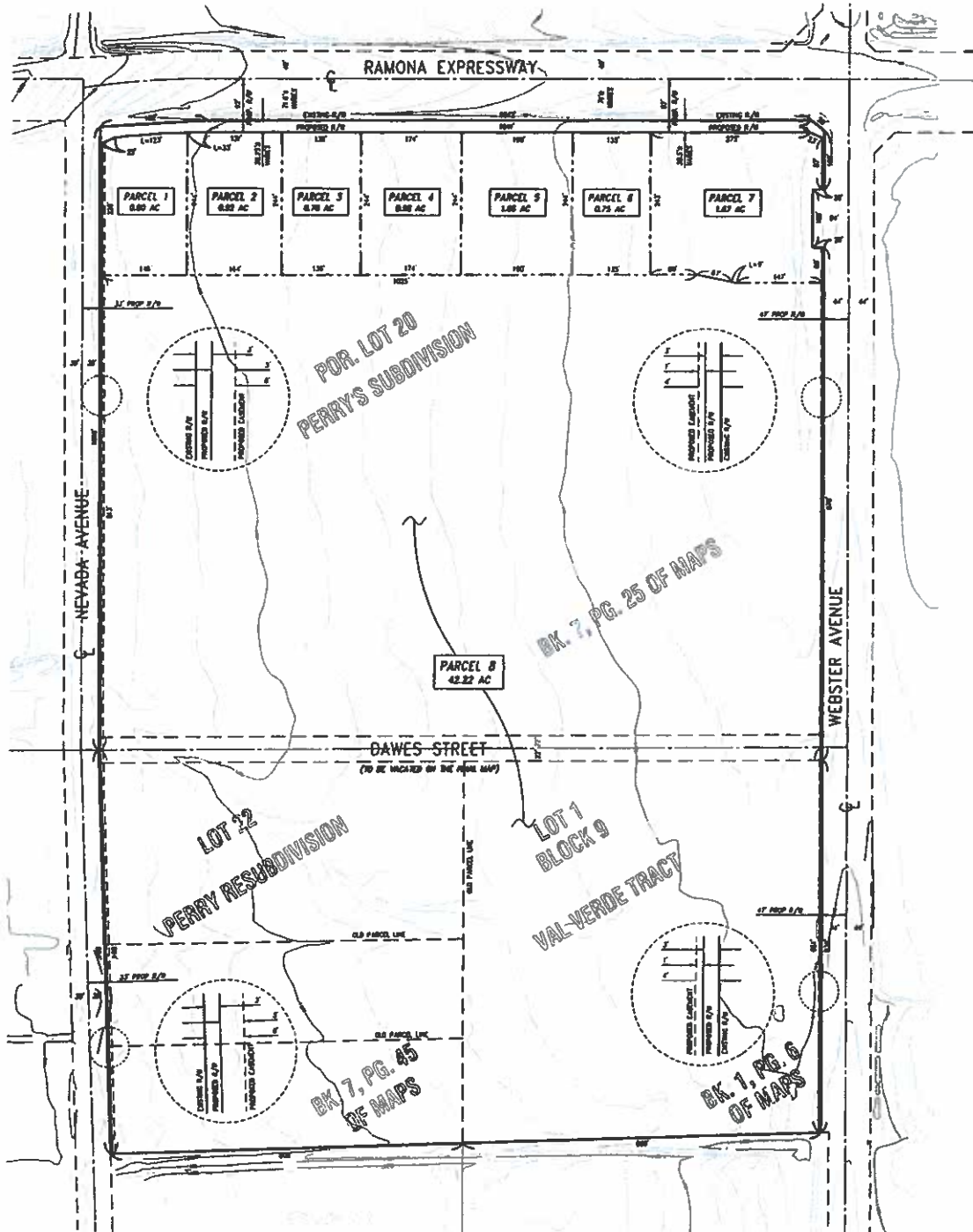
## STREET SECTIONS



	<b>PREPARED BY:</b> THE ENGINEERING FIRM 1000 S. MAIN ST. SUITE 100 PEERES, CA 92508 TEL: 760-225-1234	<b>JOB NO.:</b> 100-1 <b>SHEET:</b> 1 of 2
<b>PREPARATION DATE:</b> Sep 07 2023		

# TENTATIVE PARCEL MAP No. 38292

IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



	PREPARED BY: PERIS ENGINEERING, INC. 1234 S. MAIN ST. PERRIS, CALIF. 92570	JOB NO. 150-4
	PREPARATION DATE: Sep 07 2022	SHEET 2 of 2

## **ATTACHMENT 9**

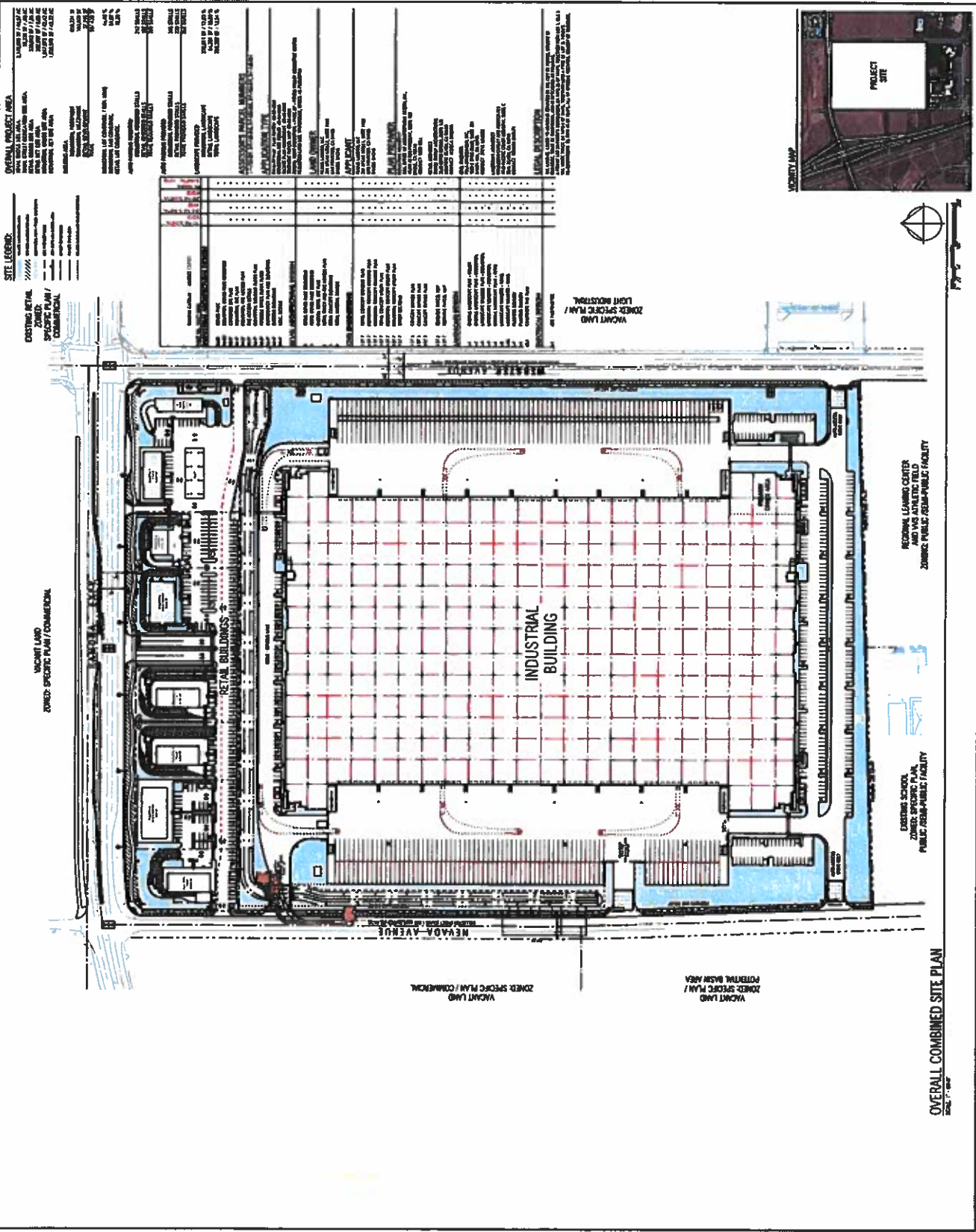
### **Project Plans**

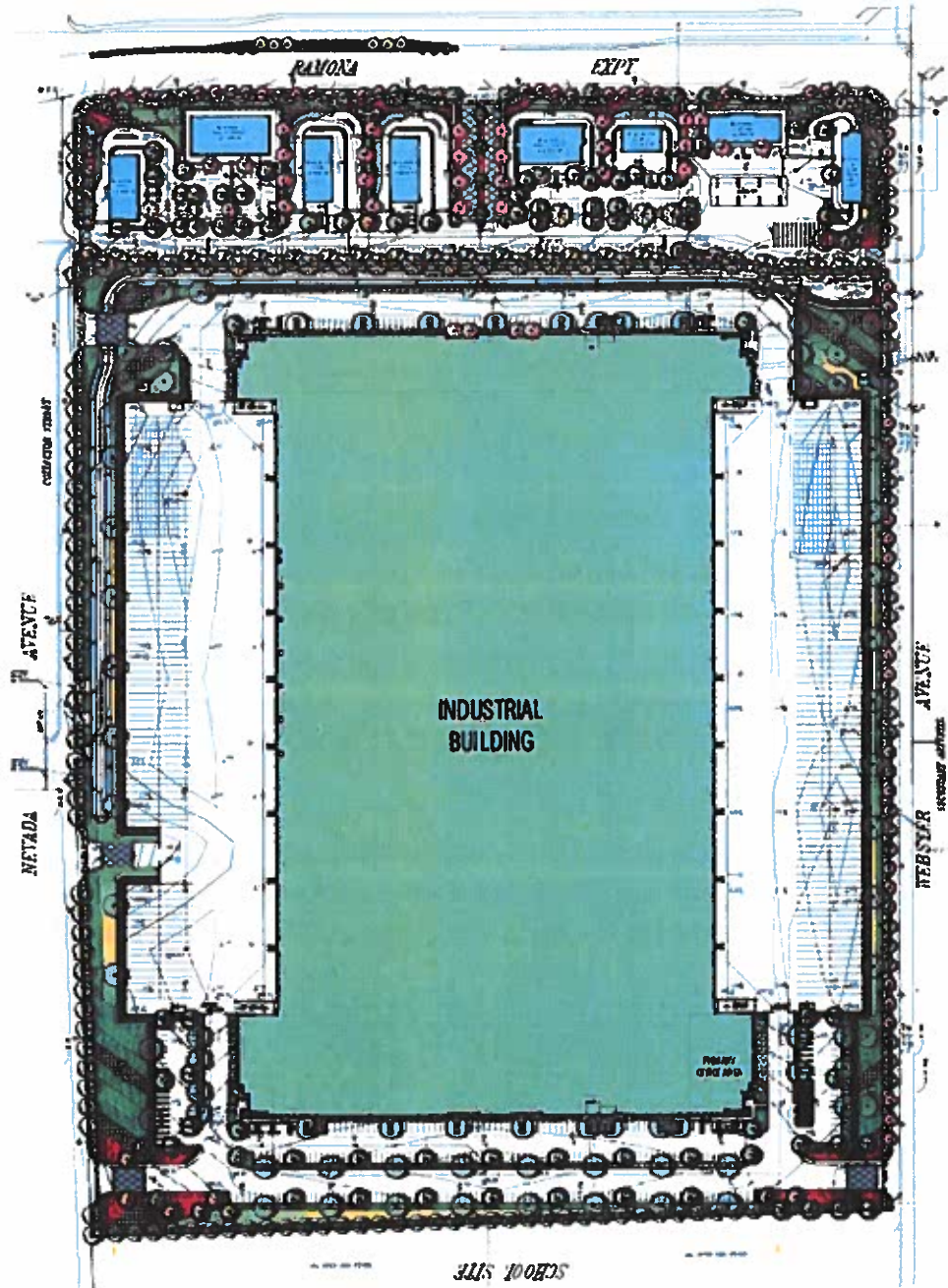
**(Site Plan, Fire Access Site Plan, Floor Plan, Building Elevations, Cross Sections, Conceptual Landscape/ Fence and Wall Plans, and Colors and Materials Sample Sheet)**





NO.	DATE	DESCRIPTION
1	08/15/18	ISSUED FOR PERMITS
2	08/15/18	ISSUED FOR PERMITS
3	08/15/18	ISSUED FOR PERMITS
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99	08/15/18	ISSUED FOR PERMITS
100	08/15/18	ISSUED FOR PERMITS





**TREE AND SHRUB REQUIREMENTS**

ITEM	QTY	SIZE	REMARKS
1. 10' CALIF. REDWOOD	10	10"	10' CALIF. REDWOOD
2. 10' CALIF. REDWOOD	10	10"	10' CALIF. REDWOOD
3. 10' CALIF. REDWOOD	10	10"	10' CALIF. REDWOOD
4. 10' CALIF. REDWOOD	10	10"	10' CALIF. REDWOOD
5. 10' CALIF. REDWOOD	10	10"	10' CALIF. REDWOOD
6. 10' CALIF. REDWOOD	10	10"	10' CALIF. REDWOOD
7. 10' CALIF. REDWOOD	10	10"	10' CALIF. REDWOOD
8. 10' CALIF. REDWOOD	10	10"	10' CALIF. REDWOOD
9. 10' CALIF. REDWOOD	10	10"	10' CALIF. REDWOOD
10. 10' CALIF. REDWOOD	10	10"	10' CALIF. REDWOOD

**VEGETATION**

ITEM	QTY	SIZE	REMARKS
1. 10' CALIF. REDWOOD	10	10"	10' CALIF. REDWOOD
2. 10' CALIF. REDWOOD	10	10"	10' CALIF. REDWOOD
3. 10' CALIF. REDWOOD	10	10"	10' CALIF. REDWOOD
4. 10' CALIF. REDWOOD	10	10"	10' CALIF. REDWOOD
5. 10' CALIF. REDWOOD	10	10"	10' CALIF. REDWOOD
6. 10' CALIF. REDWOOD	10	10"	10' CALIF. REDWOOD
7. 10' CALIF. REDWOOD	10	10"	10' CALIF. REDWOOD
8. 10' CALIF. REDWOOD	10	10"	10' CALIF. REDWOOD
9. 10' CALIF. REDWOOD	10	10"	10' CALIF. REDWOOD
10. 10' CALIF. REDWOOD	10	10"	10' CALIF. REDWOOD

ITEM	QTY	REMARKS
1. 10' CALIF. REDWOOD	10	10' CALIF. REDWOOD
2. 10' CALIF. REDWOOD	10	10' CALIF. REDWOOD
3. 10' CALIF. REDWOOD	10	10' CALIF. REDWOOD
4. 10' CALIF. REDWOOD	10	10' CALIF. REDWOOD
5. 10' CALIF. REDWOOD	10	10' CALIF. REDWOOD
6. 10' CALIF. REDWOOD	10	10' CALIF. REDWOOD
7. 10' CALIF. REDWOOD	10	10' CALIF. REDWOOD
8. 10' CALIF. REDWOOD	10	10' CALIF. REDWOOD
9. 10' CALIF. REDWOOD	10	10' CALIF. REDWOOD
10. 10' CALIF. REDWOOD	10	10' CALIF. REDWOOD

ITEM	QTY	REMARKS
1. 10' CALIF. REDWOOD	10	10' CALIF. REDWOOD
2. 10' CALIF. REDWOOD	10	10' CALIF. REDWOOD
3. 10' CALIF. REDWOOD	10	10' CALIF. REDWOOD
4. 10' CALIF. REDWOOD	10	10' CALIF. REDWOOD
5. 10' CALIF. REDWOOD	10	10' CALIF. REDWOOD
6. 10' CALIF. REDWOOD	10	10' CALIF. REDWOOD
7. 10' CALIF. REDWOOD	10	10' CALIF. REDWOOD
8. 10' CALIF. REDWOOD	10	10' CALIF. REDWOOD
9. 10' CALIF. REDWOOD	10	10' CALIF. REDWOOD
10. 10' CALIF. REDWOOD	10	10' CALIF. REDWOOD



**PERRIS RAMONA EXPRESSWAY AND WEBSTER AVENUE  
PERRIS, CALIFORNIA**

**LANDSCAPE PLAN**  
SCALE: 1" = 70'  
DATE: JUNE 20, 2022

L1.0

**SITE INFORMATION:**

APPLICANT/PROPERTY OWNER:  
 PERRIS LANDCO, LLC  
 201 SPEAR STREET, SUITE 1100  
 SAN FRANCISCO, CA 94105  
 DANIEL SACHS  
 EMAIL: daniel.sachs@decaco.com

**LEGAL DESCRIPTION:**

THE LAND REFERRED TO HEREIN IS SITUATED IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:  
 A PTN OF LOT 20 PERRY'S SUBDIVISION, BK 7/PG 25 OF MAPS, TOGETHER WITH A PTNS OF LOT 22 PERRY'S RE-SUBDIVISION, BK 7/PG 45 OF MAPS, ALL OF OFFICIAL RECORDS, COUNTY OF RIVERSIDE.

ZONING: PVCC SP (PERRIS VALLEY COMMERCIAL CENTER SPECIFIC PLAN: COMMERCIAL) AIRPORT OVERLAY: C1

ASSESSOR'S PARCEL NO.: 317120021

**PROJECT INFORMATION:**

**SITE INFORMATION:**

- TOTAL GROSS SITE AREA:  $\approx$  2,176,863 SF (49.97 AC)
- TOTAL NET SITE AREA:  $\approx$  2,141,845 SF (49.17 AC)
- RETAIL GROSS SITE AREA:  $\approx$  829,012 (7.55 AC)
- RETAIL NET SITE AREA:  $\approx$  302,667 (6.96 AC)

**LANDSCAPE INFORMATION:**

- MINIMUM LANDSCAPE COVERAGE REQUIRED: 10%
- TOTAL LANDSCAPE COVERAGE PROVIDED:  $\approx$  54,291 SQ FT (18% OF TOTAL SITE) (4.4% OF PARKING AREA)

**BUILDING INFORMATION:**

- BUILDING 1: FOOD,  $\approx$  4,500 SQ FT
- BUILDING 2: MULTI-TENANT,  $\approx$  7,200 SQ FT
- BUILDING 3: FOOD,  $\approx$  4,500 SQ FT
- BUILDING 4: FOOD,  $\approx$  4,500 SQ FT
- BUILDING 5: MULTI-TENANT,  $\approx$  6,000 SQ FT
- BUILDING 6: COFFEE,  $\approx$  2,400 SQ FT
- BUILDING 7: C-STORE,  $\approx$  4,900 SQ FT
- BUILDING 8: CAR WASH,  $\approx$  9,915 SQ FT
- TOTAL SQUARE FOOTAGE:  $\approx$  37,215 SQ FT

- MAXIMUM LOT COVERAGE BY STRUCTURE ALLOWED: 50%
- RETAIL LOT COVERAGE PROVIDED: 11.28%

**PARKING INFORMATION:**

- COMMUNITY SHOPPING CENTER: 1,200 SF
- PARKING DIMENSIONS: 8' x 19'
- (VACUUM STALLS 12' x 19')
- TOTAL STALLS REQUIRED: 187 STALLS
- TOTAL STALLS PROVIDED:

  - ACCESSIBLE STALLS: 15 STALLS
  - STANDARD STALLS: 165 STALLS
  - VACUUM STALLS: 11 STALLS
  - EV STALLS: 22 STALLS
  - EVCS STALLS: 2 STALLS

- TOTAL PROVIDED: 215 STALLS
- PARKING RATIO: APPROX. 5.8/1000SF

**NOTE:**

- LOADING ZONES: CAV/FEV/EVCS STALL INFORMATION TO BE CONFIRMED PRIOR TO PLAN CHECK
- SIGNAGE FOR PEDESTRIAN/BICYCLE CROSSING AND STOP SIGN

# RAMONA GATEWAY COMMERCIAL CENTER

## 1-RETAIL SITE PLAN

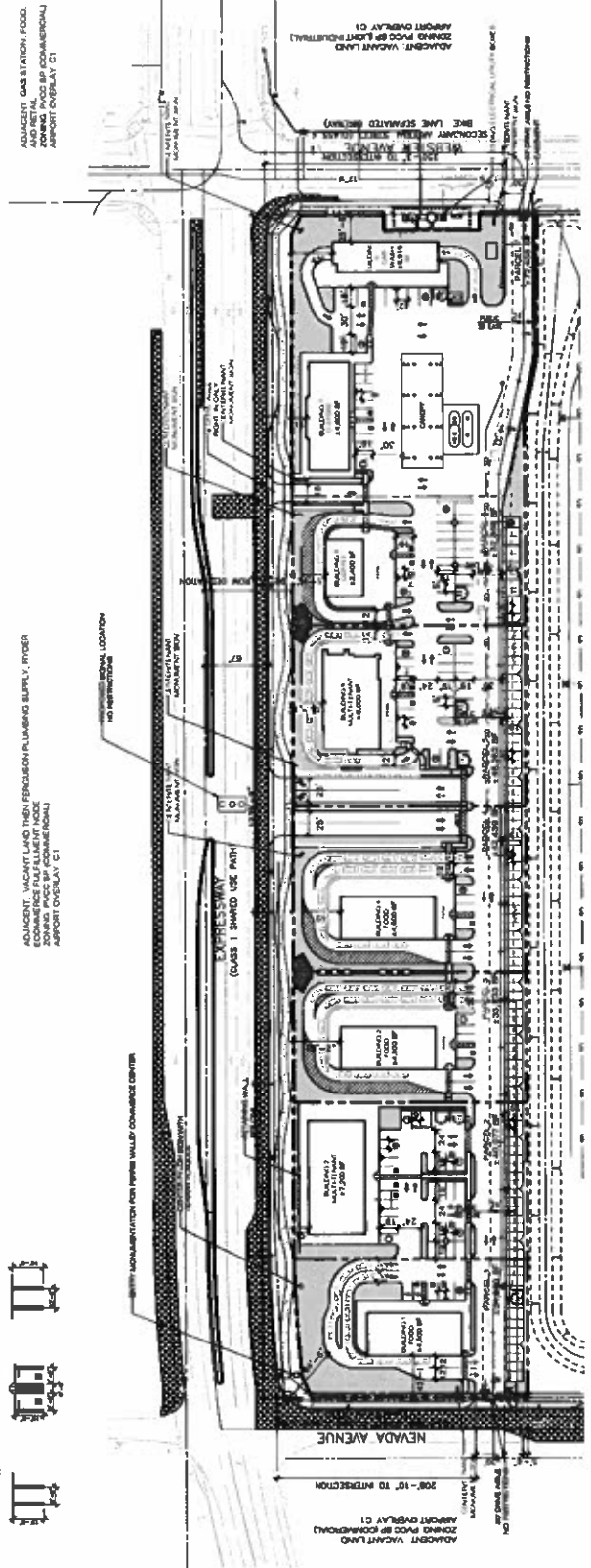
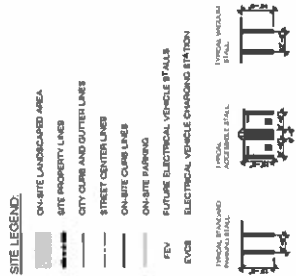
PERRIS RAMONA EXPRESSWAY AND WEBSTER AVENUE  
 PERRIS, CALIFORNIA

**BICKEL GROUP ARCHITECTURE**  
 3600 BIRCH STREET, SUITE 120  
 PERRIS, CA 92570  
 P: 956.737.0811 F: 956.737.0813  
 WWW.BICKELGROUP.COM



Scale: 1" = 50'-0"  
 June 20, 2022

PROJECT NO.: 2022-0001  
 DRAWING NO.: 100 - SITE PLAN (DWG)



**SITE INFORMATION:**

APPLICANT/ PROPERTY OWNER:  
PERRIS LANDCO, LLC  
201 SPEAR STREET, SUITE 1100  
SAN FRANCISCO, CA 94105  
DANIEL SACHS  
EMAIL: daniel\_sachs@deccaco.com

LEGAL DESCRIPTION:  
THE LAND REFERRED TO HEREIN IS SITUATED IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:  
A PTN OF LOT 20 PERRY'S SUBDIVISION, BK 7/PG 25 OF MAPS, TOGETHER WITH A PTNS OF LOT 22 PERRY'S BE SUBDIVISION, BK 7/PG 45 OF MAPS, ALL OF OFFICIAL RECORDS, COUNTY OF RIVERSIDE

ZONING: PVCC SP (PERRIS VALLEY COMMERCE CENTER SPECIFIC PLAN: COMMERCIAL) AIRPORT OVERLAY: C1

ASSESSORS PARCEL NO.: 317120021

**PROJECT INFORMATION:**

**SITE INFORMATION:**

- TOTAL GROSS SITE AREA: ±2,176,863 SF (49.97 AC)
- TOTAL NET SITE AREA: ±2,141,645 SF (49.17 AC)
- RETAIL GROSS SITE AREA: ±329,012 (7.65 AC)
- RETAIL NET SITE AREA: ±302,697 (6.95 AC)

**LANDSCAPE INFORMATION:**

- MINIMUM LANDSCAPE COVERAGE REQUIRED: 10%
- TOTAL LANDSCAPE COVERAGE PROVIDED: ±64,291 SQ FT (18% OF TOTAL SITE) (4.4% OF PARKING AREA)

**BUILDING INFORMATION:**

- BUILDING 1: FOOD, ±4,500 SQ FT
- BUILDING 2: MULTI-TENANT, ±7,200 SQ FT
- BUILDING 3: FOOD, ±4,500 SQ FT
- BUILDING 4: FOOD, ±4,500 SQ FT
- BUILDING 5: MULTI-TENANT, ±6,000 SQ FT
- BUILDING 6: COFFEE, ±2,400 SQ FT
- BUILDING 7: C-STORE, ±4,800 SQ FT
- BUILDING 8: CAR WASH, ±3,615 SQ FT
- TOTAL SQUARE FOOTAGE: ±37,216 SQ FT
- MAXIMUM LOT COVERAGE BY STRUCTURE ALLOWED: 50%
- RETAIL LOT COVERAGE PROVIDED: 11.28%

**PARKING INFORMATION:**

- COMMUNITY SHOPPING CENTER: 1/200 SF
- PARKING DIMENSIONS: 9' x 19'
- (VACUUM STALLS 12' x 19')
- TOTAL STALLS REQUIRED: 187 STALLS
- TOTAL STALLS PROVIDED: 215 STALLS (+11 VACUUM STALLS)
- PARKING RATIO: APPROX. 5.8/ 1000SF

**NOTE:**

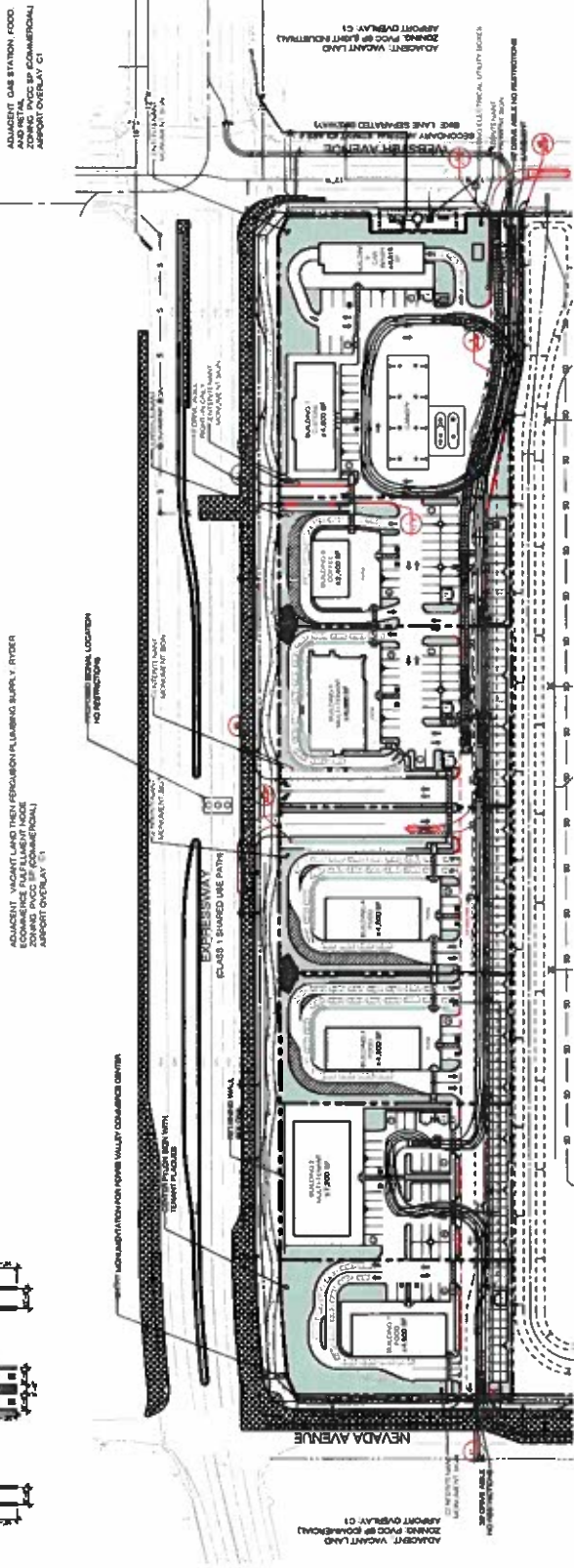
LOADING ZONES, CAVIET STALL LOCATIONS TO BE IDENTIFIED PRIOR TO PLAN CHECK

**2-RETAIL TRUCK ACCESS PLAN**

Scale: 1" = 50'-0"  
June 20, 2022  
Approved: [Signature]

6-10-2022 / Plans Issued for Review and Approval  
Approved: [Signature]

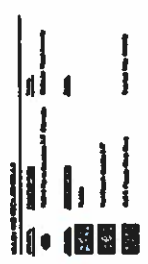
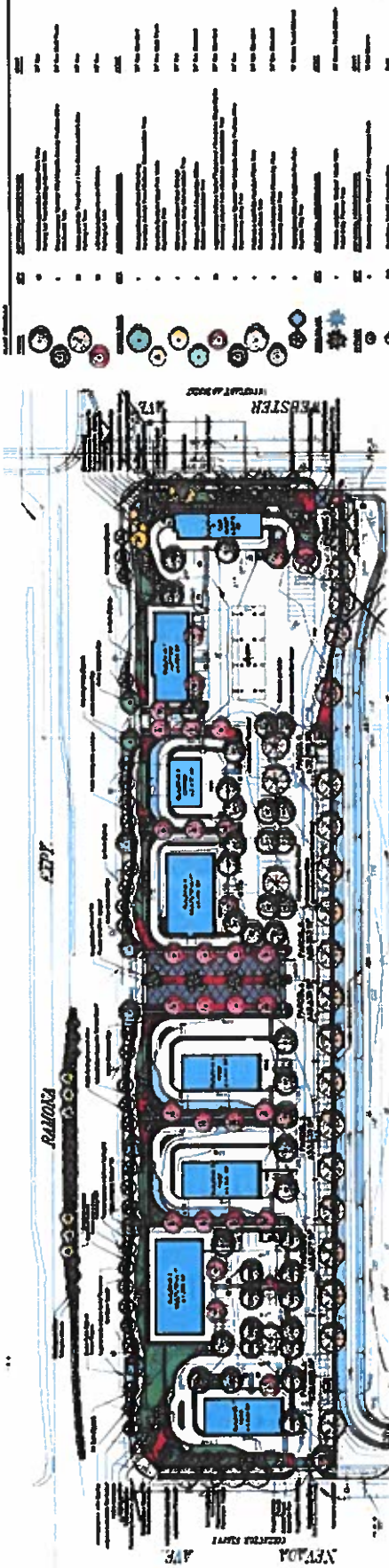
- SITE LEGEND:**
- ON-SITE LANDSCAPED AREA
  - SITE PROPERTY LINES
  - CITY CURB AND OUTER LINES
  - STREET COVERED LINES
  - ON-SITE CURB LINES
  - ON-SITE PARKING
  - FIRE HYDRANT



**RAMONA GATEWAY COMMERCE CENTER**  
PERRIS RAMONA EXPRESSWAY AND WEBSTER AVENUE  
PERRIS, CALIFORNIA

**BICKEL GROUP ARCHITECTURE**  
BICKEL GROUP INCORPORATED  
1500 S. RIVER STREET  
NEWPORT BEACH, CA 92660  
P: 949.787.0411 F: 949.787.0051  
WWW.BICKELGROUP.COM





**TREE AND SHRUB REQUIREMENTS**

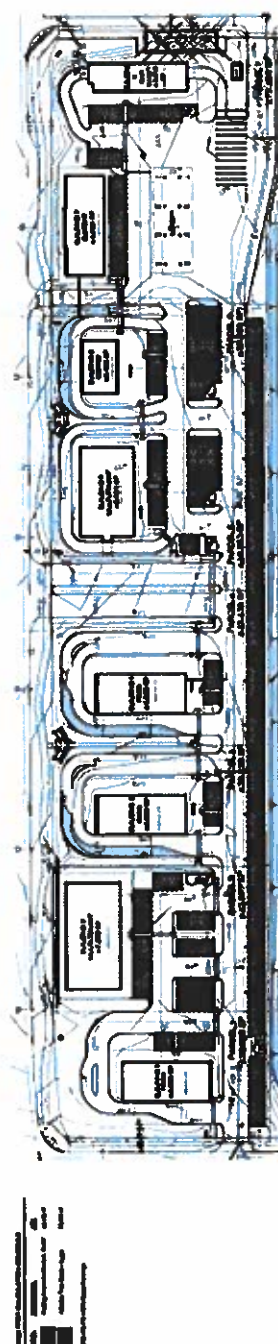
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Quantity: ...

Planting Date: ...

Planting Method: ...

Planting Location: ...



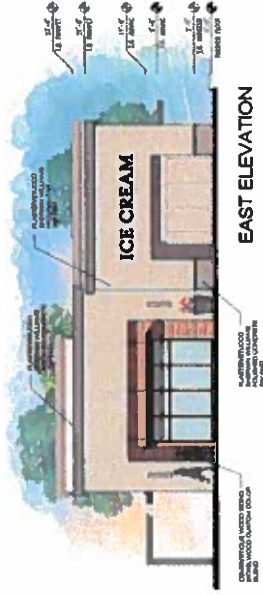
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**PERRIS RAMONA EXPRESSWAY AND WEBSTER AVENUE**  
**PERRIS, CALIFORNIA**



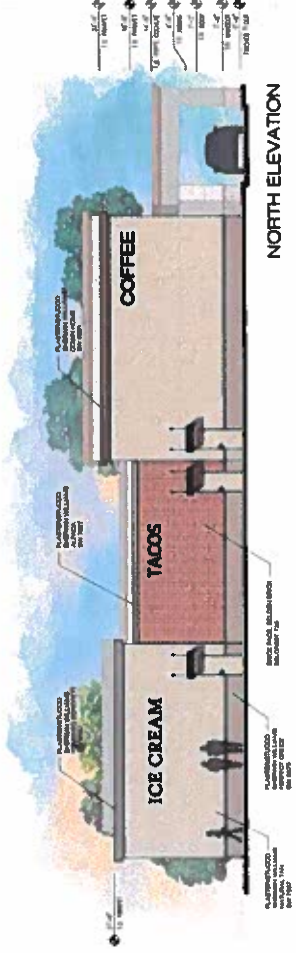
**SOUTH ELEVATION**



**EAST ELEVATION**



**WEST ELEVATION**



**NORTH ELEVATION**

**BICKEL GROUP ARCHITECTURE**  
 BICKEL GROUP INCORPORATED  
 2840 BRANCH STREET, SUITE 130  
 PERRIS, CA 92370  
 P: 951.287.0811 F: 951.287.0811  
 WWW.BICKELGRP.COM

**RAMONA GATEWAY COMMERCE CENTER**  
 PERRIS RAMONA EXPRESSWAY AND WEBSTER AVENUE  
 PERRIS, CALIFORNIA

REPRESENTATIVE  
 RETAIL ELEVATIONS  
 Scale: 1/8" = 1'-0"

June 20, 2022

Architectural Elevation: 200 Building & Site - 1st Floor  
 200 Building & Site - 1st Floor

# Ramona Gateway Retail Project



Retail Architectural Theme Elevation

**RG&A**  
 CONSULTING ARCHITECTS  
 13231 Alhambra Blvd., Suite 200  
 Van Nuys, CA 91411  
 (818) 781-0000  
 (818) 781-0933

DATE: 11/11/11  
 SCALE: 1/8" = 1'-0"

PROJECT: RAMONA GATEWAY  
 COMMERCIAL CENTER

RAMONA GATEWAY  
 COMMERCIAL CENTER  
 0000 WEBSTER AVENUE  
 CITY OF PERRIS, CA

DESIGNED BY: PERISS LARSON, LLC  
 10000 WEBSTER AVENUE  
 SUITE 100  
 PERRIS, CA 92570  
 (951) 221-1111  
 www.perisslarson.com

**DECA**  
 DESIGN ENGINEERING ARCHITECTURE  
 10000 WEBSTER AVENUE  
 SUITE 100  
 PERRIS, CA 92570  
 (951) 221-1111  
 www.deca.com

NO.	DESCRIPTION	DATE	BY	CHECKED BY
1	ISSUED FOR PERMITTING	11/11/11	DL	DL
2	ISSUED FOR CONSTRUCTION			
3	ISSUED FOR RECORD			
4	ISSUED FOR ARCHITECTURAL REVIEW			
5	ISSUED FOR CIVIL ENGINEERING REVIEW			
6	ISSUED FOR ELECTRICAL ENGINEERING REVIEW			
7	ISSUED FOR MECHANICAL ENGINEERING REVIEW			
8	ISSUED FOR PLUMBING ENGINEERING REVIEW			
9	ISSUED FOR STRUCTURAL ENGINEERING REVIEW			
10	ISSUED FOR LANDSCAPE ARCHITECTURE REVIEW			
11	ISSUED FOR TRAFFIC ENGINEERING REVIEW			
12	ISSUED FOR ENVIRONMENTAL REVIEW			
13	ISSUED FOR HISTORIC PRESERVATION REVIEW			
14	ISSUED FOR AIR QUALITY REVIEW			
15	ISSUED FOR OTHER REVIEW			
16	ISSUED FOR FINAL REVIEW			

PROJECT NO.: 11-1111  
 SHEET NO.: 11-1111-01  
 DRAWN BY: DL  
 CHECKED BY: DL  
 DATE: 11/11/11  
 SCALE: 1/8" = 1'-0"  
 SHEET TITLE: SITE PLAN



PLASTER/STUCCO  
SHERWIN WILLIAMS  
NATURAL TAN  
SW 7567



PLASTER/STUCCO  
SHERWIN WILLIAMS  
PERFECT OFFWHITE  
SW 6073



PLASTER/STUCCO  
SHERWIN WILLIAMS  
POLISHED CONCRETE  
SW 9167



PLASTER/STUCCO  
SHERWIN WILLIAMS  
FUNCTIONAL GRAY  
SW 7024



PLASTER/STUCCO  
SHERWIN WILLIAMS  
ALPACA  
SW 7027



PLASTER/STUCCO  
SHERWIN WILLIAMS  
DOWN HOME  
SW 8081



CEMENTITIOUS WOOD SIDING  
BICKELWOOD CUSTOM COLOR



BRICK  
BELDEN BRICK  
BELCREST 730



SUNBRELLA FABRIC  
BEAUFORT MUSHROOM  
6" TYP ALTERNATING STRIPES



BICKEL GROUP  
ARCHITECTURE  
BICKEL GROUP INCORPORATED  
1000 WEST 10TH STREET  
NEWPORT BEACH, CA 92660  
P 949.767.0411 F 949.767.0611  
P O BOX 8728 NEWPORT BEACH, CA 92688

# RAMONA GATEWAY COMMERCE CENTER

PERRIS RAMONA EXPRESSWAY AND WEBSTER AVENUE  
PERRIS, CALIFORNIA

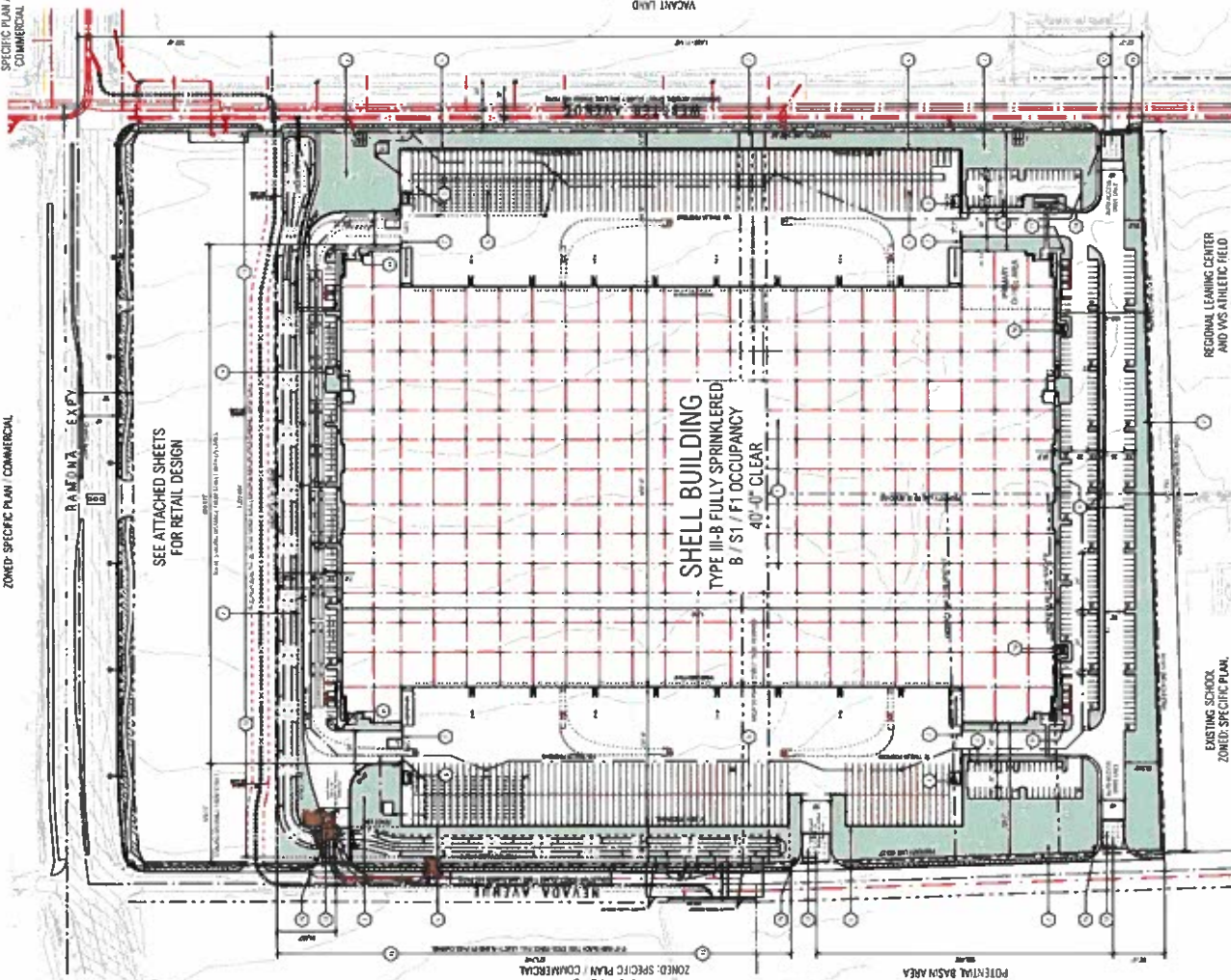
COLOR MATERIAL BOARD  
June 20, 2022

PROJECT NO. : Perry Ramona Expressway and Webster  
ADDRESS : 13300 Perry Ramona Expressway, Perris, CA 92570  
DATE : 06/20/2022





Item	Proposed	Prevalent
Development	11,000 SF	1,000 SF
Construction Cost	\$1,000,000	\$100,000
Estimated Value	\$1,000,000	\$100,000
Estimated Value	\$1,000,000	\$100,000
Estimated Value	\$1,000,000	\$100,000
Estimated Value	\$1,000,000	\$100,000
Estimated Value	\$1,000,000	\$100,000
Estimated Value	\$1,000,000	\$100,000
Estimated Value	\$1,000,000	\$100,000
Estimated Value	\$1,000,000	\$100,000
Estimated Value	\$1,000,000	\$100,000



**PROJECT DATA**

PROJECT NO. 18-119-11-1271-1C

DATE: 08/20/2018

BY: [Name]

CHECKED BY: [Name]

SCALE: AS SHOWN

TITLE: SHELL BUILDING FOR RETAIL DESIGN

**ASSESSOR'S PARCEL NUMBER**

APN: 003-001-001-001

APN: 003-001-001-002

APN: 003-001-001-003

APN: 003-001-001-004

APN: 003-001-001-005

**APPLICANT**

PERKS LANDCO, LLC

OWNER: PERKS, ANDREW

OWNER: DAVIS, SHARON

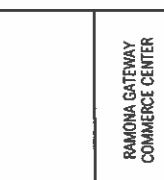
14141, 14142, 14143, 14144



**RAMONA GATEWAY COMMERCE CENTER**

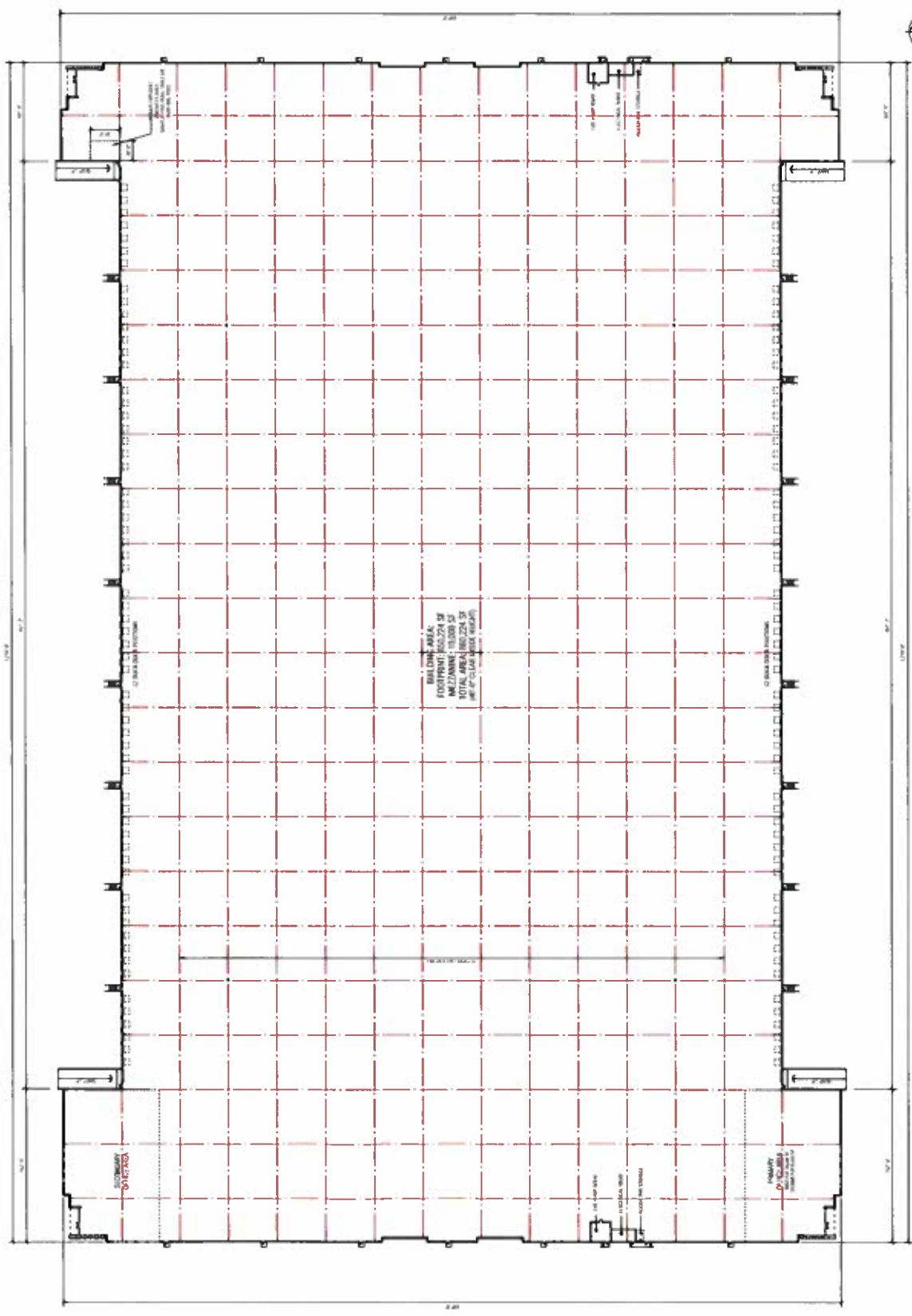
8000 WEBSTER AVENUE

CITY OF PERRIS, CA



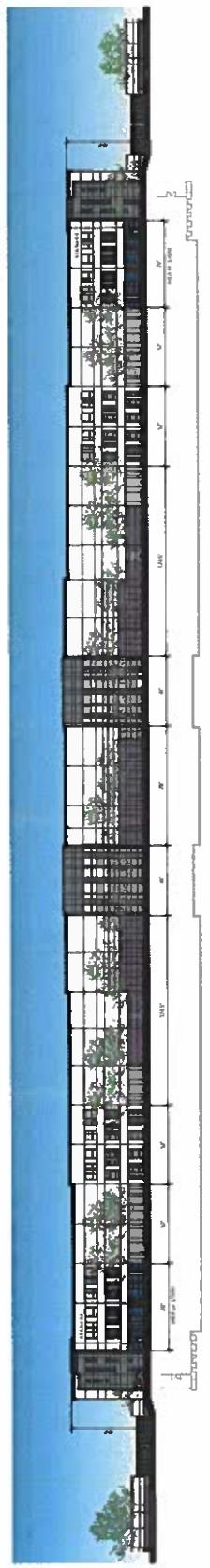
NO.	DESCRIPTION
1	EXISTING RETAIL
2	EXISTING SCHOOL
3	EXISTING PUBLIC FACILITY
4	EXISTING PARKING
5	EXISTING DRIVE
6	EXISTING SIDEWALK
7	EXISTING LANDSCAPE
8	EXISTING UTILITIES
9	EXISTING FOUNDATION
10	EXISTING STRUCTURE
11	EXISTING ROOF
12	EXISTING INTERIORS
13	EXISTING MECHANICAL
14	EXISTING ELECTRICAL
15	EXISTING PLUMBING
16	EXISTING HVAC
17	EXISTING INSULATION
18	EXISTING GLAZING
19	EXISTING FINISHES
20	EXISTING FIXTURES
21	EXISTING EQUIPMENT
22	EXISTING MATERIALS
23	EXISTING LABOR
24	EXISTING TIME
25	EXISTING BUDGET
26	EXISTING RISK
27	EXISTING SUSTAINABILITY
28	EXISTING ACCESSIBILITY
29	EXISTING SECURITY
30	EXISTING HEALTH
31	EXISTING WELLNESS
32	EXISTING EDUCATION
33	EXISTING RESEARCH
34	EXISTING INNOVATION
35	EXISTING LEADERSHIP
36	EXISTING COLLABORATION
37	EXISTING COMMUNITY
38	EXISTING ENVIRONMENT
39	EXISTING CULTURE
40	EXISTING HISTORY
41	EXISTING HERITAGE
42	EXISTING IDENTITY
43	EXISTING REPUTATION
44	EXISTING BRAND
45	EXISTING MESSAGE
46	EXISTING VOICE
47	EXISTING TONE
48	EXISTING LOOK
49	EXISTING FEEL
50	EXISTING SMELL
51	EXISTING TASTE
52	EXISTING TOUCH
53	EXISTING SOUND
54	EXISTING VIBRATION
55	EXISTING LIGHT
56	EXISTING SHADOW
57	EXISTING REFLECTION
58	EXISTING REFRACTION
59	EXISTING DIFFRACTION
60	EXISTING INTERFERENCE
61	EXISTING SCATTERING
62	EXISTING ABSORPTION
63	EXISTING TRANSMISSION
64	EXISTING SCATTERING
65	EXISTING ABSORPTION
66	EXISTING TRANSMISSION
67	EXISTING SCATTERING
68	EXISTING ABSORPTION
69	EXISTING TRANSMISSION
70	EXISTING SCATTERING

NO.	REV.	DATE	DESCRIPTION
1	1	07/10/12	ISSUED FOR PERKASIE TOWNSHIP REVIEW
2	1	07/10/12	ISSUED FOR PERKASIE TOWNSHIP REVIEW
3	1	07/10/12	ISSUED FOR PERKASIE TOWNSHIP REVIEW
4	1	07/10/12	ISSUED FOR PERKASIE TOWNSHIP REVIEW
5	1	07/10/12	ISSUED FOR PERKASIE TOWNSHIP REVIEW
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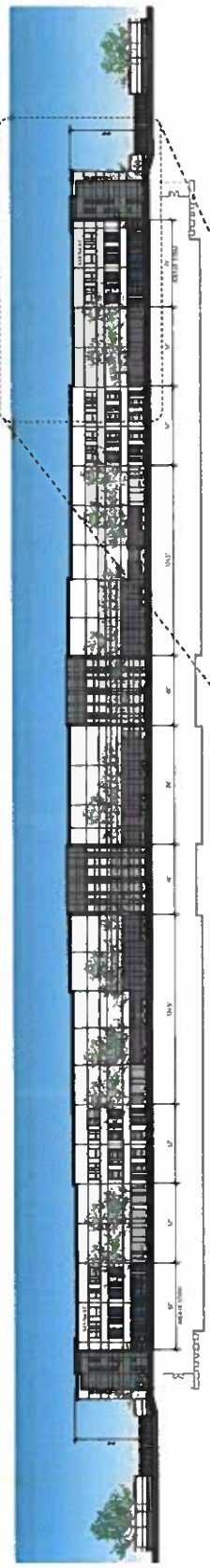


**INDUSTRIAL FLOOR PLAN**  
 07/10/12

NO.	DATE	DESCRIPTION
100	10/27/2017	CONCEPT PLAN
101	11/20/2017	CONCEPT PLAN
102	12/20/2017	CONCEPT PLAN
103	1/15/2018	CONCEPT PLAN
104	2/15/2018	CONCEPT PLAN
105	3/15/2018	CONCEPT PLAN
106	4/15/2018	CONCEPT PLAN
107	5/15/2018	CONCEPT PLAN
108	6/15/2018	CONCEPT PLAN
109	7/15/2018	CONCEPT PLAN
110	8/15/2018	CONCEPT PLAN
111	9/15/2018	CONCEPT PLAN
112	10/15/2018	CONCEPT PLAN
113	11/15/2018	CONCEPT PLAN
114	12/15/2018	CONCEPT PLAN
115	1/15/2019	CONCEPT PLAN
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200	2/15/2026	CONCEPT PLAN

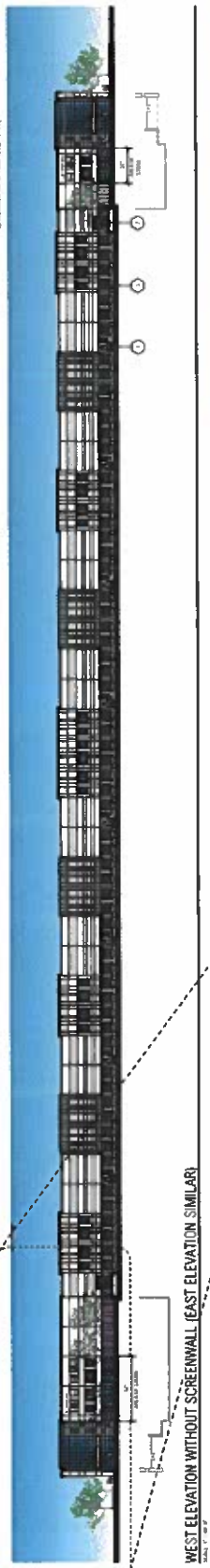


**SOUTH ELEVATION**



**NORTH ELEVATION**

- FINISH SCHEDULE**
- 1 - 1/2" ALUMINUM, BR. PAUL BROWN 6008
  - 2 - ALUMINUM, BR. PAUL BROWN 6008
  - 3 - ALUMINUM, BR. PAUL BROWN 6008
  - 4 - 1/2" ALUMINUM, BR. PAUL BROWN 6008
  - 5 - 1/2" ALUMINUM, BR. PAUL BROWN 6008
  - 6 - 1/2" ALUMINUM, BR. PAUL BROWN 6008
  - 7 - 1/2" ALUMINUM, BR. PAUL BROWN 6008
  - 8 - 1/2" ALUMINUM, BR. PAUL BROWN 6008
  - 9 - 1/2" ALUMINUM, BR. PAUL BROWN 6008
  - 10 - 1/2" ALUMINUM, BR. PAUL BROWN 6008
  - 11 - 1/2" ALUMINUM, BR. PAUL BROWN 6008
  - 12 - 1/2" ALUMINUM, BR. PAUL BROWN 6008
  - 13 - 1/2" ALUMINUM, BR. PAUL BROWN 6008
  - 14 - 1/2" ALUMINUM, BR. PAUL BROWN 6008
  - 15 - 1/2" ALUMINUM, BR. PAUL BROWN 6008
  - 16 - 1/2" ALUMINUM, BR. PAUL BROWN 6008
  - 17 - 1/2" ALUMINUM, BR. PAUL BROWN 6008
  - 18 - 1/2" ALUMINUM, BR. PAUL BROWN 6008
  - 19 - 1/2" ALUMINUM, BR. PAUL BROWN 6008
  - 20 - 1/2" ALUMINUM, BR. PAUL BROWN 6008
- NOTES:**
1. PROVIDE 1/2" ALUMINUM CLAD FOR ALL EXTERIOR WALLS (SEE FINISH SCHEDULE)
  2. PROVIDE 1/2" ALUMINUM CLAD FOR ALL EXTERIOR WALLS (SEE FINISH SCHEDULE)
  3. PROVIDE 1/2" ALUMINUM CLAD FOR ALL EXTERIOR WALLS (SEE FINISH SCHEDULE)
  4. PROVIDE 1/2" ALUMINUM CLAD FOR ALL EXTERIOR WALLS (SEE FINISH SCHEDULE)
  5. PROVIDE 1/2" ALUMINUM CLAD FOR ALL EXTERIOR WALLS (SEE FINISH SCHEDULE)
  6. PROVIDE 1/2" ALUMINUM CLAD FOR ALL EXTERIOR WALLS (SEE FINISH SCHEDULE)
  7. PROVIDE 1/2" ALUMINUM CLAD FOR ALL EXTERIOR WALLS (SEE FINISH SCHEDULE)
  8. PROVIDE 1/2" ALUMINUM CLAD FOR ALL EXTERIOR WALLS (SEE FINISH SCHEDULE)
  9. PROVIDE 1/2" ALUMINUM CLAD FOR ALL EXTERIOR WALLS (SEE FINISH SCHEDULE)
  10. PROVIDE 1/2" ALUMINUM CLAD FOR ALL EXTERIOR WALLS (SEE FINISH SCHEDULE)
  11. PROVIDE 1/2" ALUMINUM CLAD FOR ALL EXTERIOR WALLS (SEE FINISH SCHEDULE)
  12. PROVIDE 1/2" ALUMINUM CLAD FOR ALL EXTERIOR WALLS (SEE FINISH SCHEDULE)
  13. PROVIDE 1/2" ALUMINUM CLAD FOR ALL EXTERIOR WALLS (SEE FINISH SCHEDULE)
  14. PROVIDE 1/2" ALUMINUM CLAD FOR ALL EXTERIOR WALLS (SEE FINISH SCHEDULE)
  15. PROVIDE 1/2" ALUMINUM CLAD FOR ALL EXTERIOR WALLS (SEE FINISH SCHEDULE)
  16. PROVIDE 1/2" ALUMINUM CLAD FOR ALL EXTERIOR WALLS (SEE FINISH SCHEDULE)
  17. PROVIDE 1/2" ALUMINUM CLAD FOR ALL EXTERIOR WALLS (SEE FINISH SCHEDULE)
  18. PROVIDE 1/2" ALUMINUM CLAD FOR ALL EXTERIOR WALLS (SEE FINISH SCHEDULE)
  19. PROVIDE 1/2" ALUMINUM CLAD FOR ALL EXTERIOR WALLS (SEE FINISH SCHEDULE)
  20. PROVIDE 1/2" ALUMINUM CLAD FOR ALL EXTERIOR WALLS (SEE FINISH SCHEDULE)



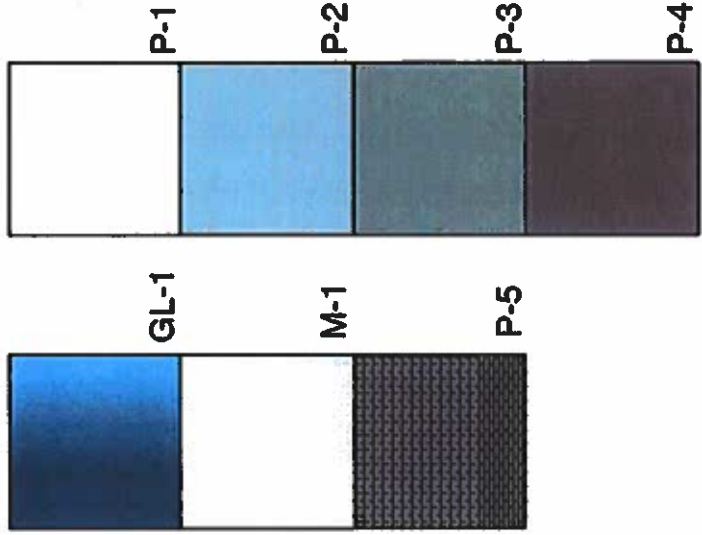
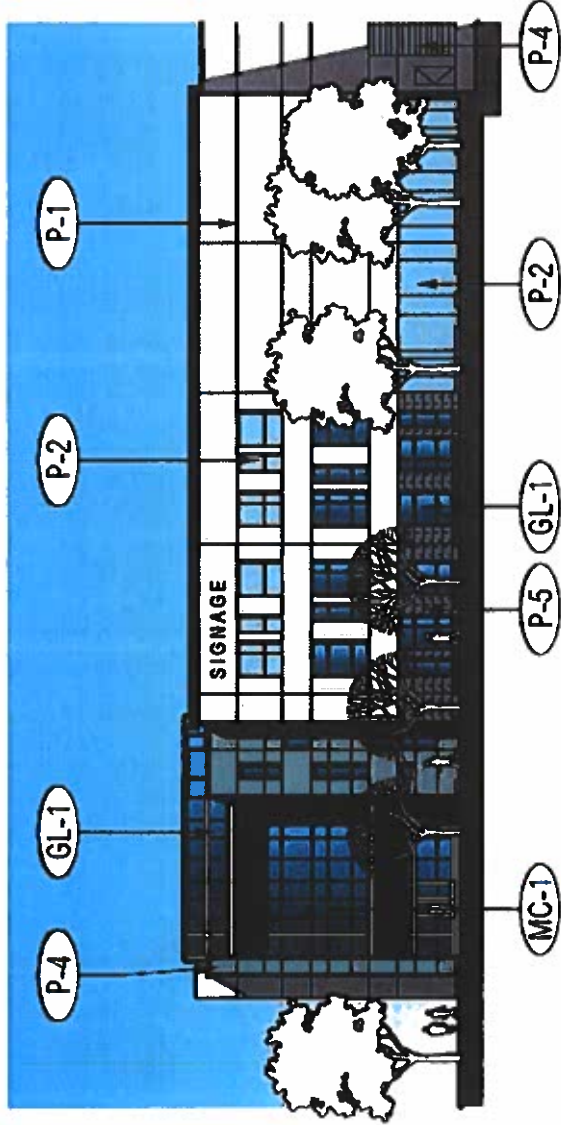
**WEST ELEVATION WITHOUT SCREENWALL (EAST ELEVATION SIMILAR)**



**PARTIAL WEST ELEVATION**



**PARTIAL NORTH ELEVATION**



**PARTIAL ENTRY ELEVATION**

SCALE 1"=30'-0"

**FINISH SCHEDULE**

CODE	MATERIAL	DESCRIPTION
P-1	FIELD COLOR	COLOR: SHERWIN WILLIAMS SW 7063 NEBULOUS WHITE
P-2	ACCENT COLOR	COLOR: SHERWIN WILLIAMS SW 7650 ELLIE GRAY
P-3	ACCENT COLOR	COLOR: SHERWIN WILLIAMS SW 6182 COASTAL PLAIN
P-4	BASE COLOR	COLOR: SHERWIN WILLIAMS SW 7067 CITYSCAPE
P-5	BRICK MATERIAL	COLOR: BRICK MATERIAL TO MATCH SW 7067 CITYSCAPE
GL-1	GLAZING	BLUE REFLECTIVE GLAZING - SOLARCOOL PACIFICA
M-1	MULLIONS	CLEAR ANODIZED ALUMINUM

**RAMONA GATEWAY  
COMMERCE CENTER**

**0000 WEBSTER AVENUE  
PERRIS, CA**

**PERRIS LANDCO, LLC**

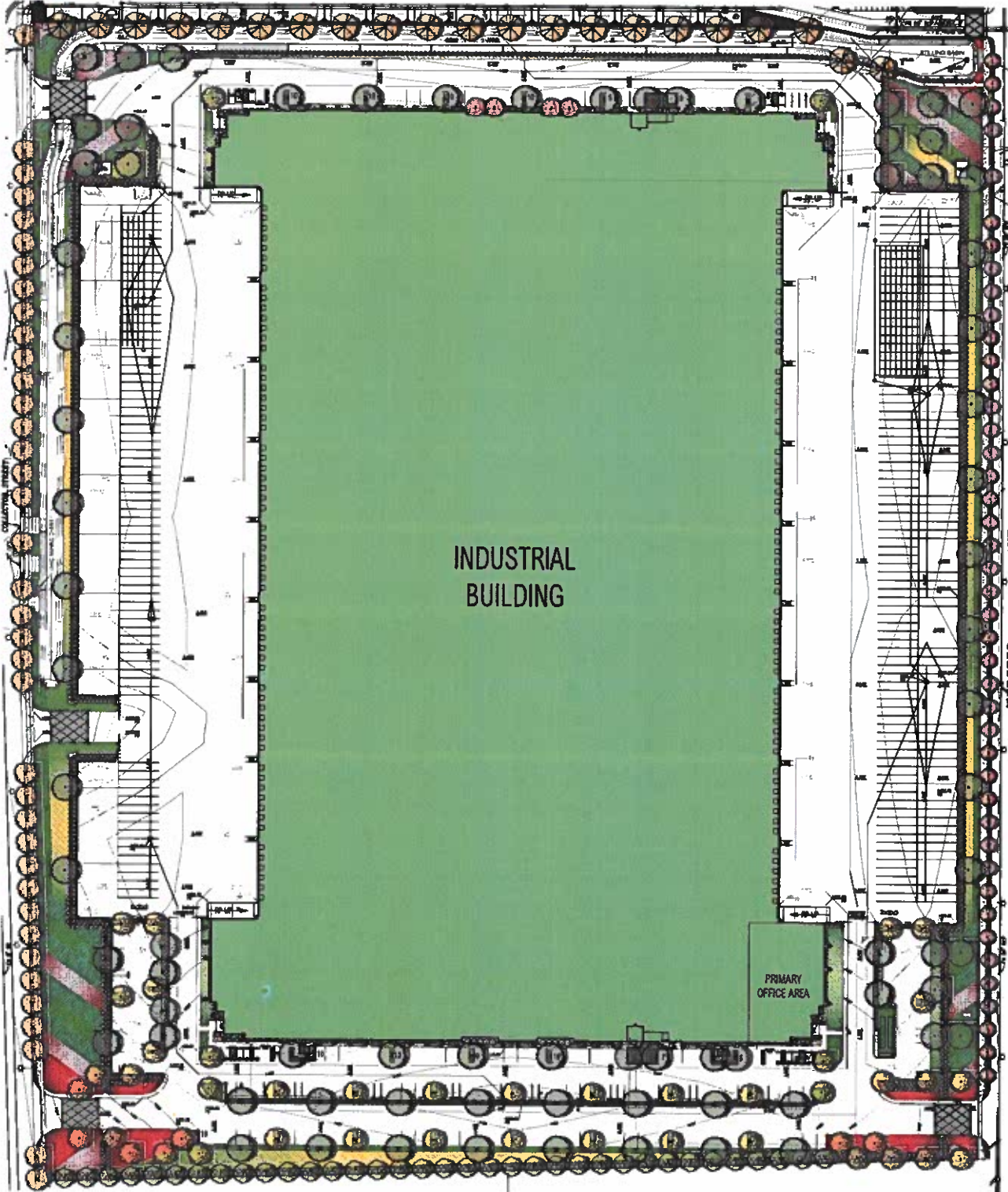
**RG A**

Office of Architectural Design

15231 Alton Parkway, Suite 100  
Irvine, CA 92618

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

NEVADA AVENUE



SCHOOL STREET

WEBSTER AVE.

SECONDARY APPROACH

PERRIS RAMONA EXPRESSWAY AND WEBSTER AVENUE  
PERRIS, CALIFORNIA

SYMBOL	DESCRIPTION	QUANTITY
1	18" DB PALM TREE	100
2	12" DB PALM TREE	200
3	8" DB PALM TREE	300
4	6" DB PALM TREE	400
5	4" DB PALM TREE	500
6	2" DB PALM TREE	600
7	18" DB SPREADER	100
8	12" DB SPREADER	200
9	8" DB SPREADER	300
10	6" DB SPREADER	400
11	4" DB SPREADER	500
12	2" DB SPREADER	600
13	18" DB SHRUB	100
14	12" DB SHRUB	200
15	8" DB SHRUB	300
16	6" DB SHRUB	400
17	4" DB SHRUB	500
18	2" DB SHRUB	600
19	18" DB TREE	100
20	12" DB TREE	200
21	8" DB TREE	300
22	6" DB TREE	400
23	4" DB TREE	500
24	2" DB TREE	600
25	18" DB PALM TREE	100
26	12" DB PALM TREE	200
27	8" DB PALM TREE	300
28	6" DB PALM TREE	400
29	4" DB PALM TREE	500
30	2" DB PALM TREE	600

**LEGEND AND NOTES**

1. ALL PLANTING TO BE INSTALLED BY CONTRACTOR.

2. ALL PLANTING TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF PERRIS LANDSCAPE PLAN SPECIFICATIONS.

3. ALL PLANTING TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF PERRIS LANDSCAPE PLAN SPECIFICATIONS.

4. ALL PLANTING TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF PERRIS LANDSCAPE PLAN SPECIFICATIONS.

5. ALL PLANTING TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF PERRIS LANDSCAPE PLAN SPECIFICATIONS.

6. ALL PLANTING TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF PERRIS LANDSCAPE PLAN SPECIFICATIONS.

7. ALL PLANTING TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF PERRIS LANDSCAPE PLAN SPECIFICATIONS.

8. ALL PLANTING TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF PERRIS LANDSCAPE PLAN SPECIFICATIONS.

9. ALL PLANTING TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF PERRIS LANDSCAPE PLAN SPECIFICATIONS.

10. ALL PLANTING TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF PERRIS LANDSCAPE PLAN SPECIFICATIONS.



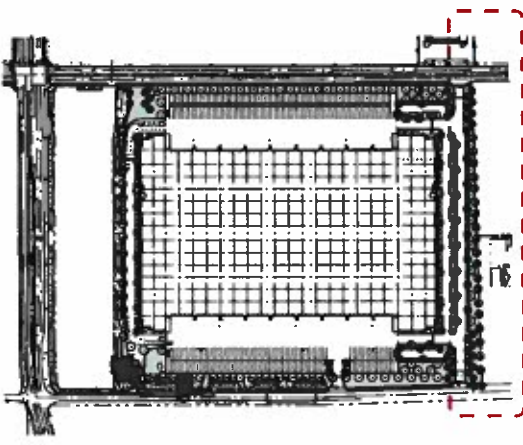


DATE: 01/11/11	PROJECT: RAMONA GATEWAY COMMERCE CENTER
DESIGNER: RGA	CLIENT: PERIS LAMCO, LLC
SCALE: AS SHOWN	LOCATION: 0000 WEBSTER AVENUE, CITY OF PERRIS, CA

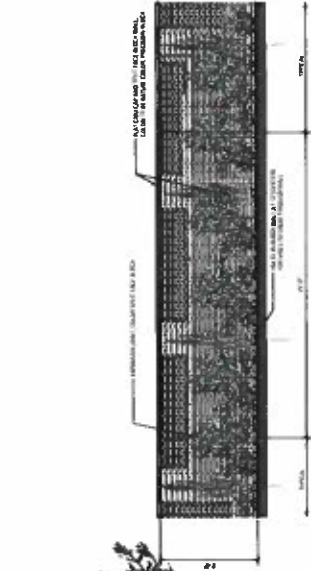
**RAMONA GATEWAY  
 COMMERCE CENTER**  
 0000 WEBSTER AVENUE  
 CITY OF PERRIS, CA

**deca**  
 PERIS LAMCO, LLC  
 ONE WILSON AVENUE  
 DOWNEY, CA 90241  
 PH: 562.944.1100  
 WWW.DECACORPORATION.COM

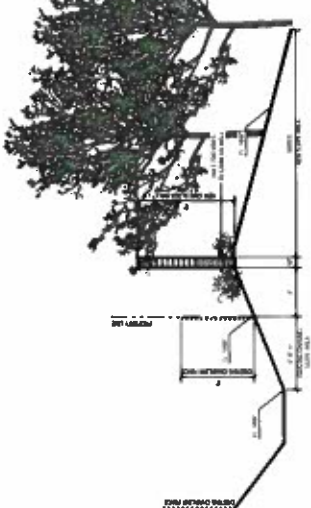
NO.	DESCRIPTION	DATE
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2	ISSUED FOR CONSTRUCTION	01/11/11
3	ISSUED FOR RECORD	01/11/11
4	ISSUED FOR AS-BUILT	01/11/11
5	ISSUED FOR FINAL RECORD	01/11/11
6	ISSUED FOR ARCHITECTURAL BOARD	01/11/11
7	ISSUED FOR PERMITS	01/11/11
8	ISSUED FOR CONSTRUCTION	01/11/11
9	ISSUED FOR RECORD	01/11/11
10	ISSUED FOR AS-BUILT	01/11/11
11	ISSUED FOR FINAL RECORD	01/11/11
12	ISSUED FOR ARCHITECTURAL BOARD	01/11/11
13	ISSUED FOR PERMITS	01/11/11
14	ISSUED FOR CONSTRUCTION	01/11/11
15	ISSUED FOR RECORD	01/11/11
16	ISSUED FOR AS-BUILT	01/11/11
17	ISSUED FOR FINAL RECORD	01/11/11
18	ISSUED FOR ARCHITECTURAL BOARD	01/11/11
19	ISSUED FOR PERMITS	01/11/11
20	ISSUED FOR CONSTRUCTION	01/11/11
21	ISSUED FOR RECORD	01/11/11
22	ISSUED FOR AS-BUILT	01/11/11
23	ISSUED FOR FINAL RECORD	01/11/11
24	ISSUED FOR ARCHITECTURAL BOARD	01/11/11
25	ISSUED FOR PERMITS	01/11/11
26	ISSUED FOR CONSTRUCTION	01/11/11
27	ISSUED FOR RECORD	01/11/11
28	ISSUED FOR AS-BUILT	01/11/11
29	ISSUED FOR FINAL RECORD	01/11/11
30	ISSUED FOR ARCHITECTURAL BOARD	01/11/11



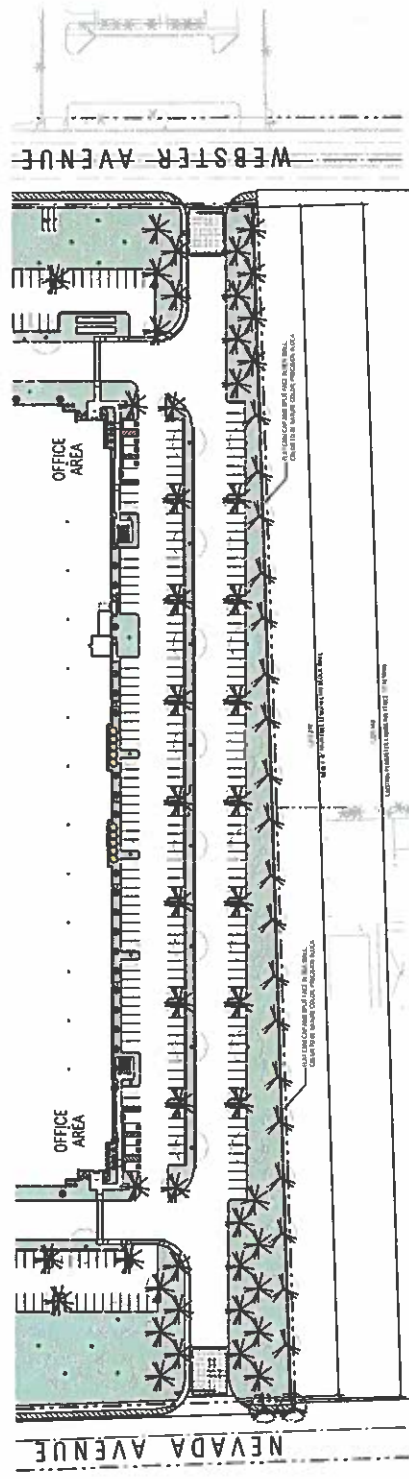
**KEY PLAN**  
 SCALE: 1" = 100'



**TYPICAL BLOCK WALL FENCE ELEVATION**  
 SCALE: 1" = 100'



**SITE SECTION**  
 SCALE: 1" = 100'



**SITE LEGEND:**  
 [Symbol] EXISTING IMPROVEMENTS  
 [Symbol] PROPOSED IMPROVEMENTS  
 [Symbol] EXISTING PAVEMENT  
 [Symbol] PROPOSED PAVEMENT  
 [Symbol] EXISTING CURB  
 [Symbol] PROPOSED CURB  
 [Symbol] EXISTING SIDEWALK  
 [Symbol] PROPOSED SIDEWALK  
 [Symbol] EXISTING DRIVEWAY  
 [Symbol] PROPOSED DRIVEWAY  
 [Symbol] EXISTING UTILITY  
 [Symbol] PROPOSED UTILITY  
 [Symbol] EXISTING FENCE  
 [Symbol] PROPOSED FENCE  
 [Symbol] EXISTING TREE  
 [Symbol] PROPOSED TREE  
 [Symbol] EXISTING LANDSCAPE  
 [Symbol] PROPOSED LANDSCAPE



**SITE PLAN**  
 SCALE: 1" = 100'

## **ATTACHMENT 10**

### **Public Comment Letters and Survey Form – In Support of the Project**

*Due to the size of the files, the Survey Forms are  
available online at:*

[https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-329#docan1206\\_1313\\_479](https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-329#docan1206_1313_479)





January 13, 2023

City of Perris Planning Commission  
101 N D St.  
Perris, CA 92570

Dear Chairman Hammond, Vice-Chairman Shively and Planning Commissioners,

I would like to acknowledge the Ramona Gateway project team for their collaboration with me and my staff at Val Verde High School & Academy and inform you of our support for the project.

Over the last two years, the sponsor has regularly engaged with us to ensure that their proposed project not only protects Val Verde High School and Val Verde Academy, but has also provided meaningful benefits to our students and staff. We greatly appreciated being able to engage with the developers early in the design process as that allowed us to have significant impact on design, operations, and partnerships that have shaped the project before you. We also appreciate that the sponsor took time to present the project to our Site Council on 11/8/22.

In coordination with Stacy Strawderman, Facilities Director for VVUSD, we wholly approve of the specific improvements the project has made at our request: a landscaped visual barrier separating the project from the school, traffic calming measures on Nevada, and the re-routing of the truck route to best match the needs of our campus.

We are extremely excited that the project will provide multipurpose paths on Nevada, Ramona, and Webster, providing safer routes for students to access school, and improved connections to the broader community. In addition, the project will help eliminate flooding on Nevada Ave near the school that occurs during major storms. In addition, it will provide \$200,000 to transform an outdated woodworking classroom into a state-of-the-art facility that will house a construction program in partnership with the Southwest Regional Council of Carpenters. The project will also invest in the gardening and landscaping beautification of our campus.

This project continues to help our students even after they graduate since it will close the hard cost funding gap for the Downtown Perris Skills Training and Job Placement Center, which will offer advanced courses and certifications for our students when they leave Val Verde High School and the CTE, creating a "skills and job ladder" to help our students find meaningful, well-paying employment opportunities.

We are grateful to the project team, extremely excited for the new retail and dining opportunities this project offers and urge you to support it. Thank you for your consideration.

Sincerely,

Stacy Dedeaux  
Principal, Val Verde High School & Val Verde Academy

CC: Mayor Michael Vargas, Mayor Pro Tem Nava, Councilman Corona, Councilman Starr Rabb, Councilwoman Rogers, Clara Miramontes, Kenneth Phung



**PO Box 2183, Manhattan Beach, California 90267  
424.290.1901**

**January 17, 2023**

**City of Perris Planning Commission  
101 N D St.  
Perris, CA 92570**

**Dear Chairman Hammond, Vice-Chairman Shively and Planning Commissioners:**

**My company, The Lynch Group Inc., is thrilled to be a part of the proposed Ramona Gateway retail project and we urge you to approve it.**

**In DECA's many discussions with community stakeholders, the Ramona Gateway team has clearly heard a vocal chorus of interest for additional retail amenities in the area. Our research, along with initial sales studies, indicates retail uses will be very successful at this dynamic retail intersection.**

**To that end, we have been under contract for several months to purchase a retail lot at Ramona Gateway, and we are especially proud to bring a new Starbucks Coffee store to the project. Furthermore, we have made application to the City's Planning Department for an Initial Site Plan Preliminary Review, and we are looking forward to moving the permitting process forward expeditiously.**

**DECA and the entire Ramona Gateway team have made it very clear that they are committed to crafting a project of the highest quality with the needs of the community in mind. In addition to the development of multiple retail centers throughout the United States over the last 30+ years, our company is currently finishing development of Moreno Valley Marketplace Shopping Center just north of your city at the SWC of Perris Boulevard and Iris Avenue (Aldi Market, Starbucks, Habit Burger, Quick Quack Car Wash). For those reasons, we appreciate how important good retail experiences are to the community.**

January 17, 2023  
City of Perris Planning Commission

This project squarely meets our criteria for quality, as it is beautifully designed with plentiful landscaping, a host of planned streetscape improvements, a new bus stop and more. We look forward to helping activate this stretch of Ramona Expressway and North Perris as soon as possible.

Thank you for your consideration, and we look forward to working with you to bring this dynamic project to fruition.

Sincerely,

THE LYNCH GROUP INC.

A handwritten signature in black ink, appearing to read "Allen J. Lynch". The signature is written in a cursive, flowing style with some loops and flourishes.

Allen J. Lynch, CRRP, CRX, CLS  
President



January 18, 2023

Emailed

**City of Perris**  
**Planning Commission**  
101 N D St,  
Perris, CA 92570

**RE: Letter of Support for Ramona Gateway Project**

Dear President Chairman Hammond, Vice-Chairman Shively and Planning Commissioners:

I am writing to you on behalf of Alabbasi Construction and our other related companies in support of the Ramona Gateway project. As the Owners of the catty corner, Chevron anchored development at the northeast corner of Ramona Expressway and Webster, we are intimately familiar with the existing unmet demand for additional retail, dinning and fueling options, especially for east bound traffic on Ramona Expressway. The additional retail along the Ramona Expressway frontage will become a local destination for the City's residents. We are dedicated to supporting this outcome by helping to build out the Commercial/ Retail frontage as soon as possible. Alabbasi is currently under contract to purchase the SW Ramona/ Webster corner and look forward to bringing a Shell branded fuel station and convenience store.

We are also pleased to learn that the project will be building significant streetscape improvements, including widening Ramona to three lanes in each direction, adding a new median on Ramona, two new streetlights, a multipurpose trail surrounding the site, and beautiful new landscaping. We also understand the project will fund the construction of a "Welcome to Perris" sign, creating a true gateway to North Perris.

DECA has been a pleasure to work with and we feel their commitment to building this project to the highest quality standards, which is one of the reasons we wish to be a part of it. We urge you to support this project and thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Marwan Alabbasi', is written over a light blue horizontal line.

Marwan Alabbasi  
President

CC: City Council, City of Perris  
Clara Miramontes, City Manager  
Kenneth Phung, Planning Director  
Patricia Brenes, Planning Manager  
Doug Fenn, Planner



**BOARD OF  
DIRECTORS**

**Mr. Ignacio Valdivia**  
*President*  
*Holiday Rock*

**Mr. Jerry Sepulveda**  
*Chairman*  
*Primerica Financial*

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*Leading Edge Learning  
Center*

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*Board Member*  
*Xara Public Affairs*

**Mr. Sandy Loeb**  
*Board Member*  
*Sons of the American  
Legion Squadron 595*

**Mrs. Tiana Lowe**  
*Board Member*  
*Cinnamon Stixs Bakery*

**Ms. Nicole Shorter**  
*Board Member*  
*Arthur's Soul Food*

**Mr. Chris Thompson**  
*Board Member*  
*Perris Valley Church*

**Ms. Carmen Weatherly**  
*Board Member*  
*Access Second Chance*

**PERRIS VALLEY CHAMBER OF COMMERCE**

January 25, 2023

City of Perris Planning Commission  
101 N D St.  
Perris, CA 92570

Dear Chairman Hammond, Vice-Chairman Shively and Planning Commissioners,

The Perris Valley Chamber of Commerce urges you to support this project!

We want to thank the Ramona Gateway project team for the informative presentation they gave to our Board of Directors at our January 17, 2023 meeting. They did a phenomenal job at answering all our questions and easing our concerns, while explaining the exciting benefits this project brings. We're thankful for the opportunity to speak to the developer directly.

We are appreciative of all the road and infrastructure improvements this project will bring to North Perris. The intersection at Nevada and Ramona Expressway is extremely dangerous and we're excited to know that this project will make the area safer by adding a stop light on Nevada, widening both sides of Ramona, adding a walking path around the project, and investing in flood control measures. Economically, we are excited to know that this project will create 1,400 construction jobs, nearly 1,000 permanent jobs and \$60 million in taxes, fees and economic impact to Perris over 30 years.

North Perris has a lack of dining options and can be a food desert for some. We are delighted to know that this project will bring additional food options for not only the community, but for Val Verde High School students and staff, and Val Verde Unified School District staff specifically.

We applaud the Ramona Gateway project team for their tremendous outreach and support they have given this community. We were happy to hear that they received over 90 letters of support from community members throughout Perris and even more thrilled to know of their support to Val Verde High School, Val Verde Unified School District, and the Perris Downtown Skills Center. Their substantial support to Val Verde High School's vocational and garden program, their



**BOARD OF DIRECTORS**

**Mr. Ignacio Valdivia**  
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*Holliday Rock*

**Mr. Jerry Sepulveda**  
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*Vice President*  
*Papa Rowe's Kitchen*

**Ms. Julia Burch**  
*Treasurer*  
*Boys & Girls Club Inland Valley*

**Mr. Robert Mason**  
*Treasurer*  
*Leading Edge Learning Center*

**Mr. Tim Moore**  
*Immediate Past President*  
*VFW Perris Post 888*

**Mrs. Violeta Aguilar-Wyrick**  
*Board Member*  
*Xara Public Affairs*

**Mr. Sandy Loeb**  
*Board Member*  
*Sons of the American Legion Squadron 595*

**Mrs. Tiana Lowe**  
*Board Member*  
*Cinnamon Stixs Bakery*

**Ms. Nicole Shorter**  
*Board Member*  
*Arthur's Soul Food*

**Mr. Chris Thompson**  
*Board Member*  
*Perris Valley Church*

**Ms. Carmen Weatherly**  
*Board Member*  
*Access Second Chance*

**PERRIS VALLEY CHAMBER OF COMMERCE**

support for the City's job training program, and their investment in the community is the standard we need to set for all developers in the area.

We truly appreciate the Ramona Gateway project team for all the work they have done with the community, their transparency, and their want to improve our community. This project will set the standard for future projects in the area, and we urge you to support this project.

Thank you for your consideration.

Sincerely,

Jerry Sepulveda  
Chairman of the Board  
Perris Valley Chamber of Commerce

CC: Michael Vargas, Mayor, City of Perris  
Marisela Nava, Mayor Pro Tem, City of Perris  
Malcolm Corona, Councilmember, City of Perris  
David Starr Rabb, Councilmember, City of Perris  
Rita Rogers, Councilmember, City of Perris  
Clara Miramontes, City Manager, City of Perris  
Kenneth Phung, Director of Development, City of Perris



# Val Verde Unified School District

975 W Morgan Street • Perris, CA 92571 • 951-940-6100

January 25, 2023

City of Perris Planning Commission  
101 N D St.  
Perris, CA 92570

**BOARD OF EDUCATION:**

*Daniel Aquino  
Marla Kirkland  
Matthew Serafin  
Melinda Young  
Erika L. Zamora*

**Michael R. McCormick**  
*Superintendent*

**Stacy Coleman**  
*Deputy Superintendent  
Business Services*

**Mark LeNoir**  
*Assistant Superintendent  
Education Services*

**Juan Cabral**  
*Assistant Superintendent  
Human Resources*

**Mark Clark**  
*Chief of Police  
Police Services*

Dear Chairman Hammond, Vice-Chairman Shively and Planning Commissioners,

As the Director of Facilities for the Val Verde Unified School District, I am writing to express my support for the Ramona Gateway project.

More than a year ago, the Ramona Gateway project team reached out to my colleagues and me, including Val Verde High School principal, Stacey Dedeaux, to share an early version of their proposed project. As recently expressed to the project team, the process has been a model as to how these types of interactions should unfold. They truly listened and incorporated our feedback. As a result, the project's design has been significantly improved to optimally work for our students, staff and our campus. Specifically, the project team made the following changes at our request:

- Re-routed vehicle routes and the design of their project's circulation to address traffic concerns.
- Added a 1,250' long landscaped property-line wall to help our students stay focused. Also, included greenery to improve views from classroom windows.
- Added additional landscaping to better obscure the visibility of structures from our campus.
- Provided traffic calming measures on Nevada Avenue that should make the Nevada & Morgan intersection safer.

In addition, the staff and I are incredibly pleased with other elements of the project including:

- New retail stores and restaurants that will provide convenient and enjoyable options.
- New multipurpose paths along Nevada, Webster and Ramona that will provide safer routes to school for students and staff than currently exist.
- Flood control improvements on Nevada Avenue near the school to make the campus more accessible during major storms.

Finally, we are excited about the support the project will provide to enhance the vocational programs that Val Verde Unified School District and the Career & Technical Education (CTE) program offers on campus. Specifically, Ramona Gateway will:

- Provide two hundred thousand dollars to modernize a classroom that will house a construction course in partnership with the Southwest Regional Council of Carpenters to provide vocational training to students that will put them on a pathway toward high wage, fulfilling careers.
- Provide additional funding to improve the school's gardens and landscaping.

We are extremely excited about all these programs, amenities and improvements that will enhance the campus experience for all students and staff and encourage you to support this project.

Thank you for your consideration.

Sincerely,



Stacy Strawderman  
Director, Facilities, Contracts & Purchasing Services  
Val Verde Unified School District

CC: Mayor Michael Vargas, Mayor Pro Tem Nava, Councilman Corona, Councilman Starr Rabb, Councilwoman Rogers, Clara Miramontes, Kenneth Phung

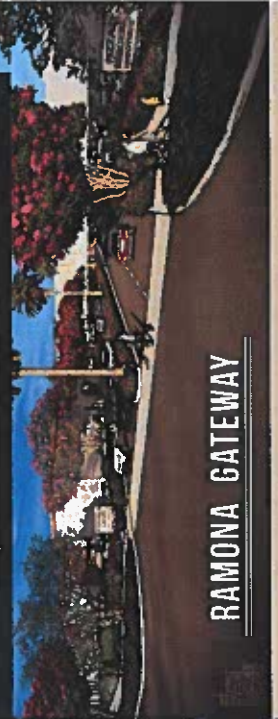


P.O. Box 1371  
Perris, CA 92572-9804



**COMING SOON**

A vibrant, new, mixed-use development bringing jobs, shops and restaurants to North Perris



**RAMONA GATEWAY**

# I SUPPORT Ramona Gateway

## CONTACT INFORMATION

First Name \_\_\_\_\_ Last Name \_\_\_\_\_  
Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Email  Only to receive email updates  
Phone  Only to receive text updates

YES. I support the Ramona Gateway  
 YES. I can write a letter of support  
 YES. I can attend a future hearing for this project

**Questions or Comments?**  
Call: (951) 821-4222  
Email: [RamonaGatewayCommentsCenter@gmail.com](mailto:RamonaGatewayCommentsCenter@gmail.com)

**RAMONA GATEWAY**

Read inside for more information



- Coffee with Drive-Thru
  - Sit-Down Restaurant Cafe
  - Fast Casual Burger and Chicken Restaurants
  - Gas Station with Convenience Store
- And More!*

**Ramona Gateway will bring new shopping & dining amenities to North Perris potentially including:**

## \$27M + in Community Benefits for Perris

- Widening of Ramona Expressway and new Multi-purpose path
- Eliminate flooding on Nevada Road
- New "Welcome to Perris" signage

- 35,000 sf of retail, outdoor seating & open space
- 7 retail concepts & 75 new jobs
- 950,000 sf of industrial with 920 new jobs
- \$400,000 Partnership with City to jump start the Perris Downtown Skills Training & Job Placement Center
- \$227,000 Investment in Val Verde High School's Career and Technical Education Program



**BUSINESS REPLY MAIL**  
FIRST CLASS MAIL PERMIT NO. 417  
PERRIS, CA 92572-9804

RAMONA GATEWAY  
PO BOX 1331  
PERRIS CA 92572-9804



## **ATTACHMENT 11**

### **Draft Environmental Impact Report and Associated Technical Studies**

*Due to the size of the files, the documents are available  
online at:*

[https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-329#docan1206\\_1313\\_479](https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-329#docan1206_1313_479)

## **ATTACHMENT 12**

**Final Environmental Impact Report  
(Public Comment Letter, Response to Comment, Errata,  
and Mitigation Monitoring and Reporting Program)**

*Due to the size of the file, the documents are available  
online at:*

[https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-329#docan1206\\_1313\\_479](https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-329#docan1206_1313_479)

## **ATTACHMENT 13**

**Planning Commission Staff Report Without Exhibits -  
Dated February 15, 2023**

*Due to the size of the documents, only the staff report is included as a hardcopy. The entire staff report packet is available online at:*

[https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-329#docan1206\\_1313\\_479](https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-329#docan1206_1313_479)



# CITY OF PERRIS

## PLANNING COMMISSION AGENDA SUBMITTAL

**MEETING DATE:**

February 15, 2023

**SUBJECT:**

Specific Plan Amendment (SPA) 21-05218, Tentative Parcel Map 21-05219 (TPM-38292), Development Plan Review (DPR) 21-00013, Conditional Use Permit (CUP) 21-05216, and Development Agreement (DA) 22-05297 – A proposal to consider the following entitlements to facilitate the construction of a 950,224 square-foot industrial facility and a commercial development consisting of the following: 1) Specific Plan Amendment to rezone 42.22 acres of a larger 49.17 acre site from Business Park Office (BPO) Zone and Commercial (C) Zone to Light Industrial (LI) Zone, and to remove a paper street from the Circulation Plan in the Perris Valley Commerce Center Specific Plan (PVCCSP); 2) Tentative Parcel Map to subdivide 49.17 acres into 8 parcels, ranging in size from 0.80 to approximately 42.22 acres; 3) Development Plan Review for the site plan and building elevations; 4) Conditional Use Permit to permit a vehicle fuel station with a convenience store, car wash, four drive-through establishments within the proposed commercial development; and 5) Development Agreement for specific project improvements and community benefits. (APNs: 317-120-021, 317-130-017, -021, -025 and -048. Applicant: Daniel Sachs of DECA Perris Land Co, LLC.

**REQUEST:**

Adopt Resolution 23-04 recommending that the City Council certify the Final Environmental Impact Report (SCH 2022040023), adopt the Mitigation and Monitoring and Reporting Program, and approve Specific Plan Amendment 21-05218, Tentative Parcel Map (TPM-38292), Development Plan Review 21-00013, and Development Agreement 22-05297 to facilitate the construction of a 950,224 square foot industrial distribution building, and a commercial development, based on the findings and the Conditions of Approval.

**CONTACT:**

Kenneth Phung, Director of Development Services

---

### BACKGROUND

On April 20, 2022, the Planning Commission conducted a public Scoping meeting to review and discuss the preparation of an Environmental Impact Report for the subject site. The concerns brought up by the Planning Commissioners included reaching out to the public regarding the

Project, communicating with the Val Verde schools (Val Verde High School, Val Verde Academy, and Val Verde Regional Learning Center) adjacent to the project site, and preventing truck access on Ramona Expressway. In addition, two public members commented that they were concerned with truck traffic, greenhouse gas emissions, noise, and impact on the schools to the south of the site. Also, two members of the Labor International Union of North America (LIUNA) spoke in support of the Project as the developer has agreed to hire unionized workers that allow their workforce to remain in the area.

In response to the concerns, the applicant reached out to the schools adjacent to the site, and they now support the Project, as the developer worked with them to revise the site circulation to place truck traffic on Nevada Avenue, away from the drop-off and pick-up areas for the students on Morgan Street and Webster Avenue. They also agree to install a ten (10) foot-high wall along the property line between the school where auto parking is proposed and correct a drainage issue on the school site. In addition, the developer will make a \$200,000 contribution to the Val Verde High School's Career and Technical Education (CTE) Program and a contribution of \$27,000 to the Val Verde Academy to fund the garden modernization project as part of a Development Agreement (DA) for the Project. The DA also includes designing and constructing a "Welcome to Perris" sign to be located on the Ramona Expressway median and a contribution of \$776,634 to the City for purposes to be determined by the City, including but not limited to the Perris Downtown Skill Training & Job Placement Center. Additionally, the developer will also complete all the off-site improvements and backbone infrastructure for the commercial component and have at least one retail business in operation and open to the public prior to the occupancy permit of the industrial building.

In regards to the Planning Commissioners' concerns with preventing truck access on Ramona Expressway, the truck driveway configuration along Nevada precludes truck access on Ramona Expressway through the use of controls at the driveway that limits left in on Nevada Avenue, so access to the site would need to take place from the Freeway on Placentia Avenue, and then north along Frontage Road/Nevada Avenue to reach the truck loading area.

The applicant also reached out to the community via a flyer advertising that they plan to bring commercials along Ramona Expressway. They obtained 112 Perris residents in support of the Project's commercial component that currently has a Starbucks in the process for review.

In regards to the public comments regarding the environmental review, the Environmental Impact Report (EIR) concludes that all impacts have generally been reduced to less than significant or have been reduced to below the level of significance with the implementation of mitigation measures, except for impacts related to air quality, cumulative GHG emissions, and transportation, which have been identified as significant and unavoidable. As a result, adopting a Statement of Overriding Consideration would be required to approve the Project.

The project site consists of five (5) parcels totaling 49.17 acres. The site is presently vacant and undeveloped, and chain link fencing is located near the southwest corner of the site. The ground surface comprises exposed soil with moderate to dense non-native grass and weeds.

Surrounding uses include vacant property, entitled for commercial development across Ramona Expressway to the north, Val Verde Academy and Val Verde High School to the south, and vacant property to the west across Nevada Road and to the east across Webster Avenue.

## PROJECT DESCRIPTION

The applicant is proposing an amendment to the Perris Valley Commerce Center Specific Plan (PVCCSP) to rezone 42.22 acres of a larger 49.17-acre site from Business Park Office (BPO) Zone and Commercial (C) Zone to Light Industrial (LI) Zone and to remove Dawes Street, a paper/unimproved street; a Tentative Parcel Map (TPM-38292) to subdivide the project site into eight (8) parcels; Development Plan Review for the site design and building elevations of a proposed warehouse distribution building; Conditional Use Permit to permit a vehicle fuel station with a convenience store, car wash, four drive-throughs establishments within a proposed commercial development; and 5) Development Agreement for specific project improvements and community benefits.

Following is a summary of the proposed development (Exhibit G):

### 1. *Commercial Development (Parcels 1 – 7):*

Parcels 1 through 7 comprise 6.95 acres, ranging in size from 0.80 to 1.67. It is on the northerly side of the site and has frontages on Ramona Expressway, Nevada Road, and Webster Avenue. It is proposed to remain commercially zoned for future commercial development. A conceptual site plan shows a total of four (4) drive-thru eating establishments, a multi-tenant retail building, a multi-tenant commercial building with a drive-thru, a vehicle fuel station with a convenience store, and a self-automated car wash, totaling 37,215 square feet. A total of 220 parking spaces are proposed to serve the commercial development.

Access is provided via a proposed primary signalized driveway along Ramona Expressway on the north side of the Project site, between Nevada Road and Webster Avenue. Driveway access is also provided on Nevada Road and Webster Avenue. Any future commercial development on proposed Parcels 1 through 7 would require the approval of a separate Administrative Development Plan Review. Future commercial uses would also need to be consistent with the Project specific environmental assessment. As a matter of information, a Preliminary Review Application for Starbucks is being processed by Planning Staff for Parcel 6.

### 2. *Industrial Development (Parcel 8):*

Parcel 8 consists of 42.22 acres and is in the rear of the site behind Parcels 1 – 7 with frontages on Webster Avenue and Nevada Road. It is proposed to be developed with a 950,224-square-foot refrigerated warehouse distribution facility consisting of a 90,000-square-foot storage mezzanine, a 10,000-square-foot office mezzanine, and an 850,000-square-foot warehouse area. A total of 124 loading dock doors and four (4) grade doors are proposed on the west and east sides of the building. A 14-foot-high decorative masonry screen walls will screen the loading area from Webster Avenue and Nevada Road. The project site will be served by 308 trailer parking spaces and 348 parking spaces, of which 68 spaces are located on the northerly side of the building and are identified as "service maintenance vehicle parking only."

Truck access to the loading area is proposed via the two most northerly driveways along Nevada Road. They are restricted to right-in/left-out turning movements. The two most southerly driveways on Webster Avenue and Nevada Road are only provided for passenger vehicle access.



3. *Development Agreement:*

The applicant has agreed to enter into a Development Agreement (DA) with the City to memorialize project negotiations and community benefits, including off-site public improvements; design and construction of a "Welcome to Perris" sign to be located on the Ramona Expressway median; contribution of \$776,634 to the City for purposes to be determined by the City, including but not limited to the Perris Downtown Skill Training & Job Placement Center; contribution of \$200,000 to the Val Verde High School's Career and Technical Education (CTE) Program; and contribution of \$27,000 to the Val Verde Academy to fund the garden modernization project. The developer will also complete all the off-site improvements and backbone infrastructure for the commercial component and have at least one retail business in operation and open to the public prior to the occupancy permit of the industrial building.

The term of the DA is for ten (10) years. The DA will be reviewed annually, on or before the anniversary date, to ascertain the developer's good faith and compliance with the provisions of the Agreement.

**PROJECT ANALYSIS**

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

	Consistent	Inconsistent
<p><b>Consistency with the General Plan</b></p> <p>The Project is in Planning Area 3 (Agricultural Conversion Area) of the General Plan, which allows for Agricultural Conversion Area for expansion of industrial and commercial opportunities due to the area's proximity to the I-215 freeway, other industrial and commercial land uses. As proposed, the Project will be consistent with the General Plan and will further the following General Plan Circulation Element goals:</p> <ul style="list-style-type: none"> <li>o Goal II – A well-planned, designed, constructed, and maintained street and highway system that facilitates the movement of vehicles and provides safe and convenient access to surrounding developments.</li> <li>o Goal V - Efficient goods movement. <ul style="list-style-type: none"> <li>- V.A.8: Require streets abutting properties in Light Industrial and General Industrial Zones to conform to standard specifications for industrial collector streets to accommodate the movement of heavy trucks.</li> <li>- V.A.8: Provide adequate off-street loading areas for all commercial and manufacturing land uses.</li> </ul> </li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Consistent	Inconsistent
<p><b>Consistency with the Perris Valley Commerce Center (PVCC) Specific Plan and Zoning Code</b></p> <p>The project site is in the Commercial (C) Zone within the PVCC-SP, which is intended for intended for retail, professional office, and service-oriented business activities. The proposed amendment to the PVCC-SP to rezone 42.22 acres of a larger 49.17-acre site from Business Park Office (BPO) Zone and Commercial (C) Zone to Light Industrial (LI) Zone to facilitate a 950,224-square-foot, refrigerated warehouse distribution facility. The Commercial Zone of the remaining 6.95 acres is not proposed to change to be consistent with the zoning along the Ramona Expressway corridor. 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 (Exhibit C).</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>Consistency with Title 18 - Subdivisions</b></p> <p>The Project proposes to subdivide the 49.17-acre Project site into eight (8) parcels, totaling 6.95 acres. As Parcels 1 through 8 are proposed to be developed with a commercial complex and will be tied together by a Development Agreement and shared access and parking agreement to achieve superior site planning, the minimum lot standards requirements will be based on the lot area, lot width, and lot depth of the entire commercial complex. Thus, the lot area of 6.95 acres, lot and lot dimension are in compliance with the minimum lot standards of the requested LI Zone and the underlying C Zone of the PVCC Specific Plan. Therefore, the commercial complex will be consistent with the PVCC Specific Plan and Title 18 - Subdivisions.</p> <p>The map will also summarily vacate Dawes Street, a paper/unimproved street to facilitate the development of the proposed 950,224-square-foot warehouse building. Thus, the Project will be consistent with the PVCC Specific Plan and Title 18 – Subdivision Code (Exhibit F).</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>Consistency with the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (MARB/IPA ALUCP)</b></p> <p>The Project site is located within Zone C1 (Primary Approach/Departure Zone) of the MARB/IPA ALUCP. Compatibility Zone C-1, which is considered to have a moderate to high noise impact and is mostly within the 60 dBA CNEL contour boundary (Exhibit D). The proposed Project was analyzed by the Airport Land Use Commission (ALUC) on December 15, 2022 for consistency with the C-1 Zone, 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 compliance with the PVCCSP Development Standards for the Light Industrial Zone and Chapter 19.69 – Parking Development Standards of the Zoning Code.

<b>Perris Valley Commerce Center Specific Plan Light Industrial Zone - Development Standards</b>					
	<b>Standard</b>		<b>Proposed</b>	<b>Consistent</b>	<b>Inconsistent</b>
<b>Lot Coverage</b>	50 percent maximum		46.2 percent	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>FAR (Floor Area Ratio)</b>	0.75		0.51	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Minimum Lot Size</b>	15,000 square feet		49.17 acres	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Building Height</b>	50 feet		48 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Setbacks</b>	Front Yard: East – Nevada Rd West – Webster Ave	20 feet 25 feet	261 feet 300 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Interior Side Yards: North South	0 feet	111.8 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Landscape Coverage</b>	12 percent		12.83 percent	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<b>Parking Standards Chapter 19.69 – Parking Development Standards</b>					
<b>Use</b>	<b>Standard</b>	<b>Required</b>	<b>Proposed</b>	<b>Consistent</b>	<b>Inconsistent</b>
<b>Industrial Building</b>	Warehouse: 950,224 s.f. 20,000 s.f. (1space/1000 s.f.)	20 spaces	348 spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	20,000 – 40,000 s.f. (1 space /2000 s.f.)	10 spaces			
	Over 40,000 s.f. (1 space/5000 s.f.)	182 spaces			
<b>Total Parking</b>		<b>212 spaces</b>	<b>348 spaces</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Total Surplus Parking</b>			<b>136 spaces</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The table below summarizes compliance with the PVCCSP Development Standards for the Commercial Zone and Chapter 19.69 – Parking Development Standards of the Zoning Code

Perris Valley Commerce Center Specific Plan Commercial Zone - Development Standards					
	Standard		Proposed	Consistent	Inconsistent
<b>Lot Coverage</b>	50 percent maximum		12.29 percent	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>FAR</b>	0.75		0.12	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Building Height</b>	45 feet		26 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Setbacks</b>	Front Yard: Ramona Expressway	15 feet	15 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Street Side Yards East – West –	5 feet 10 feet	28 feet 45 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Rear Yard (South)	0 feet	70 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Landscape Coverage</b>	10 percent		18 percent	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Parking Standards Chapter 19.69 – Parking Development Standards					
Use	Standard	Required	Proposed	Consistent	Inconsistent
<b>Commercial Buildings</b>	Community Shopping Center 1 space/200 floor area	186 spaces	220 spaces *including 24 EV spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Total Parking</b>		<b>186 spaces</b>	<b>220 spaces</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Total Surplus Parking</b>			<b>34 spaces</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**COMPLIANCE WITH OTHER APPLICABLE REQUIREMENTS**

- Building Elevations**

*Industrial Development*

The proposed building elevations reflect the current contemporary industry standard and style for concrete tilt-up construction. The design incorporates a combination of varying rooflines, cornice treatment, vertical and horizontal windows, decorative stone, and intermittent recessed panels, along with vertical elements to create a contrasting aesthetic design, which is also in compliance with the Perris Valley Commerce Center Specific Plan design standards. The entry areas include recess paneling to provide additional articulation in the vertical plane. The proposed color palette combines grey shades, white, and a greenish hue, "Cityscape" to create contrast and complement the entire building. The combination of various colors, articulating footprint, variable roof height, enhanced cornice treatments,

windows, etc., provides visual interest to the building. Rooftop equipment will be screened and not visible from adjacent streets (Exhibit G).

#### *Commercial Development*

The proposed conceptual building elevations reflect modern commercial architecture. The general concept for the center offers a linear design that emphasizes building fenestration with a strong presence along the street frontage. There are limited prominent features, such as a tower accent entry element. Several different materials are proposed, such as Belcrest blended brick, stucco, polished concrete accents, metal trellis work over secondary and primary entries, and cementitious wood siding. The colors for the building range from Natural Tan Functional Gray and Perfect Grieger light gray. Each building is conditioned to go through the Administrative Development Plan Review process to ensure each commercial building complies with the provisions of the PVCC-SP (Exhibit G)

- **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 two outdoor amenity areas: a landscaped concrete lunch patio, a seating area covered with a trellis structure, and horseshoe/bocce ball sand courts. These outdoor amenities are located south of the site for employee convenience and privacy. An indoor amenity area, including a ping pong table or bean bag toss, is proposed on the northwest corner of the building. As proposed, the project amenities comply with the requirements of the Code (Exhibit G).

- **Landscaping**

The proposed conceptual landscape plan conforms to the Landscaping Ordinance's requirements. The proposed on-site landscaping area totals approximately 54,291 square feet, or 18 percent of the commercial site. The industrial component of the Project consists of 236,011 square feet or 12.83 percent of landscape coverage. The entire site has a rich palette of ground cover, shrubs, trees, and accent trees at the entry points throughout the project site. Plans show a harmonious blend of plant materials to soften the hard corners of Nevada and Webster Avenues, where they intersect at Ramona Expressway. Landscaping has been provided throughout the parking areas, adjacent to the buildings, and trash enclosure areas. (Exhibit G).

- **Fencing/Walls**

A 10-foot high split face block wall with a CMU cap in natural color is proposed along the southern property line shared with the adjacent Val Verde High School and the Val Verde Regional Learning Center. This wall has no end caps, and pilasters are not depicted on the wall detail. A condition of approval is recommended requiring the wall to include decorative endcaps and that every 100 feet, a pilaster must be erected as part of the wall. The wall must also be stepped to 3 or feet along the street frontages to allow for visibility of oncoming vehicles.

A 14-foot-high decorative block wall is proposed along Nevada Road (west side) and Webster Avenue (east side) to screen the truck parking and loading area from the adjacent public right-of-way. The return walls along each side of the access gates must also be 14 feet, and a condition of approval is included requiring the return walls to be 14 feet in height.

Additionally, staff is conditioning the gates to include a perforated metal mesh to be installed behind the gates to obscure visibility into the loading areas.

- **Circulation**

Truck traffic will be restricted to the truck routes adopted by the City Council in August 2022. As such, truck access shall be limited to I-215/Placentia Avenue Interchange, Frontage Road and Nevada Avenue only. Truck access to and from Webster Avenue, Ramona Expressway and Perris Boulevard is prohibited.

## **ENVIRONMENTAL CONSIDERATIONS AND CEQA PROCESS**

An Environmental Impact Report (EIR-SCH 2022040023) has been completed in compliance with the California Environmental Quality Act (CEQA) Guidelines (Exhibit J). The EIR concludes that all impacts have generally been reduced to less than significant or have been reduced to below the level of significance with the implementation of mitigation measures, except for impacts related to air quality, cumulative GHG emissions, and transportation, which have been identified as significant and unavoidable. Adoption of a Statement of Overriding Consideration would be required in order to approve the Project.

A Notice of Availability for the Draft EIR was sent to property owners within 300 feet of the Project site, tribes, agencies, and interested parties. The notice 45-day public comment review period started on October 28, 2022, and ended on December 12, 2022. Staff received one comment letter from the South Coast Air Quality Management District (SCAQMD) on the Draft EIR regarding the analysis approach and modeling assumptions used in the air quality analysis. A written response to AQMD comments was provided ten days prior to the Planning Commission meeting, explaining that comments related to the PVCC-SP Final EIR would not be appropriate as it was adopted in January 2012. Additionally, because the PVCC-SP Final EIR was prepared at a programmatic level, a mitigation measure requires individual projects to prepare a Health Risk Assessment (HRA) to identify project-specific impacts resulting from the use of diesel trucks. The HRA was prepared for this Project and is included in Appendix C2 of the Draft EIR. It concluded that the Project will not cause a significant human health or cancer risk to adjacent workers or sensitive receptors. Therefore, the comment letter does not identify any significant new environmental issues or impacts that have not already been addressed in DEIR (Exhibit H).

### **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, staff received letters from businesses, entities, schools, and the general public in support of the Project. (Exhibit I)

- Val Verde High School and Academy Principal
- Val Verde School District Director, Facilities, Contracts & Purchasing
- 112 Perris residents in support of the commercial component of the Project
- Perris Valley Chamber of Commerce, Chairman of the Board
- Lynch Group, Allen Lynch, owner of the retail site with Starbucks tenant
- Alabassi Construction & Engineering, owner of the retail site with Shell gas & convenience store.

**RECOMMENDATION:**

Recommend to the City Council adoption of Resolution 23-04 recommending certification of the Draft Environmental Impact Report (SCH 2022040023), adoption of the Mitigation and Monitoring and Reporting Program, and approval of the Specific Plan Amendment (SPA) 21-05218, Tentative Parcel Map 21-05219 (TPM-38292), Development Plan Review (DPR) 21-00013, Conditional Use Permit (CUP) 21-05216, and Development Agreement (DA) 22-05297 to facilitate the construction of a 950,224 square foot industrial warehouse distribution building, and the 37,215 square foot commercial development, based on the findings and the Conditions of Approval.

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

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Prepared by: Douglas Fenn, Contract Planner  
Reviewed by: Patricia Brenes, Planning Manager

**EXHIBITS:**

- ~~A. Resolution 23-04 Approving Conditions of Approval (Planning, Engineering, Public Works, Fire, Community Services, and Building & Safety) and Development Agreement~~
- ~~B. Location/Aerial Map~~
- ~~C. PVCC-SP and Use Map~~
- ~~D. MARB/IPA and UCP Map~~
- ~~E. Existing and Proposed Modifications to Applicable PVCCSP Figures Dawes Street (Figure 2.0-1 Specific Plan Land Use Designation Map, Figure 3.0-1 Circulation Plan Map, Figure 3.0-4)~~
- ~~F. Tentative Parcel Map~~
- ~~G. Project Plans (Site Plan, Fire Access Site Plan, Floor Plan, Building Elevations, Site Cross Sections, Conceptual Landscape/ Fence and Wall Plans, and Colors and Materials Sample Sheet)~~
- ~~H. Public Comments and Response to Comments  
*Due to the size of the file, the documents are available online at:  
<https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-330>*~~
- ~~I. Public Comment Letters – Support of the Project~~
- ~~J. Draft Environmental Impact Report (SCH:2022040023), along with "Statement of Overriding Consideration," Mitigation Monitoring and Reporting Program, Associated Technical Studies.  
*Due to the size of the files, the documents are available online at:  
<http://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-330>*~~

12.A.

# **VERBAL PRESENTATION**

**POLICE DEPARTMENT ANNUAL REPORT**



12.B.

# **VERBAL PRESENTATION**

**FIRE DEPARTMENT ANNUAL REPORT**



# CITY OF PERRIS

## CITY COUNCIL

### AGENDA SUBMITTAL

**MEETING DATE:** March 14, 2023

**SUBJECT:** Proposed Industrial Warehouse/Distribution Facilities Business License Tax

**REQUESTED ACTION:** Discuss and Provide Direction to Staff on Proposed Industrial Warehouse/Distribution Business License Tax

**CONTACT:** Ernie Reyna, Deputy City Manager *ER*

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#### **BACKGROUND/DISCUSSION:**

At the September 13, 2022, City Council meeting, the Council directed staff to bring back a discussion on potential revenue measures to help mitigate the cost of repairing and improving damaged roads and infrastructure in the city as a result of truck traffic generated by warehouses and distribution facilities. Staff prepared a presentation and at the November 29, 2022, City Council meeting, the Council received information related to a potential tax revenue measure to fund road repairs through either a business license tax or property tax for industrial warehouse/distribution uses. After discussion, the City Council directed staff to move forward with a business license and complete a study to analyze the appropriate tax rate to maintain the City's roadways, including truck routes and collector/arterial streets. Since then, staff has been working with Willdan Financial Services to determine the appropriate business license tax.

Currently, the City of Perris charges \$100 per business license (Ordinance Number 1037), and an additional \$4 fee for SB 1186, which is to be paid by any applicant for a local business license, permit, or similar instrument when it is issued or renewed. The purpose of the SB 1186 fee is to increase disability access and compliance with construction-related accessibility requirements and to develop educational resources for business to facilitate compliance with federal and state disability laws, as specified. The SB1186 fee is in addition to the regular business license fee.

#### **TARGET REVENUE FOR ROAD REPAIRS**

The City of Perris currently has approximately 23.5 million square feet of industrial development. Attachment 1 shows a list of the existing warehouses. Also, there are approximately 3.7 million square feet currently under construction (attachment 3), and 7.8 million square feet that have been approved but not started construction (attachment 2). It has been determined that the street system is already showing wear and tear and will need ongoing maintenance. This is due to the use of semi-trucks utilized for these types of operations which has a far greater impact on the roadway system than conventional automobiles. With the additional industrial development under construction and in the pipeline, it is anticipated that additional funding will be needed to fully

cover roadway repair maintenance. Each year, the City adopts a five-year Capital Improvement Plan (CIP) that seeks to address some of these issues, but there remains a shortage of funds to improve the streets and local infrastructure.

The table below details the estimated cost of repairs to the city streets over a 30-year period and annually. The information was provided by the City Engineer and as indicated in the table, the City will need to raise approximately \$120,579,463 over a period of 30 years, which includes the \$25,527,517 for truck routes and \$95,051,943 for collector / arterial streets. The annual necessary revenue is approximately \$ 4 million.

Years	Rehab Cycle	Truck Routes	Collectors / Arterials	Both
4	Slurry Seal	\$1,166,972	\$4,345,232	\$5,512,204
8	Slurry Seal	\$1,166,972	\$4,345,232	\$5,512,204
12	Grind & Overlay	\$9,846,328	\$36,662,894	\$46,509,222
16	Slurry Seal	\$1,166,972	\$4,345,232	\$5,512,204
20	Slurry Seal	\$1,166,972	\$4,345,232	\$5,512,204
24	Grind & Overlay	\$9,846,328	\$36,662,894	\$46,509,222
28	Slurry Seal	\$1,166,972	\$4,345,232	\$5,512,204
30	Remove and Replace	<u>\$33,772,905</u>	<u>\$125,753,725</u>	<u>\$159,526,630</u>
Total without R&R		\$25,527,517	\$95,051,946	\$120,579,463
Annual		\$850,917	\$3,168,398	\$4,019,315

## BUSINESS LICENSE TAX

Staff is recommending that the business license tax apply to industrial warehouse/distribution facilities as defined as follows: Business or corporation conducting or managing a business consisting primarily of receiving, temporarily storing, and subsequently distributing goods, wares or merchandise of any kind to wholesalers or retailers.

In order to reach the target revenue of approximately \$4 million, a tax rate of \$.1705 per square foot would be needed to be collected from all of the existing buildings, totaling 23,569,330 square feet, as shown in attachment 1. This business license tax was calculated by applying the tax to all existing warehousing/distribution businesses listed on attachment 1, in which building sizes range from 45,380 square feet up to 1.7 million square feet.

If the industrial developments were to pay this tax on an annual basis, the City of Perris would raise enough money each year to fund the necessary amounts needed for street repairs. Based on the amount of revenue needed for the necessary road repairs, a business license tax of \$.1705 per square foot would be required for all existing warehouses, regardless of size. However, other options can be examined, including whether to apply the tax only to those warehouses, 500,000 square feet or greater, 250,000 square feet or greater, 100,000 square feet or greater, or 50,000

square feet or greater. The following table depicts the recommended business license tax for the varying building sizes in order to reach annual revenues of \$4,019,315 for necessary road repairs.

Building Size	Tax Rate	Total Building SF Citywide	# of Buildings
All sizes	\$.1705/sf	23,569,330 sf	38
50,000 sf or larger (recommended)	\$.1709/sf	23,523,950 sf	37
100,000 sf or larger	\$.1722/sf	23,341,663 sf	36
250,000 sf or larger	\$.1809/sf	22,218,171 sf	29
500,000 sf or larger	\$.2136/sf	18,820,584 sf	20
1 million sf or larger	\$.3271/sf	12,286,831 sf	11

The tax rate options above would be the maximum rates approved by the voters. The City Council could determine to change the tax amount so long as it does not exceed the maximum approved by the voters.

The table below shows an example of the annual tax payment for varying size buildings:

Building Size	Tax Rate	Annual Tax Payment
50,000 sf	\$.1705/sf	\$8,545/year
100,000 sf	\$.1722/sf	\$17,220/year
250,000 sf	\$.1809/sf	\$45,225/year
500,000 sf	\$.2136/sf	\$106,800/year
1 million sf	\$.3271/sf	\$327,100/year

## TIMELINE

Staff has verified with the Riverside County Office of Registrars that this tax measure can be placed on the ballot as a special election on November 7, 2023. This type of tax measure is considered a special tax and would require 2/3 approval from the voters to be effective in the city and cannot be commingled with general fund monies.

The next step is to have the City Council give staff direction to move forward with the business tax revenue measure and provide staff with the preferred building size square footage in which the tax would apply. Staff will then bring back the necessary resolutions at a future meeting so that the City Council can approve the resolutions to place the measure on the ballot at a special election to be held on November 7, 2023. The City Council would need to make this decision by the July 25, 2023, City Council meeting so all the necessary documentation can be forwarded to the Riverside County Registrar of Voters office by August 11, 2023. Because this is a special tax, a majority vote of the City Council is required to place the measure on the ballot, and 2/3 of the voters would be required to approve by ballot for the measure to be effective.

## COSTS

For this proposed revenue tax measure to be placed on the November special election, the County of Riverside has estimated the cost to be approximately \$105,000. Staff will also seek out the assistance of a public relations firm to advocate and support the revenue tax measure and help to educate the public on how the tax will be applicable to warehouses only to raise the necessary funds needed to help repair the infrastructure surrounding those areas. The estimated cost of the public relations firm will be around \$45,000, so the total estimated cost of the revenue tax measure is \$150,000.

## STAFF RECOMMENDATION

Based upon the options presented above, staff is recommending that the Council select the option of warehouses with a square footage of 50,000 square feet and above, including a definition of warehouses as mentioned in the report. Based on the list of existing warehousing The below chart diagrams the four options including what the tax rate will be, the total square feet of all warehouses in that option, and the number of buildings that fall under the respective tier. At the 50,000 square feet option, that tax rate would equate to .1709, including 23,523,950 total square feet of buildings, and 37 existing buildings over 50,000 sq.ft.

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**BUDGET (or FISCAL) IMPACT:** The cost of the special election plus outreach using a public relations firm will be approximately \$150,000 and would be paid out of the general fund.

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Prepared by:

Ernie Reyna, Deputy City Manager

## REVIEWED BY:

City Attorney \_\_\_\_\_

Assistant City Manager WB

Deputy City Manager ER

## Attachments:

1. Existing Industrial Warehouses
2. Approved Warehouse Buildings (Not Under Construction)
3. Warehouses Under Construction
4. Memo from Willdan Dated March 7, 2023
5. Truck Routes and Collector/Arterial Streets Exhibit

Consent:

Public Hearing:

Business Item: X

Presentation:

Other:

# ATTACHMENT 1

## EXISTING INDUSTRIAL WAREHOUSES

<b>Existing Industrial Warehouses</b>			
<b>Address</b>	<b>DBA (Google)</b>	<b>Total Lot Acreage</b>	<b>Building sqft.</b>
<b>North</b>			
3722 N. Redlands Ave.	Whirlpool	83.52	1,704,127
4120 Indian Ave.	General Mills Operation	83.15	1,545,390
350 W. Markham St.	Home Depot Distribution	80.02	1,364,551
3404 Indian Ave.	Ross Distribution Center	83.28	1,345,103
3700 Indian Ave.	Hanesbrands, Inc.	57.79	1,319,017
3300 Indian Ave.	Wayfair, Inc.	59.05	1,226,658
3984 Indian Ave.	Lowes Distribution Center	107.48	1,225,387
728 W RIDER ST	Duke Realty Webster Rider LP	55.26	1,200,000
4120 N. Webster Ave.	Ferguson Plumbing Supply	32.37	1,044,592
4375 N. Perris Blvd.	Amazon Fulfillment Center LGB9	46.76	1,016,030
4565 Redlands Ave.	The Home Depot Distribution Center	67.45	1,000,103
4413 Patterson Ave.	XPO Logistics	41.82	912,338
657 W. Nance St.	National Distribution Centers LP	43.64	864,000
4150 Patterson Ave.	Amazon KR84	37.43	800,218
3500 Indian Ave.	Wayfair, Inc.	36.72	783,407
4378 N. Perris Blvd.	Ross	35.84	698,274
233 W. Markham Str.	DMSI Warehouse & Forever 21	30.75	656,695
3350 Redlands Ave.	Sketchers	30	640,000
4555 Redlands Ave.	Essendant - Perris Distribution Center	24.92	599,113
3900 Indian Ave.	Kenco	28.11	579,708
290 E. Markham St.	Tech Style Fashion	24.26	474,000
375 E. Markham St.	GEODIS	11.2	456,652
4130 Indian Ave.	Grainger Warehouse	16.85	428,730
4160 Patterson Ave.	Ryder E-Commerce Fulfillment Node	21.49	406,650
1301 Harley Knox Blvd.	KenCo	23.13	396,845
251 E. Rider St	IDC Logistics	16.29	341,492
400 Harley Knox Blvd.	National Retail Transport (NRT)	13.2	339,519
3125 Wilson Ave.	Newage Products Logisitics California	15.6	302,333
1330 Nandina Ave.	PODS Storage	25.4	251,366
353 Perry St.	Moret Group Distribution	11.15	240,247
4564 Redlands Ave.	Peloton	11.17	210,900
380 W. Markham St	Restrospec	9.12	191,920
24455 W NANCE ST	Yakima	9.12	187,780
501 Harley Knox Blvd.	Berry Direct & Utopia Distribution	9.09	172,645
278 E. Markham St.	Penske Logistics	6.85	120,000
5100 Western Wy.	Custom Molded Products LLC	4.74	100,140
212 E MARKHAM ST	Global Warehouse/ Lecang LLC	4.2	82,147
19401 Brennan Ave.	StarCrest Products of California	14.06	45,380
<b>Total Acreage</b>		<b>1312.28</b>	<b>23,569,330</b>

## ATTACHMENT 2

APPROVED DISTRIBUTION CENTERS (not in  
construction)



## Approved Distribution Centers (not in construction)

Address	APN (GovClarity)	Total Lot Acreage	Building sqft.	Owner Name (GovClarity)
<b>North</b>				
NE Corner of Rider & Redlands Ave	303-170-004, 005, 011, 014 & 303-130-022	39	805,567	IDI
NE corner of Redland & Ellis	310-170-006, 007, 008, 310-220-050 and 330-090-027	55	799,522	IDI
SE Corner of Redlands & Morgan	303-160-002, 003, 007, & 009	33	548,019	IDI
SE Corner of Rider & Redlands	300-210-001,002,003, 004 and 005	15	338,000	First Industrial
E. side of Wilson & S. of Rider	300-170-009	16	303,000	First Industrial
SW corner of Rider & Wilson	300-210-011, 012, 013 & 029	11.17	248,000	Core 5
N. side of Walnut btw Indian & Barnett	305-030-041 and 305-030-042	11	205,000	DeDeau Properties
E. side of Wilson & S. of Rider	300-170-008	9.7	155,000	First Industrial
SE corner of Perry & Barrett	302-060-011, 302-060-026, 302-060-030, 302-060-031	7.26	144,000	Duke
SW corner of Webster & Nance	302-030-010	10	109,000	Nance & Webster JP KND2 LLC
NE corner of Perris and Rider	303-293-005 and 303-293-006	3	43,000	MS Perris LLC
N. side of Markham & E. of Perris Blvd	302-110-031 & 032	9.5	470	Engaging 1031 - Truck Terminal
		<b>219.63</b>	<b>3,698,578</b>	<b>Total Bld SF</b>

## **ATTACHMENT 3**

# **WAREHOUSES UNDER CONSTRUCTION**



ATTACHMENT 4

MEMO FROM WILLDAN 030723

# Memorandum

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To: City of Perris  
From: James Edison and Carlos Villarreal, Willdan Financial Services  
Date: March 7, 2023  
Re: **Revenue Analysis**

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The City of Perris engaged Willdan Financial Services to provide an analysis of potential revenue from the implementation of a supplemental business license tax on warehouse/distribution businesses. Business license taxes are imposed on businesses operating in the City, again as a flat amount per business or some other attribute such as the square footage of the premises of the business.

Table 1 summarizes the results of this analysis which will be further explained below.

**Table 1**  
**Summary of Results**  
**Perris Road Maintenance Funding Analysis**

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Type	Rate (1)	Est. Annual Revenue	Est. Future Annual Revenue (2)
Business License Tax	\$0.1705	\$4,019,315	\$5,849,880

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(1) Rate is per existing square foot of land for building for business license

(2) Including entitled and under construction projects. NA to parcel tax.

Willdan, 2023

### Road Maintenance Costs

The City of Perris has experienced significantly increased truck traffic related to the development of industrial space in the City, especially uses such as warehouses and distribution centers that generate large number of truck trips. This in turn has resulted in increased road maintenance costs for the City. The City of Perris Public Works Department has prepared an estimate of life cycle maintenance costs of roads associated with the truck traffic in the City. As shown in Table 2, the truck routes alone cost a total of \$25.5 million, or \$850,000 annually, and the truck routes and collectors combined cost a total of \$120.6 million, or \$4.0 million annually.

**Table 2**  
**Road Maintenance Costs**  
**Perris Road Maintenance Funding Analysis**

Years	Rehab Cycle	Truck Routes	Collectors / Arterials	Both
4	Slurry Seal	\$1,166,972	\$4,345,232	\$5,512,204
8	Slurry Seal	\$1,166,972	\$4,345,232	\$5,512,204
12	Grind & Overlay	\$9,846,328	\$36,662,894	\$46,509,222
16	Slurry Seal	\$1,166,972	\$4,345,232	\$5,512,204
20	Slurry Seal	\$1,166,972	\$4,345,232	\$5,512,204
24	Grind & Overlay	\$9,846,328	\$36,662,894	\$46,509,222
28	Slurry Seal	\$1,166,972	\$4,345,232	\$5,512,204
30	Remove and Replace	<u>\$33,772,905</u>	<u>\$125,753,725</u>	<u>\$159,526,630</u>
Total without R&R		\$25,527,517	\$95,051,946	\$120,579,463
Annual		\$850,917	\$3,168,398	\$4,019,315

City of Perris staff and Willdan used a GIS database to identify the parcels zoned as industrial land in the City. Based on this analysis the City and Willdan estimate that there are approximately 723 parcels totaling 162 million square feet of land area (or 3,719 acres) in the City. The City has also tracked major industrial projects in the City in past decades to identify industrial projects in the last twenty years to estimate the square footage of buildings that would be subject to a business license tax.

This analysis has a number of limitations. Not included in this analysis is an examination of what development is actually on the parcels zoned industrial, for example, and the projects used to estimate the business license tax are not an exhaustive list of projects that would be subject to the tax. The calculations in this analysis are an estimate of future revenue, and the City and Willdan believe that they are approximately correct but not exactly.

In the event that the City decides to proceed with the business license tax, City staff will continue to refine the analysis to determine exactly what businesses apply. The City must define which parcels are subject to the tax. For example, the tax may be levied on all industrial zoned parcels, or only those zoned for warehouse/distribution uses.

Table 3 details the results of this analysis. As shown on Table 3, Willdan and the City have identified 162 million square feet of industrial parcels and 26 million square feet of existing industrial development. It is important to note, as described above, that these figures are estimates but appear to be roughly correct. For the business license tax, Table 3 also includes a calculation of the total of both completed and entitled projects, totaling approximately 37 million square feet of building area.

**Table 3**  
**Industrial Square Footage**  
**Perris Road Maintenance Funding Analysis**

Category	Land SF	Building SF
Completed Projects (1)	NA	23,569,330
Completed and Entitled Projects	NA	35,116,751
Zoned Industrial Parcels	162,007,162	NA

(1) Includes projects between 2,000 and 2 million sf.  
Source: City of Perris

Willdan 2023

**Tax Calculation**

Based on the development estimates above, Willdan calculated the tax rates that would be sufficient to fund the annual road maintenance costs detailed in Table 2. Table 4 details the results of this analysis.

**Table 4**  
**Business License Tax Revenue Calculation**  
**Perris Road Maintenance Funding Analysis**

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<b>Tax Type</b>	<b>Target Revenue</b>	<b>SF (1)</b>	<b>Rate</b>
Business Lic Tax			
Truck Routes/Collectors	\$4,019,315	23,569,330	\$0.1705

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(1) Building SF for license, land SF for parcel tax.

Source: City of Perris

Willdan 2023

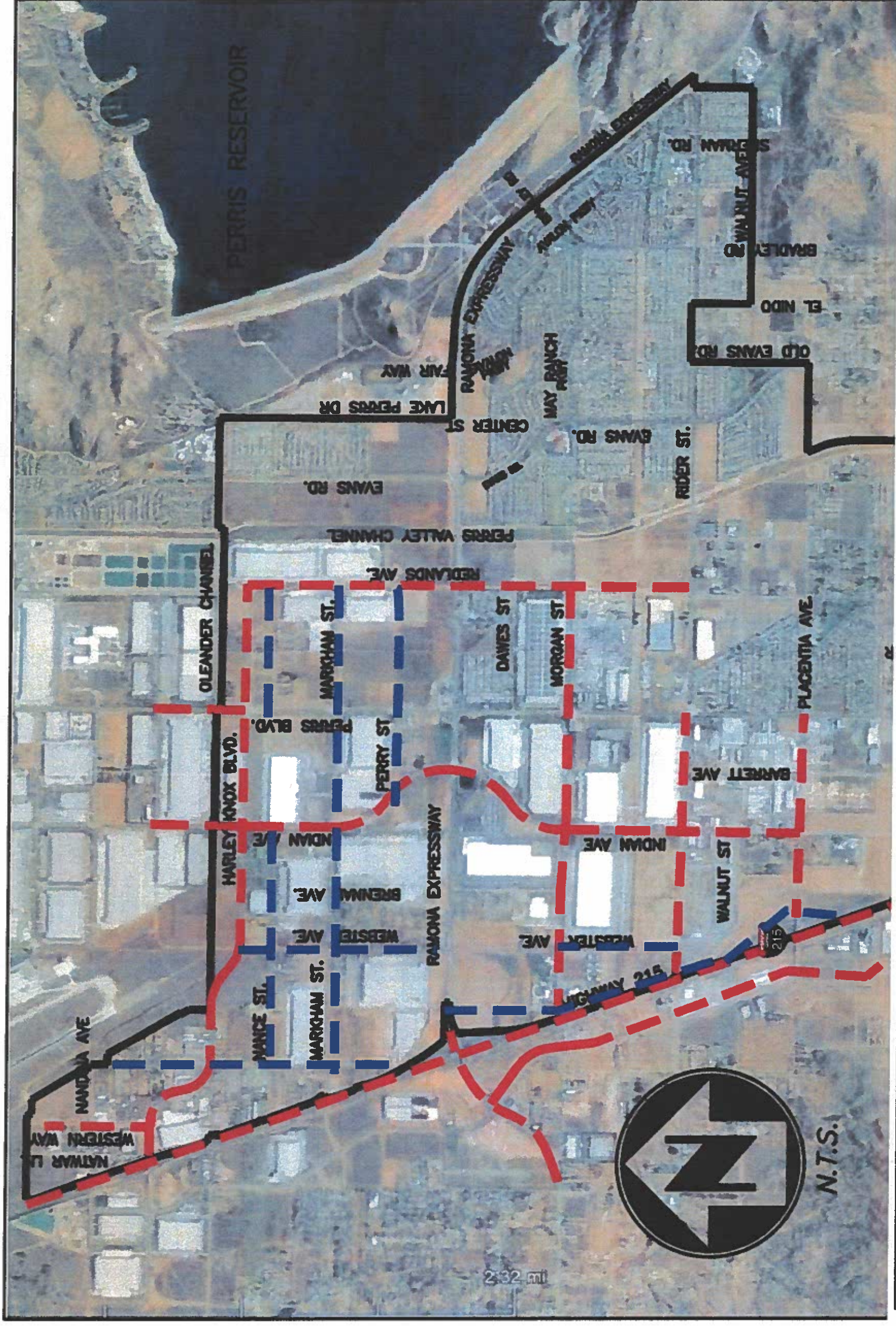
As an illustrative example, a 300,000 square foot industrial building with a typical FAR of .5 (so 600,000 square foot lot, or approximately 14 acres) would pay a parcel tax of \$14,900 annually at the tax rate indicated in Table 4, or a business license tax of \$51,159 annually. These figures are meant as an illustrative range of taxes that could be adopted and are not necessary for the establishment of the tax, which requires an election as discussed elsewhere.



**ATTACHMENT 5**

**TRUCK ROUTES INCLUDING  
COLLECTORS EXHIBIT**

# CITY OF PERRIS TRUCK ROUTES



## LEGEND:

- PERRIS CITY LIMITS
- - - TRUCK ROUTES
- - - COLLECTORS



# CITY OF PERRIS

## CITY COUNCIL

### AGENDA SUBMITTAL

12.D.

**MEETING DATE:** March 14, 2023

**SUBJECT:** Proposed Regulatory Ordinance Authorizing the Establishment and Regulation of Cardrooms within the City of Perris and Submission thereof to the City's Voters

**REQUESTED ACTION:** The City Council consider and discuss a proposed Regulatory Ordinance, which establishes and regulates cardroom within the City of Perris, and provide direction to staff on whether to take the necessary steps in order to submit the proposed Regulatory Ordinance to the voters at a special election in November of 2023.

**CONTACT:** Wendell Bugtai, Assistant City Manager

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#### **BACKGROUND/DISCUSSION:**

At the January 31, 2023 City Council meeting, staff was directed to bring back a cardroom ordinance for review by the City Council in order to place on the November 2023 ballot. The City Attorney's Office has completed a draft Regulatory Ordinance and staff has completed a framework for the City Council workshop.

#### **California State Law**

Recognizing the need for broad oversight of California's gambling industry, the California State Legislature enacted the Gambling Control Act in 1997. More importantly, the Gambling Control Act included a Business and Professions Code - Article 13 (Sections 19962 and 19963) which collectively placed a moratorium on controlled gambling throughout the state and had been in effect for more than two decades.

Historically, the Legislature would have extended the moratorium on the expansion of gambling past 2023, however, a bill to extending the moratorium did not pass at the end of the 2022 legislative session. As a result, the moratorium which had been in effect since the late 1990's expired on January 1, 2023. The expiration of the moratorium allows for the potential expansion of new cardrooms provided the applicants adhere to all state and local laws.

The first step to allow cardrooms within the city would be to establish a city ordinance allowing cardrooms within the local jurisdiction. This staff report and the attachments herein provide the following criteria as required by the Gambling Control Commission.

## Assembly Bill 341 (Ramos)

While the city is in the process of creating a cardroom ordinance, it is important to note there is proposed state legislation currently submitted to the state legislature, if passed, would retroactively prohibit the creation of new cardrooms. Assembly Bill 341 introduced by Assembly Member James Ramos is currently moving through the state legislature and would be something the city would monitor as we proceed with the cardroom ordinance on the local level.

## Staff Recommended Ordinance Regulations

City staff and the City Attorney's office compiled a survey of cities that currently have at least one cardroom. The survey is attached as Exhibit 2. The staff recommended requirements are based upon common permitting requirements for the cities surveyed, which included the cities of Lake Elsinore, Clovis, Antioch, Chula Vista and Commerce. The table below shows the recommended city regulatory requirements for the permitting of card rooms in Perris:

<b>REGULATION (Gambling Control Act Requirements)</b>	<b>RECOMMENDED</b>
Number of Cardrooms and Gambling Establishments permitted	One (1)
Hours of Operation	24 Hours / 7 Days per week
Games to be Played	Per State Law
Wagering Limits	\$1,000 max bet
Maximum Number of Tables permitted in each Gambling Establishment	100 Tables (Maximum)
<b>REGULATION (City of Perris Requirements)</b>	<b>RECOMMENDED</b>
Zoning Locations - (See Attachment #3)	<ul style="list-style-type: none"> <li>• Commercial</li> <li>• Commercial Neighborhood (CN)</li> <li>• Commercial Community (CC)</li> </ul>
Minimum Distance Residence	1,000-ft
Minimum Distance from a church, park, school or children-oriented uses	1000-ft
Cardroom Allowed By-Right or Conditional Use Permit	Conditional Use Permit
Term – Permit Renewal (Cardroom)	5-year renewal
Approval of Licenses	City Council
Approval of Work Permits	City Manager
Suspension/Revocation of Cardroom Permits/Work Permits	<p>Cardroom Permit: May be suspended/revoked by City Council.</p> <p>Work Permit: May generally be suspended/revoked by City Manager, but appealed to City Council</p>
Work Permits	Required with 1 year term; Granted by City Manager but denials may be appealed to City Council

The table depicts a summary and highlights of the attached ordinance related to zoning, permitting, and distancing requirements. In reviewing surrounding cities and the allowable uses for cardrooms, staff determined that commercial zones were the appropriate location (see Attachment #2). Staff has also included a 1000-foot setback requirement from residences, churches, parks, schools and children-oriented uses to address the sensitivity from these locations.

While staff has recommended commercial uses as the appropriate location for cardrooms based on the survey, there are other opportunities in the industrial zones that could allow cardrooms. Staff has included a map that shows both commercial and industrial zones where cardrooms could potentially be allowed if the Council chooses to also allow them in industrial zones (see Attachment #4).

### **Fees and Taxes**

Currently, the proposed ordinance does not include any special taxes for cardrooms within the city. The ordinance does provide a section related to a Community Benefit Agreement (Section 5.60.130) which can be executed in lieu of a special tax until such time the City Council provides direction on determining a special tax is warranted.

In addition, the city is currently moving forward with a warehouse Business License Tax for the repair of streets and roadways which is tentatively slotted for a special election in November 2023. Concurrently moving forward with a special tax for cardrooms could potentially be counterintuitive to our current efforts related to the Business License Tax. Staff has taken the cautionary approach of allowing cardrooms under a Community Benefit Agreement until such time we determine the outcome of the Business License Tax.

### **Approval Process and Next Steps**

In order for this proposed Regulatory Ordinance to be adopted, State law requires that the ordinance be submitted to the city's voters for their approval. Additionally, prior to submission to the voters and to the extent required, the ordinance would also have to be submitted to the Bureau of Gambling Control (within the California Department of Justice) for their approval. Staff is still in the process of confirming the approval process, if any, that the Bureau of Gambling Control may require.

If the City Council desires to submit this ordinance to the city's voters at a special election in November of 2023, then, in addition to the completion of all the above steps, the City Council must adopt and submit resolutions submitting the ordinance to the voters prior to August 11, 2023.

### **A. Recommendation**

Staff is recommending that the City Council review and provide comments on the attached proposed Regulatory Ordinance and provide direction to staff on whether to take the necessary steps in order to submit the proposed Regulatory Ordinance to the voters at a special election in November of 2023, which includes submission thereof to the Bureau of Gambling Control for its approval (as required) and preparing of all required documents for submission thereof to a special election in November of 2023.

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**BUDGET (or FISCAL) IMPACT:**

There is no impact to the General Fund resulting from the preparation of this report. However, if the City Council desires to submit this ordinance to the city's voters at a special election in November of 2023, the costs for a special election is approximately \$150,000.00

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Prepared by:

**REVIEWED BY:**

City Attorney \_\_\_\_\_

Assistant City Manager MB

Deputy City Manager ER

Attachments:

1. Ordinance Regulating/Permitting Cardrooms
2. Surrounding Jurisdiction Table Comparison
3. Recommended Map of Commercial Zones Allowing Cardrooms
4. Optional Map of Commercial and Industrials Zones Allowing Cardrooms

Consent:

Public Hearing:

Business Item: X

Presentation:

Other:

**Attachment No.1 – Cardroom  
Ordinance 3-7-23 (REDLINE)**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE PEOPLE OF THE CITY OF PERRIS, CALIFORNIA, AUTHORIZING THE ESTABLISHMENT OF AND REGULATING CARDROOMS IN THE CITY OF PERRIS**

**WHEREAS**, the Gambling Control Act (Business & Professions Code Section 19800 *et seq.*) regulates the establishment of cardrooms for the purposes of gambling in the State of California (“Gambling Control Act”); and

**WHEREAS**, prior to January 1, 2023, the State of California had a Cardroom License Moratorium pursuant to Business & Professions Code Sections 19962 and 19963 (“Cardroom Moratorium”); and

**WHEREAS**, the Cardroom Moratorium ended effective January 1, 2023; and

**WHEREAS**, the City currently does not authorize cardrooms within its limits; and

**WHEREAS**, the Gambling Control Act requires the submission of this Ordinance to the Bureau of Gambling Control (“Bureau”) for its approval; and

**WHEREAS**, this Ordinance was submitted to the Bureau and the Bureau issued its approval on \_\_\_\_\_; and

**WHEREAS**, the City now desires to authorize the establishment and regulation of cardrooms in the City consistent with this Ordinance.

**THE PEOPLE OF THE CITY OF PERRIS DO HEREBY ORDAIN AS FOLLOWS:**

**Section 1. Recitals Incorporated.** The foregoing Recitals are incorporated herein by reference as if set forth in full.

**Section 2. Cardrooms; Business Regulations.** A new Chapter 5.60 is added to Title 5 of the Perris Municipal Code to read, in its entirety, as follows:

**“Chapter 5.60 – Cardrooms.**

**Section 5.60.010 – Definitions.**

As used in this chapter, the following words and phrases shall have the following meanings:

“Applicant” means a person applying for a cardroom permit or work permit, as applicable, pursuant to this chapter.

“Application” means an application for a cardroom permit or work permit, as applicable, submitted pursuant to this chapter.



**“Cardroom” means any space, room or enclosure furnished or equipped with a table used or intended to be used as a card table for the playing of cards and similar games, and the use of which is available to the public.**

**“City” means the City of Perris.**

**“City Attorney” means the City Attorney of the City of Perris or his or her designee.**

**“City Council” means the City Council of the City of Perris.**

**“City Manager” means the City Manager of the City of Perris or his or her designee.**

**“Day care center” has the same meaning as the term is defined in Section 1596.76 of the Health and Safety Code, and as those sections may be amended, except that “day care center” shall also be defined to include “family day care home,” as that term is defined by Section 1596.78 of the Health and Safety Code, and as that section may be amended.**

**“Employee” means any person (whether paid or unpaid) who provides regular labor or regular services for a cardroom, including, but not limited to, at the location of a cardroom. The term “employee” includes managers as used in this chapter.**

**“Cardroom permit” means a permit issued for the operation of a cardroom pursuant to this chapter.**

**“Live scan” means a system for inkless electronic fingerprinting and the automated background check developed by the California Department of Justice (DOJ) which involves digitizing fingerprints and electronically transmitting the fingerprint image data along with personal descriptor information to computers at the DOJ for completion of a criminal record check; or such other comparable inkless electronic fingerprinting and automated background check process as determined by the city council.**

**“Manager” means an employee responsible for management and/or supervision of the cardroom.**

**“Merit list” means a list prepared by the City Manager pursuant to Section 5.60.070.**

**“Minor” means an individual who is under the age of 21 years.**

**“Operations officer(s)” shall refer to the City Manager or his or her designee, the fire chief, and the police chief, individually or collectively.**

**“Owner” means a person who owns a cardroom.**

**“Park” means a public playground, public recreation center or area, and other public areas, created, established, designated, maintained, provided or set aside by the City of Perris, the County of Riverside or any other public entity or agency, for the**

purposes of public rest, play, recreation, enjoyment or assembly, and all buildings and structures located thereon or therein.

“Person” shall have the same meaning as the term “person” is defined in Section 1.04.010.

“Permittee” means a person who has received a cardroom permit or work permit, as applicable, pursuant to this chapter.

“Place of worship” means an establishment which has the principal purpose of religious worship (e.g., church, synagogue, mosque, temple), including accessory uses in the principal structure or in separate buildings, including school rooms, assembly rooms, kitchen, library room, one family dwelling unit and day nurseries operated by and on the site of the place of worship. A place of worship for purposes of this chapter shall have received from the city a local entitlement, presently contained in the city's regularly maintained files and reasonably accessible to city staff, which demonstrates the presence of the place of worship in the city (e.g., a building permit, business licenses, conditional use permit, certificate of occupancy, approval of a sign application).

“Premises” means a single parcel of property. Where contiguous parcels are under common ownership or control, such contiguous parcels shall be counted as a single “premises.”

“Sensitive receptor” means a school, park, place of worship, youth-oriented facility, youth center, day care center, or residentially zoned property.

“School” means a place of instruction in kindergarten or any grades 1 through 12; and, includes an institution of learning for minors, whether public or private, offering a regular course of instruction required by the California Education Code. This definition includes a nursery school, kindergarten, elementary school, middle or junior high school, senior high school, or any special institution of education, but it does not include a home school, vocational or professional institution of higher education, including a community or junior college, college, or university.

“State license” means a license issued by the State of California pursuant to the Gambling Control Act for the operation of a cardroom.

“Work permit” means the work permit issued to managers and employees in order for them to work in and be employed by a cardroom pursuant to Section 5.60.120.

“Youth center” means any public or private facility that is primarily used to host recreational or social activities for minors, including, but not limited to, private youth membership organizations or clubs, social service teenage club facilities, video arcades, or similar amusement park facilities.

“Youth-oriented facility” means any facility that caters to or provides services primarily intended for minors, or the individuals who regularly patronize,

congregate or assemble at the establishment are predominantly minors.

**Section 5.60.020 – Cardroom Permit Required – General Requirements.**

A. It is unlawful for any person, for themselves or for any other person to engage in or carry on, or to maintain or conduct, or cause to be engaged in, carried on, maintained or conducted, any cardroom in the city without first having secured a cardroom permit from the city to do so, according to each and every requirement of this chapter and without first complying with applicable law.

B. It is unlawful for any person to maintain or operate any cardroom in connection with any cigar store, pool or billiard hall, or any other business without having first obtained a cardroom permit pursuant to this chapter.

C. No cardroom permit shall be issued to minors.

D. No applicant requesting a cardroom permit pursuant to this chapter may have any financial or other interest in any other cardroom permit within the city or cardroom permit application that is pending before the city.

E. Each application shall be totally independent and unassociated with any other application being submitted for the purpose of obtaining such a cardroom permit.

F. Cardroom permits issued pursuant to this chapter shall automatically expire 5 years from the date of issuance, except as specifically provided in Section 5.60.080. The issuance of a cardroom permit under this chapter shall constitute a revocable privilege and shall not create or establish any vested rights for the development or use of any property.

G. Conditions necessary for the continuing validity of a cardroom permit include:

(1) Strict adherence to each and every requirement of this chapter, as well as any requirements, including administrative regulations, adopted by the City pursuant to the authority of this chapter.

(2) Maintaining a current and valid applicable State license. Revocation, suspension or expiration of the State license shall automatically invalidate the equivalent city cardroom permit.

(3) Allowing operations officers to conduct reasonable inspections of the location of the cardroom at the discretion of the city, including but not limited to inspection of security, and written records and files pertaining to the cardroom, for the purposes of ensuring compliance with local and state law.

(4) Maintaining with the city current and valid contact information of the owner(s) and manager(s) of the cardroom.

- (5) Compliance with all applicable law.

**Section 5.60.030 – Cardroom permit – Number permitted and transferability.**

**A. Number Permitted.**

(1) The number of cardroom permits authorized for issuance under the provisions of this chapter shall be limited to 1 cardroom permit.

(2) All such cardroom permits shall be issued in accordance with the provisions of this chapter and applicable law.

**B. Transfer.**

(1) Any cardroom permit issued pursuant to this chapter may be transferred upon the approval of the City Manager to a person meeting all of the requirements for the initial issuance of such cardroom permit.

(2) For the purposes of this section, it shall be deemed to be a transfer of a cardroom permit requiring approval of the City Manager if a shareholder of a corporate permittee transfers any shares in the corporate permittee. It shall also be deemed to be a transfer of a cardroom permit requiring approval of the City Manager if a partner of a partnership permittee transfers all or any portion of his or her partnership interest.

**Section 5.60.040 – Application for Cardroom Permit.**

A. The owner of a proposed cardroom shall file an application with the City Manager upon a form provided by the city and shall pay any fee established by the City Council pursuant to this chapter for the costs of processing such application. The application shall include without limitation the following information:

(1) **Business.**

a. **Activities.** A general description of the proposed cardroom operation, including how the proposed operation will operate in compliance with this code and state law, and the proposed use of all areas on the premises, including but not limited to specific activities, card table placement, lighting and signage.

b. **Security.** A security plan detailing measures to the satisfaction of the City Manager that all applicable security-related requirements under state or local law are and will be met.

c. **Ownership.** A description of the statutory entity or business form that will serve as the legal structure for the applicant, the ownership structure of the applicant as filed with the California Secretary of State (e.g., limited liability company, joint partnership,

S-Corporation) (an applicant that is a foreign corporation shall include in its application the certificate of qualification issued by the Secretary of State of California), and a copy of the entity's formation and organizing documents, including, but not limited to, articles of incorporation, certificate of amendment, statement of information, articles of association, bylaws, partnership agreement, operating agreement, and fictitious business name statement.

d. State Gambling License. The license number issued by the State of California or evidence that the applicant has applied for such license from the State of California, as applicable.

e. Other Licenses and Permits. Identification of any other licenses or permits for cardrooms, whether for the City of Perris or for any other licensing or permitting authority:

- i. Held currently by the applicant;
- ii. Pending approval for the applicant; or
- iii. Denied to, revoked from or suspended for the applicant.

f. Physical. A general description of the proposed operation, including the street address, parcel number, the total square footage of the site, and the characteristics of the surrounding area.

g. Floor plan. A scaled floor plan for each level of each building that is part of the business site, including the entrances, exits, walls, and operating areas. The floor plan must be professionally prepared by a licensed civil engineer or architect.

h. Site plan. A scaled site plan of the business site, that will include at a minimum all buildings, structures, driveways, parking lots, landscape areas, and boundaries. The site plan must be professionally prepared by a licensed civil engineer or architect.

i. Hours of Operation. Proposed hours and days of operation in compliance with this chapter.

(2) Individuals.

a. Managers. The name, address, e-mail and phone number of any person who is managing or responsible for the cardroom's activities.

b. Community Outreach Manager. The name, e-mail

and phone number of an employee designated as community outreach manager, who will be responsible for outreach and communication with the surrounding community, including the neighborhood and nearby businesses.

c. Employees. A list of the names of all current and prospective employees of the cardroom, along with any other identifying information requested by the City Manager.

d. Consent to Criminal Investigation. Written consent from all owners and employees to fingerprinting and a criminal background investigation by the city, upon a form provided by the city, accompanied with payment of appropriate fees to city to cover the costs of performing such criminal background check. At the discretion of the city and in compliance with state law, the city may use live scan to perform criminal background checks.

e. Identification. For each employee, a color photocopy of either a valid California Driver's License or equivalent identification approved by the City Manager.

f. Land Owner. The name, address, e-mail and phone number of the owner and lessor of the real property upon which the cardroom is to be conducted. In the event the applicant is not the legal owner of the property, the application must be accompanied by a notarized acknowledgement from the owner of the property that a cardroom may be operated on his/her property.

(3) The applicant may also propose a community benefit agreement pursuant to Section 5.60.130.

(4) Miscellaneous

a. Evidence satisfactory to the City Manager of compliance with all local and state law requirements governing cardrooms.

b. Authorization for the City Manager to seek verification of the information contained within the application.

c. A statement in writing by the applicant that he or she certifies under penalty of perjury that all the information contained in the application is true and correct.

d. Any such additional and further information as is deemed necessary by the City Manager to administer this chapter.

**Section 5.60.050 – Payment of Taxes and Fees; Permits and Approvals.**

A. Prior to the issuance of any cardroom permit under this chapter, the applicant shall pay all applicable taxes and fees, including, without limitation, any taxes or fees required by the Perris Municipal Code.

B. Prior to the issuance of any cardroom permit under this chapter, the applicant shall obtain all necessary permits to operate, including, without limitation, land use permits and approvals pursuant to Title 19 of the Perris Municipal Code and licenses required pursuant to the California Gambling Control Act.

**Section 5.60.060 – Submission Period; Compliance Review of Application.**

A. The initial period for issuance of new cardroom permits shall be on a date set by the City Manager and shall close 30 days thereafter. In the event that there are additional cardroom permits available, the City Manager may set a new date upon which applications will be received and such period shall close 30 days thereafter. After the termination of the open period, no further cardroom permits shall be issued until a succeeding open period.

B. The issuance of a cardroom permit shall constitute a revocable privilege and shall not create or establish any vested rights for the development or use of any property.

C. **Compliance Review of Application**

(1) Upon receipt of a completed application and payment of all applicable fees, the City Manager shall investigate the information contained in the application to determine whether the applicant meets the minimum qualifications for a cardroom permit. These minimum qualifications are the requirements of this chapter, the Perris Municipal Code, and applicable state law. If the City Manager makes a positive determination then the application will be deemed compliant and eligible for review as to whether the cardroom permit should issue pursuant to the provisions in this chapter.

(2) If the City Manager determines that the application is incomplete, the City Manager shall notify the applicant in writing explaining the reasons thereof within 60 days of receipt of the application. The applicant shall have 30 days to submit a completed application, in accordance with the City Manager's notification. If the application is resubmitted as incomplete, it shall be deemed abandoned. The applicant may then resubmit a new application for a new review pursuant to the requirements of this chapter.

(3) Within 90 days of receipt of the completed application, the City Manager shall complete the investigation, approve, conditionally approve, or deny the application as being in compliance with the requirements of this chapter, and so notify the applicant by United States mail, first class postage prepaid, addressed to the applicant at the address stated in the application.

(4) An applicant shall not be deemed compliant for purposes of review under Section 5.60.070, until and unless an applicant provides written authorization to the operations officers to conduct reasonable unannounced inspections of the location of the cardroom at the discretion of the city, including but not limited to inspection of security and written records and files pertaining to the cardroom, for the purposes of ensuring compliance with this chapter and all laws of the city and the State of California.

(5) Upon successfully completing the review process, the cardroom permit application shall be deemed compliant and eligible for review under Section 5.60.070, unless the City Manager finds:

a. The applicant has made one or more false or misleading statements or omissions, either on the written application or during the application process; or

b. A proposed location for the cardroom is not allowed by state or local law, statute, ordinance, or regulation (including this code); or

c. The applicant has not satisfied each and every requirement of this chapter and code; or

d. The applicant is not in compliance with applicable state law.

(6) Based on the information set forth in the application and the City Manager's review, the City Manager may impose, as a condition of being deemed compliant and thereby eligible for review under Section 5.60.070, reasonable terms and conditions on the use of the cardroom permit, in addition to those specified in this chapter, to ensure the safe operation of the cardroom, and to ensure the health, safety and welfare of the residents and visitors of the City of Perris.

(7) At the City Manager's sole discretion, the time limits in this section may be extended upon written notification from the City Manager to the applicant.

#### **Section 5.60.070 – Issuance of Cardroom Permit**

A. Issuance of a cardroom permit constitutes a revocable privilege and shall not create or establish any vested rights for the development or use of a property. The city may determine, in its sole and absolute discretion, that it is in the best interests of the health, safety and welfare of the residents and visitors of the City of Perris that no cardroom permits are to be granted by the city or fewer cardroom permits than the number authorized in Section 5.60.030 are to be granted by the city.

B. Upon determination by the City Manager that an applicant and application is compliant with the requirements of this chapter, the Perris Municipal Code, and applicable state law (and thereby eligible for review by the City Council to determine whether or not a cardroom permit will be issued), the City Manager shall



promptly prepare for the application a written merit list for provision to the City Council.

C. A merit list shall detail and rank in writing the thoroughness of an applicant's adherence to the following criteria, as they relate to the maintenance and promotion of the health, safety and welfare of the residents and visitors of the City of Perris:

- (1) Operation plan for the business, including attention to community concerns about the impact of the business.
- (2) Security plan for the business.
- (3) Health and safety plan for the business, including enhanced product and operations health and safety.
- (4) Impact on the environment.
- (5) Neighborhood compatibility.
- (6) Employment opportunities for City of Perris residents.
- (7) Economic benefits to the City of Perris.
- (8) Community benefits to the City of Perris.
- (9) Experience of the owners, managers and employees.
- (10) Capitalization of the business.
- (11) Requirements of this chapter, this code and applicable state law.
- (12) Whether a community benefit agreement is proposed pursuant to Sections 5.60.040(A)(3) and 5.60.130 and the terms and conditions thereof.
- (13) Any additional criteria the City Manager determines is of benefit to making a determination of the applicant's commitment to the health, safety and welfare of the residents and visitors of the City of Perris.

D. The City Manager shall determine in writing, within a reasonable amount of time after the determination that the application is compliant with the requirements of this chapter, whether to recommend to the City Council that the requested cardroom permit shall be issued. The recommendation shall use the criteria contained within Section 5.60.070(C) and in compliance with the following:

- (1) Factors to be considered shall include the written merit list, as well as all pertinent evidence timely submitted (at the determination of the City Manager) by the applicant, the public, and interested parties. No pre-determined weight shall be given to one criterion or another.

(2) Each application shall be considered in its totality with weight given to one criterion over another as determined appropriate by the City Council to further the maintenance and promotion of the health, safety and welfare of the residents and visitors of the City of Perris.

(3) Upon conclusion of this review, the City Manager shall make a recommendation to the City Council as to whether or not a cardroom permit should be issued. The recommendation shall articulate reasons in writing for the recommendation and refer to merit list criteria.

E. The City Council shall make a final determination in writing, within a reasonable amount of time after receipt from the City Manager of a recommendation, whether the applicant shall be issued a cardroom permit.

(1) Factors to be considered shall include the written merit list, as well as all pertinent evidence timely submitted (at the determination of the city manager) by the applicant, the public, and interested parties. No pre-determined weight shall be given to one criterion or another.

(2) Each application shall be considered in its totality with weight given to one criterion over another as determined appropriate by the City Council to further the maintenance and promotion of the health, safety and welfare of the residents and visitors of the City of Perris.

(3) Notice of the written determination shall be provided promptly to the applicant upon final determination. The determination shall articulate reasons in writing for the final determination and refer to merit list criteria. The determination shall be final and not appealable.

(4) The City Council's decision shall be final and non-appealable.

F. The City Council may impose reasonable terms and conditions on the use of the cardroom permit, in addition to those specified in this chapter, to ensure the safe operation of the cardroom, and to ensure the health, safety and welfare of the residents and visitors of the City of Perris.

G. As determined appropriate by the city, multiple qualified applications for cardroom permits may be considered at the same time, for reasons including but not limited to comparison of applicants for limited cardroom permits using the criteria contained within Section 5.60.070(C). The cardroom permit process timelines provided by this chapter may be modified by the city to facilitate such review of multiple applications.

#### **Section 5.60.080 – Renewal of Cardroom permits**

A. Issuance of a cardroom permit constitutes a revocable privilege and shall not create or establish any vested rights for the development or use of a property. The city may determine through the procedures provided in this chapter that for

reasons of the health, safety and welfare of the residents and visitors of the City of Perris that a cardroom permit will not be renewed.

B. Cardroom permits issued pursuant to this chapter shall automatically expire 5 years from the date of issuance.

C. The following procedures shall govern the process for the renewal of a cardroom permit:

(1) A permittee may apply for the renewal of an existing cardroom permit no less than 60 days prior to the cardroom permit's expiration date upon a form provided by the city and shall pay a filing fee as established by resolution adopted by the city council as amended from time to time.

(2) Renewal applications shall comply with all of the requirements in this chapter for applying for a new cardroom permits. At the discretion of the city, renewal applications may consist of updating any changes to an original application or previous renewal application.

(3) The City Manager will review cardroom permit renewal applications and make a determination as to whether the cardroom permit has remained in compliance with all the requirements of this chapter and state law during the prior term of the cardroom permit. If the City Manager makes a contrary determination, the application for a cardroom permit renewal shall be denied.

(4) If the City Manager determines the cardroom has remained in compliance with all the requirements of this chapter and state law during the prior term of the cardroom permit, the cardroom permit renewal application shall then be subject to the requirements of Section 5.60.070 (including the attendant preparation of a merit list applicable to the prior term's operations), and the City Manager shall provide to the City Council a written merit list. The City Manager shall then recommend to the City Council in writing whether the cardroom permit should be renewed. The City Council shall review the recommendation and then make a final decision on whether to grant an application for a cardroom permit renewal. The City Council's decision shall be final and non-appealable.

(5) If the permittee files a renewal application less than 60 days prior to expiration, the permittee must provide a written explanation detailing the circumstances surrounding the late filing. The City Manager may deny the untimely application after review of the explanation. If the City Manager accepts the application, then the City Manager may elect to administratively extend the cardroom permit beyond the expiration date while the City Manager completes the renewal licensing process. Untimely applications for renewal which are nevertheless accepted by the City Manager pursuant to this section are subject to a late penalty.

D. A cardroom permit is immediately invalid upon expiration if the permittee has not filed a timely and/or accepted renewal application and remitted all of the

required renewal fees. In the event the cardroom permit is not renewed prior to expiration, the affected cardroom permit shall cease operation upon the expiration of the cardroom permit and is thereafter considered to be unlawful.

**Section 5.60.090 – Operational Requirements.**

A. Games Permitted – Conditions. All card games which have been determined by the California Attorney General to be within the permissible subject of local licensing by California cities may be played in any permitted cardroom on the following conditions:

(1) A written set of rules (“games rules”) for a proposed card game are on file with the City and have been approved, in writing, by the City Manager at the time of playing the game. Said approval may be amended, conditioned or revoked from time to time in the sole discretion of the City Manager.

(2) A copy of the approved game rules showing thereon the approval of the City Manager are posted in the cardroom in a conspicuous place readily available to the patrons or prospective patrons and visible from any seat at any card table on the premises.

(3) The game is played strictly according to said game rules. Variations of the game, unless specifically described in the game rules, shall not be allowed.

(4) For the purposes of this section, the California Attorney General has currently determined that the following card games to be within the permissible subject of local licensing by California cities: \_\_\_\_\_. This list may be amended from time-to-time by the California Attorney General.

B. Hours and Days of Operation. Permitted cardrooms may operate 7 days a week, 24 hours per day.

C. Drinking of Intoxicating Beverages Prohibited. No cardroom permit shall permit the drinking of any intoxicating liquor in the premises permitted under the provisions of this code.

D. Minors Prohibited from Patronage or Employment. Minors shall not be permitted to play any game at any card table in the City. Minors shall not be employed where any card table is maintained in the City.

E. Maximum Number of Player Per Table. There shall be no limit on the number of players permitted at any one card table in any game.

F. Maximum Number of Tables on Premises; Arrangement. No more than 100 tables shall be permitted at any premises permitted as a cardroom pursuant to this chapter, and said playing area shall be located on the ground floor and the tables shall be arranged so that the playing surface of each table shall be visible from the sidewalk or public walk immediately adjacent to the cardroom.

G. **Supervision of Game Playing.** All cardrooms and/or card tables permitted under the provisions of this chapter shall be supervised by the owner, or a manager, of the cardroom to assure that games played on said tables are played strictly in accordance with the terms of this chapter and the provisions of the Penal Code of the state of California.

H. **Bets and Wager Permitted When.** No bet or wager in any game shall exceed the sum of \$1,000.00, and only table stakes shall be permitted, and no jackpots shall be allowed.

I. **Charges for Game Playing; Maximum Designated.** There shall be no limit on the charge which may be collected from any player for the privilege of participating in any game.

J. **Signs to be Posted in Cardroom; Contents.** Signs stating which games have been approved for play at said cardroom by the City Manager, and stating the charge per hour exacted from each player for the privilege of playing. In addition to the foregoing, each table shall identify by prominent sign located thereon the game which is currently being played at said table.

K. **Work Permits** Every manager and employee shall obtain and maintain a work permit pursuant to Section 5.60.120. Every manager and employee of a cardroom permitted according to the provisions of this chapter shall, at all times when present in such cardrooms, wear their work permit (issued pursuant to this chapter).

L. **Location.** In addition to the requirements of Title 19 of the Perris Municipal Code, cardrooms shall be located at least 1,000 feet from sensitive receptors. The distance shall be measured as the horizontal distance measured in a straight line from the property line of one site to the property line of another site.

#### **5.60.100 – Cardroom Permit – Grounds for Revocation.**

A. The City Council may revoke a cardroom permit issued pursuant to this chapter upon the determination through written findings of a failure to comply with any provision of this chapter, permit/license condition, or any agreement or covenant as required pursuant to this chapter.

B. The City Council may revoke a cardroom permit for cardrooms issued pursuant to this chapter if any of the following occurs:

(1) The City Council determines that the cardroom has failed to comply with any aspect of this chapter, any permit/license condition, or any other agreement or covenant as required pursuant to this chapter; or

(2) The equivalent State license has been revoked; or

(3) The City Council determines that persons other than those named in

the application on file with the city to own an interest in or have direct management of such cardroom; provided, however, that direct management of such cardroom may be accomplished by the employment of a manager pursuant to the provisions of Section 5.60.090;

(4) The City Council determines that the cardroom is maintaining a greater number of tables than the number set forth in the application; or

(5) Maintaining such cardroom business upon premises which are or have become unsuitable or an improper place therefor; or

(6) The City Council determines that the cardroom has violated this chapter, the Perris Municipal Code, or applicable state law.

C. The City Council's decision under this section shall be final and non-appealable.

#### **Section 5.60.110 – Employee Work Permits Required.**

A. **Work Permit Required.** It is unlawful for any cardroom in the city to employ any person who does not have a valid, unsuspended and unrevoked work permit, bearing the employee's photograph and issued by the city. Work permits shall not be transferred or assigned. All employees of a cardroom shall be subject to the fingerprinting and background investigation as set forth in this chapter. Employees who are employed by a cardroom, but who have not undergone the fingerprint and background investigation, will be granted a temporary work permit pending completion of a fingerprint and background investigation as required in this chapter.

B. **Application for Work Permit.** Any person wishing to obtain a work permit shall file an application with the City Manager. Such application shall be made in the form and manner as prescribed by the City Manager. Prospective employees filing an application for a work permit may be granted a temporary work permit pending processing of the application and completion of the background investigation described in Section 5.60.110(D). Such application shall include the following:

(1) Photographs and fingerprints of the work permit applicant.

(2) Written consent from the work permit applicant to fingerprinting and a criminal background investigation by the city accompanied with payment of appropriate fees to city to cover the costs of performing such criminal background check.

(3) Proof to the satisfaction of the City Manager that the applicant has obtained from the Department of Justice, Bureau of Gambling Control, pursuant to Business and Professions Code Section 19910 et seq.

(4) Information identifying the cardroom employing, or prospectively employing, the employee.

(5) A statement in writing by the applicant that he or she certifies under penalty of perjury that all the information contained in the application is true and correct.

(6) Any such other information as the City Manager may require.

**C. Review Process and Issuance of Work Permit.**

(1) Upon receipt of a completed application and payment of all applicable fees, the City Manager shall investigate the information contained in the application to determine whether the applicant meets the minimum qualifications for a work permit. These minimum qualifications are the requirements of this chapter, the Perris Municipal Code, and applicable state law. If the City Manager makes a positive determination then the application will be deemed complete and eligible for review as to whether the cardroom permit should issue pursuant to the provisions in this chapter.

(2) If the City Manager determines that the application is incomplete, the City Manager shall notify the applicant in writing explaining the reasons thereof within 60 days of receipt of the application. The applicant shall have 30 days to submit a completed application, in accordance with the City Manager's notification. If the application is resubmitted as incomplete, it shall be deemed abandoned. The applicant may then resubmit a new application for a new review pursuant to the requirements of this section.

(3) Within 90 days of receipt of the completed application, the City Manager shall complete the investigation, approve, conditionally approve, or deny the application pursuant to this chapter, and so notify the applicant by United States mail, first class postage prepaid, addressed to the applicant at the address stated in the application.

(4) All work permits issued pursuant to this chapter shall contain the permittee's photograph, age, address, the description of such individual, and any other information required by the City Manager.

(5) The deadlines provided in this section may be extended by the City Manager by providing written notice to the applicant.

**D. Criminal Background Check and Grounds for Denial.** The City Manager shall perform a criminal background check of the work permit applicant. At the discretion of the city and in compliance with state law, the city may use live scan to perform criminal background checks. Applications for work permits shall be denied in the following circumstances:

(1) If the applicant has been convicted or pled nolo contendere of any

crime punishable as a felony; or

(2) If the applicant has been convicted of a misdemeanor involving dishonesty or moral turpitude within the ten-year period immediately preceding the submission of the application unless the applicant has been granted relief pursuant to Section 1203.4, 1203.4a, or 1203.45 of the California Penal Code; provided, however, that the granting of relief under Section 1203.4, 1203.4a, or 1203.45 of the California Penal Code shall not constitute a limitation on the discretion of the City Manager to grant a work permit or affect the applicant's burden of proof; or

(3) If the applicant has been convicted in activities involving bookmaking, loansharking, corruption, prostitution, money laundering or other illegal gambling activities;

(4) If the applicant has made any false statements in the application or as to any other information presented as the part of the application process; or

(5) If the approval of the applicant would be inimical to the interests of legitimate gaming; or

(6) If the Department of Justice, Bureau of Gambling Control, objects to the issuance of a work permit consistent with Business and Professions Code Section 19910 et seq.; or

(7) If the applicant is disqualified from holding a state gambling license for any of the reasons specified in Business and Professions Code Section 19859; or

(8) If the applicant is disqualified from holding a state gambling license by any other restrictions provided by law; or

(9) If the applicant is a minor; or

(10) If any information provided by the applicant on the work permit applications is false or misleading.

E. If the application is denied, the applicant may appeal such denial pursuant to Section 5.60.120.

F. Term. Work permits shall automatically expire 1 year from the date of issuance. The issuance of a work permit under this chapter shall constitute a revocable privilege and shall not create or establish any vested rights to work as a cardroom employee in the city.

G. Renewal.

(1) A permittee may apply for the renewal of an existing work permit no less than 60 days prior to the work permit's expiration date upon a form provided



by the city and shall pay a filing fee as established by resolution adopted by the City Council as amended from time to time.

(2) Renewal applications shall comply with all of the requirements in this chapter for applying for a new work permits. At the discretion of the city, renewal applications may consist of updating any changes to an original application or previous renewal application.

(3) The City Manager will review work permit renewal applications and make a determination as to whether the permittee has remained in compliance with all the requirements of this chapter (including any conditions imposed upon the work permit) and state law during the prior term of the work permit. If the City Manager makes a contrary determination, the application for a work permit shall be denied.

(4) If the City Manager determines the permittee has remained in compliance with all the requirements of this chapter (including any conditions impose upon the work permit) and state law during the prior term of the work permit, the City Manager may approve or conditionally approve the work permit renewal application.

**G. Suspension and Revocation.**

(1) An employee work permit may be suspended or revoked by the City Manager under the following circumstances:

a. The commission of any act which would have been grounds for denial of a work permit pursuant to Section 5.60.120(D); or

b. The violation of this chapter, the Perris Municipal Code, and applicable state law, and any condition imposed in issuing such work permit.

(2) The work permit may be immediately suspended by the City Manager if the act or violation is such to cause an immediate threat to the public welfare. Such immediate suspension shall remain in effect for seven days or until a final decision is rendered by the City Manager, whichever occurs first. The City Manager may suspend or revoke a work permit after a hearing following five days' notice to the employee. The employee shall be permitted to submit any relevant evidence to the City Manager. All costs shall be borne by the employee.

**H. Work Permits to be Worn.** Unless specifically exempted by the city in writing, each employee, at all times while acting within the scope of his or her employment on the cardroom premises shall wear in a prominently visible place upon his or her person the employee work permit issued by the city. It is the responsibility of the permittee to monitor all employees under this section.

**Section 5.60.120 – Appeals of Suspension or Revocation of Work Permit.**

Any decision regarding denial, suspension, or revocation by the City Manager of a work permit pursuant to Section 5.60.110 may be appealed to the City Council by an applicant, a permittee or interested party as follows:

A. If the appellant wishes to appeal a decision to the City Council, the appellant must file a written appeal with the Perris City Clerk within 10 calendar days of the decision. The written appeal shall specify the person making the appeal, the decision appealed from, shall state the reasons for the appeal, and shall include any evidence in support of the appeal which the applicant seeks to be considered by the City Council.

B. Notice of the time and place of an appeal hearing shall be providing to the appellant within 30 days of receipt by the Perris City Clerk of the written appeal.

C. The appeal hearing shall be held within 60 days of the filing of the written appeal with the Perris City Clerk, unless the 60 day time limit is waived by the appellant, or unless the City Council continues the appeal hearing date for good cause and upon written notification to the appellant.

D. The City Council shall review the facts of the matter, written documents submitted for review, the basis for making the decision which is under appeal, and then determine whether the appealed decision should be reversed or affirmed. The determination made shall be in writing, shall set forth the reasons for the determination, and shall be final.

E. The provisions of section 1094.6 of the Code of Civil Procedure sets forth the procedure for judicial review of any final determination. Parties seeking such judicial review shall file such action within 90 days of a determination being made final.

#### **Section 5.60.130 – Community Benefit Agreement.**

A. The applicant for a cardroom permit may also propose to enter into a community benefit agreement for the purpose of setting forth the terms and conditions under which the cardroom will operate that are in addition to the requirements of this chapter, possibly including, but not limited to, public outreach and education, community service, payment of fees and other charges as mutually agreed, and such other terms and conditions that will protect and promote the public health, safety, and welfare of the city and its residents. The community benefit agreement may also include merit list items.

B. If a community benefit agreement is proposed, the applicant shall submit such information and supporting data as the City Manager considers necessary to process the community benefit agreement proposal as part of the cardroom permit application, including but not limited to a community benefit assessment to evaluate the benefits the community benefit agreement will provide to the community.

C. The City Council may approve a community benefit agreement if it finds that the community benefit agreement will promote the public health, safety, and welfare of the city and its residents, through findings such as, but not limited to, the following:

(1) The proposed cardroom will provide economic benefits to the city; and/or

(2) The proposed cardroom will provide employment opportunities for city residents; and/or

(3) The proposed cardroom will positively impact the community, based on factors such as, without limitation, whether and to what extent the proposed operation will offer or engage in community service, education, outreach and engagement programs.

D. Either party may propose an amendment, extension or termination of an approved community benefit agreement, and such amendment, extension or termination may only be made with the written consent of both parties.

E. Notwithstanding the forgoing, nothing in this section shall be interpreted to require the city to enter into any community benefit agreement or to approve any permit.

F. The City Council's approval of a community benefit agreement shall not create or establish any vested rights for the development or use of any property.

G. The community benefit agreement shall be in a form as approved by the City Attorney.

**Section 5.60.140 – Administration; Fees.**

A. The City Council or the City Manager may adopt such rules and regulations as may be necessary for the efficient administration of this chapter.

B. The City Council may establish fees by resolution, or such other action as authorized by applicable law, to recover any and all fees and costs incurred by the City's administration and implementation of this chapter, including without limitation costs relating to new and renewal application processing and criminal background checks.

**Section 5.60.150 – Violations; Public Nuisance.**

A. Violations. In addition to any other remedy available, violations of this chapter and any established rules and regulations shall be, in the discretion of the citing officer, an administrative citation, infraction, or misdemeanor subject to enforcement pursuant to Chapters 1.12, 1.16, 1.17, and 1.18 of Title 1 of the Perris Municipal Code. Each day that a violation exists shall constitute a separate

violation.

**B. Public Nuisance Abatement.**

(1) Any cardroom that is conducted in violation of any provisions of this chapter or the Perris Municipal Code is hereby declared to constitute a public nuisance and, as such, may be abated or enjoined from further operation, in accordance with the procedures set forth in Chapter 7.06 of the Perris City Code.

(2) All costs to abate such public nuisance, including attorneys' fees and court costs, shall be paid by the person causing the nuisance, including the permittee and the property owner where the nuisance is occurring.

C. The remedies described in this section are not mutually exclusive. Pursuit of any one remedy shall not preclude city from availing itself of any or all available administrative, civil, or criminal remedies, at law or equity.

**Section 5.60.160 – Severability.**

If any section, subsection, subdivision, sentence, clause, phrase, word, or portion of this chapter is, for any reason, held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this chapter. The City Council of the City of Perris hereby declare that they would have adopted the ordinance codified in this chapter and each section, subsection, subdivision, sentence, clause, phrase, word, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, words or portions thereof be declared invalid or unconstitutional.

**Section 5.60.170 – Amendment; Repeal.**

The City Council may amend or repeal the provisions of this chapter pursuant to Elections Code Section 9217, provided that any amendments shall be in compliance with applicable law.”

**Section 3. Allowed in Commercial Neighborhood Zone; Conditional Use Permit Required.** Subsection (a) of Section 19.36.030 of Chapter 19.36 of Title 19 of the Perris Municipal Code is amended, in its entirety, as follows:

“The following uses shall be allowed subject to obtaining a conditional use permit, as provided by Chapter 19.61:

(1) Any home or other facility for the aged or children that is licensed or required to have a permit by the state, excluding child care facilities, as provided by chapter 19.83.

(2) Any public or private hospital, medical clinic or other facility licensed or required to have a permit by the state.

- (3) Convenience stores with alcohol related sales, consistent with chapter 19.65.
- (4) General automotive repair.
- (5) Monopoles or other similar wireless communications towers or facilities more than 55 feet in height.
- (6) Restaurants with drive-through services.
- (7) Service stations, with or without automobile repair.
- (8) Cardrooms as defined by chapter 5.60 of Title 5 and in compliance with the requirements of chapter 5.60 of Title 5.”

***Section 4.*** Allowed in Commercial Community Zone; Conditional Use Permit Required. Subsection (a) of Section 19.38.030 of Chapter 19.38 of Title 19 of the Perris Municipal Code is amended, in its entirety, as follows:

“The following uses shall be allowed subject to obtaining a conditional use permit, as provided by Chapter 19.61:

- (1) Amusement centers.
- (2) Any home or other facility for the aged or children that is licensed or required to have a permit by the state, excluding child care facilities, as provided by chapter 19.83.
- (3) Any public or private hospital, medical clinic or other facility licensed or required to have a permit by the state.
- (4) Billiard halls.
- (5) Carwash.
- (6) Convenience stores with alcohol related sales, consistent with chapter 19.65.
- (7) General automotive repair.
- (8) Monopoles or other similar wireless communications towers or facilities more than 65 feet in height.
- (9) Restaurants with drive-through services.
- (10) Service stations, with or without automotive repair.
- (11) Urgent care facilities.

(12) Cardrooms as defined by chapter 5.60 of Title 5 and in compliance with the requirements of chapter 5.60 of Title 5.”

**Section 5. Cardrooms; Conditionally Permitted Zones and Specific Plans.** A new Chapter 19.89 is added to Title 19 of the Perris Municipal Code to read, in its entirety, as follows:

**Chapter 19.89 – Cardrooms.**

**Section 19.89.010 – Definitions**

“**Cardroom**” shall have the same definition as the term “cardroom” as provided in Chapter 5.60 of Title 5 of the Perris Municipal Code.

**Section 19.89.020 – Location;Conditionally Permitted Use.**

Cardrooms shall be allowed in the following zones subject to obtaining a conditional use permit pursuant to Chapter 19.61 and obtaining a cardroom permit pursuant to Chapter 5.60 of Title 5 of the Perris Municipal Code:

- A. Commercial Neighborhood Zone (Chapter 19.36);
- B. Commercial Community Zone (Chapter 19.38); and
- C. Any commercially zoned property in any specific plan of the city.

**Section 19.89.030 – Amendment.**

The City Council may amend or repeal the provisions of this chapter pursuant to Elections Code Section 9217, provided that any amendments shall be in compliance with applicable law.

**Section 6. Amendment or Repeal.** The City Council may amend or repeal the provisions of this Ordinance pursuant to Elections Code Section 9217, provided that any amendments shall be in compliance with applicable law.

**Section 7. CEQA.** [INSERT CEQA]

**Section 8. Severability.** If any subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance or any part thereof is for any reason held to be unconstitutional or otherwise unenforceable, such decision shall not affect the validity of the remaining portion of this ordinance or any part thereof. The People of the City of Perris hereby declare that they would have passed each subsection, subdivision, paragraph, sentence, clause, or phrase thereof, irrespective of the fact that any one or more subsection, subdivision, paragraph, sentence, clause, or phrase be declared unconstitutional or otherwise unenforceable.

**Section 9. Effective Date.** After its adoption by the voters, this Ordinance shall be in full force and effect ten (10) days after the vote is declared by the City Council of the City

of Perris, pursuant to the provisions of Election Code Sections 9217 and 15400 and as provided by law.

**Section 10. Passage and Execution.** The Mayor of the City of Perris is hereby authorized and ordered to attest to the adoption of the Ordinance by the voters of the City of Carson by signing where indicated below.

I hereby certify that the foregoing Ordinance was PASSED, APPROVED and ADOPTED by the People of the City of Perris, California voting on the \_\_\_\_th day of November, 2023.

\_\_\_\_\_  
MAYOR, MICHAEL M. VARGAS

ATTEST:

\_\_\_\_\_  
City Clerk, Nancy Salazar

APPROVED AS TO FORM:

\_\_\_\_\_  
Robert Khuu, City Attorney

**Attachment No.2 – Surrounding  
Jurisdiction Cardroom  
Comparison Chart**



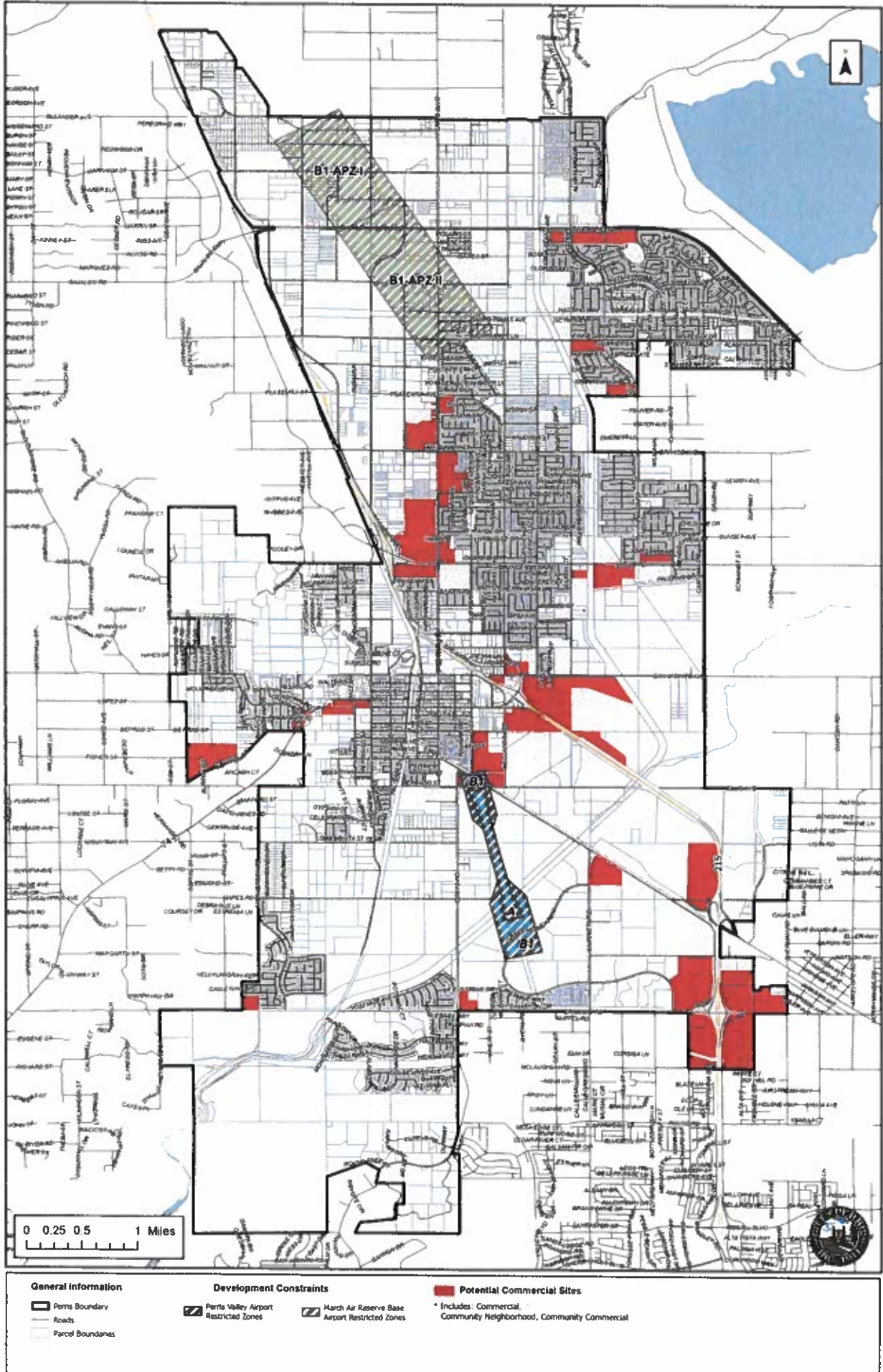
# SURROUNDING JURISDICTION CARDROOM COMPARISON

City	Number of Permits/Locations	Tables Per Location	Types of Games Restricted	Approval Authority	Permit Transfers	Employee Permit	Rules Posting	Taxes	Location/Zoning	Land Use Permit	Age Restrictions
<b>Lake Elsinore</b>	One (1) Cardroom Lake Elsinore Casino 16 locations; 1 permit per person/entity	14-100	Per State Law Listed on Website: Poker, Texas Hold'em, Omaha, Pure 21 Blackjack, Three Card Poker, Let It Ride, Spanish 21, Crazy 4 Poker, Ultimate Texas Hold'em, 7 Card Stud, Pai Gow Poker, and EZ Baccarat	City Council	Yes, with City Council Approval	Yes	Yes	Gross Revenue: (1) \$2M to \$3M: \$6,000 + 3% of excess over \$2M; (2) \$3M to \$4M: \$36,000 + 3.5% of excess over \$3M; (3) \$4M to \$5M: \$71,000 + 4% of excess over \$4M; (4) \$5M and over: \$111,000 + 5% of excess over \$5M	CMU Zone (Commercial Zones)	CUP	21+ only
<b>Clovis</b>	One (1) Cardrooms The 500 Club Casino	22 Tables (currently)	Per State Law	City Council	Yes, with City Council Approval	Yes	Yes	None	C-2; C-3 (Commercial Zones)	Site Plan Approval	21+ only
<b>Antioch</b>	One (1) Cardroom 19 <sup>th</sup> Hole Casino and Lounge Only those existing as of 2015	4 Tables existing but up to 6 if specifically authorized	Per State Law	City Council	No	Yes	Yes	None	C-1; C-2 (Commercial Zones)		21+ only
<b>Chula Vista</b>	One (1) Cardroom Seven Mile Casino 1 per 40,000 residents	26 Tables (currently)	Per State Law	City Council	Yes	Yes	Yes	\$1,500 per table per quarter	?	?	21+ only
<b>Commerce</b>	One (1) Cardroom Commerce Casino 374 total tables in entire city	270 Tables (currently) and up to 374 tables NOTE: 374 is the maximum tables city-wide	Per State Law	City Council	Yes, with approval by City Attorney	Yes	Yes	Monthly Gross Card Room Revenue: (1) First \$0 to \$1.6M: 10% (2) Next \$1,600,001 to \$8,500,000: 13.2% (3) Next \$8,500,001 to \$12M: 13.8% (4) Next \$12,000,001 to \$16M: 14.4% (5) Over \$16M: 13.2%	Commercial Zones	CUP	21+ only

**Attachment No.3 – Proposed  
Cardroom Ordinance  
Commercial Locations**

# Proposed Cardroom Ordinance Locations

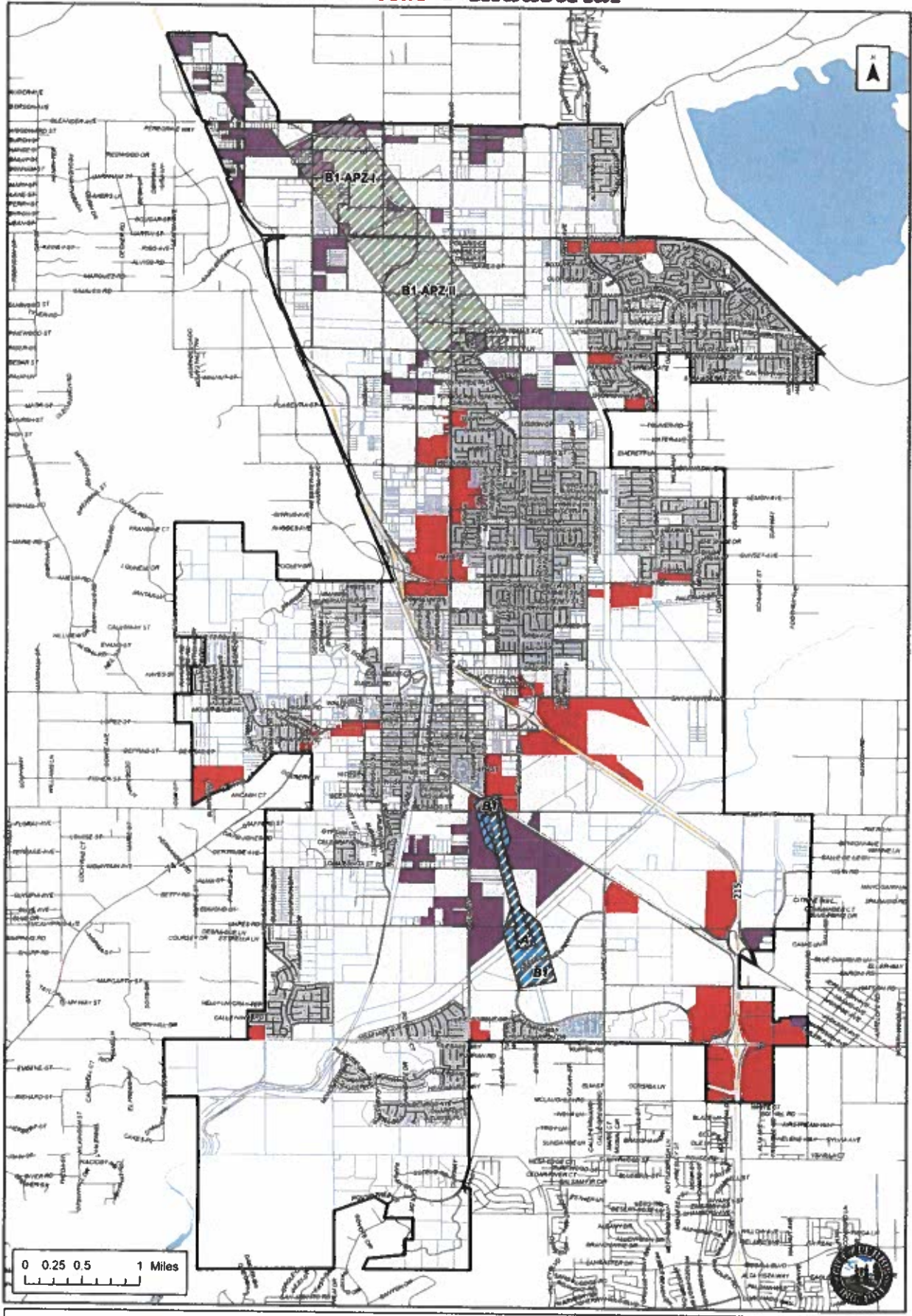
## Commercial



**Attachment No.4 – Proposed  
Cardroom Ordinance  
Commercial & Industrial  
Locations**

# Proposed Cardroom Ordinance Locations

## Commercial & Industrial



General Information	Development Constraints	Potential Commercial Sites	Potential Industrial Sites
<ul style="list-style-type: none"> <li> Perris Boundary</li> <li> Roads</li> <li> Parcel Boundaries</li> </ul>	<ul style="list-style-type: none"> <li> Perris Valley Airport Restricted Zones</li> <li> March Air Reserve Base Airport Restricted Zones</li> </ul>	<ul style="list-style-type: none"> <li> Potential Commercial Sites</li> </ul> <p>* Includes: Commercial, Community Neighborhood, Community Commercial</p>	<ul style="list-style-type: none"> <li> Potential Industrial Sites</li> </ul> <p>* Includes: Light Industrial &amp; General Industrial</p>