

CITY OF PERRIS PLANNING COMMISSION

AGENDA

August 02, 2023

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

- 1. CALL TO ORDER:
- 2. ROLL CALL:

Commissioners: Jimenez, Gomez, Lopez,

Chair Hammond, Vice-Chair Shively

- 3. **PLEDGE OF ALLEGIANCE:** Commissioner Jimenez,
- 4. PRESENTATION:
- 5. CONSENT CALENDAR:
 - **A.** Planning Commission Minutes for July 05, 2023
- 6. PUBLIC HEARING:
 - A. Conditional Use Permit 22-05023 A proposal to consider a Conditional Use Permit to allow the construction of a 395,500 square-foot industrial warehouse building on a 19.16-acre site, located on the southwest corner of Mapes Road and Trumble Road, within the Business Park (BP) Zone. Applicant: Russell Pierce of RPD Development, Inc.

REQUESTED ACTION: Continuance of this item to the Planning Commission meeting on August 16, 2023.

B. Variance 23-05152 – A Variance to increase the maximum sign area from 150 square feet to 309 ½ square feet of a 65-foot-high freeway-oriented sign on a 0.60-acre site located at the terminus of Old Nuevo Road, east of the Interstate 215 Freeway and southwest of Nuevo Road within the Community Commercial (CC) Zone. Applicant: Jeff Bryant, In-N-Out Burger.

REQUESTED ACTION: Adopt Resolution No. 23-23, finding the project is Categorically Exempt from the California Environmental Quality Act (CEQA) review pursuant to Sections 15061(b)(3) (Common Sense Exemption) and 15311 (Accessory Structures), and approving Variance 23-05152, based on the findings and subject to the Conditions of Approval.

C. Development Plan Review (DPR) 22-00021 – A proposal to construct a 99,990 square-foot industrial building on 4.5 acres located at the northeast corner of Ramona Expressway and Brennan Avenue within the Light Industrial Zone of the Perris Valley Commerce Center Specific Plan (PVCC SP). Applicant: David Kelley, Westport Properties.

REQUESTED ACTION: Adopt Resolution No. 23-24, adopting the Mitigated Negative Declaration No. 2389 and the Mitigation Monitoring and Reporting Program, and approve DPR 22-00021 to allow construction of a 99,990 square foot industrial building, based on the findings and subject to the Conditions of Approval.

- 7. BUSINESS ITEMS
- **8. PUBLIC COMMENTS:**

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

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

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- 9. COMMISSION MEMBERS ANNOUNCEMENTS OR REPORTS:
- 10. DIRECTOR OF DEVELOPMENT SERVICES REPORTS AND/OR INFORMATION:
- 11. ADJOURNMENT

Planning Commission Agenda

CITY OF PERRIS

August 02, 2023

Item

5A

Planning Commission Minutes for July 05, 2023

CITY OF PERRIS

MINUTES

Date of Meeting: July 05, 2023

Time: 06:00 PM

Place of Meeting: City Council Chambers

1. CALL TO ORDER:

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

Chair Hammond,

Commission Members Present: Commissioner Lopez, Commissioner

Jimenez, Vice Chair Shively, and Chair Hammond.

Commissioner Absent: Commissioner Gomez,

Staff Present: Director of Development Services Kenneth Phung,

Assistant City Attorney Yecenia Vargas, Patricia Brenes, Planning Manager, John Pourkazemi, City Engineer, Associate Planner Lupita Garcia, Assistant Planner Monica Carranza, and Administrative Assistant Sylvia Arvizu

- 3. PLEDGE OF ALLEGIANCE: Commissioner Lopez,
- 4. PRESENTATION:
- 5. CONSENT CALENDAR:
 - A. Planning Commission Minutes for June 21, 2023

The Chair called for a motion.

M/S/C: Moved by Vice Chair Shively, seconded by Commissioner Lopez to Approve Item 5A. Planning Commission Minutes for June 21, 2023

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

Hammond.

NOES:

ABSENT: Commissioner Gomez.

ABSTAIN:

B. Street Naming Review 23-05065 – A proposal to name fourteen (14) streets within Tentative Tract Map No. 37262, located at the northeast corner of Goetz Road and Fieldstone Drive in the Green Valley Specific Plan. Applicant: Matthew Villalobos. REQUESTED ACTION: Approve Street Naming Review 23-05065

Assistant Monica Carranza presented the item.

The following Commissioner Spoke:

Commissioner Lopez
Commissioner Jimenez
Chair Hammond

Chair Hammond opened the Item for Public Comments – No public comment.

The Chair called for a motion.

M/S/C: Moved by Commissioner Lopez, seconded by Vice Chair Shively to Approve Item 5B, with the following changes: 1) change Street A to Charlton Street, change G Street to Blue Elm Road, change L Street to Spring Gate, change M Street to Lionheart Drive, and N Street to Sunny Oak Lane.

Street Naming Review 23-05065 – A proposal to name fourteen (14) streets within Tentative Tract Map No. 37262, located at the northeast corner of Goetz Road and Fieldstone Drive in the Green Valley Specific Plan. Applicant: Matthew Villalobos. REQUESTED ACTION: Approve Street Naming Review 23-05065

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

Chair Hammond.

NOES:

ABSENT: Commissioner Gomez.

ABSTAIN:

6. PUBLIC HEARING:

A. Development Plan Review 22-00008 – Continued from the May 17, 2023 meeting. A proposal to construct a 121,000-square-foot industrial warehouse building on a 6.21-acre site located at the northeast corner of Redlands Avenue and Placentia Avenue within the Light Industrial (LI) Zone of the Perris Valley Commerce Center Specific Plan (PVCCSP). Applicant: Benjamin Horning of Dedeaux Properties. REQUESTED ACTION: Adopt Resolution 23-12, adopting the Mitigated Negative Declaration No. 2380 and the Mitigation Monitoring and Reporting Program and approve Development Plan Review 22-00008 to facilitate the construction of a 121,000-square foot industrial warehouse building, based on the findings and subject to the Conditions of Approval.

Associate Planner Lupita Garcia Presented -

The following Commissioners Spoke:

Commissioner Lopez Commissioner Jimenez Vice Chair Shively Chair Hammond

Applicant Speaker - Benjamin Horning/Dedeaux Properties

Chair Hammond opened the Item for public comments.

The following attendees Spoke:

Speaker - Jose Radillo with LIUNA Labors International union members Chairman Hammond closed the public comments.

The Chair called for a motion.

M/S/C: Moved by Commissioner Jimenez, seconded by Vice Chair Shively, to Approve Item 6A. with the following Conditions of Approval; 1) Revise COA#27 to include: a minimum of 6.5 feet from the back of the curb; 2) Revise COA#30 to include: minimum 4.5 feet from the back of the curb; 3) Add COA#31- A raised median shall be installed on Redlands Avenue south of the truck designated driveway, along the property frontage, thus negating truck left turn movement from the driveway onto southbound Redlands Avenue. The length and width of the median and the left turn lane pocket shall be provided by the project's Traffic Engineer as approved by the City Engineer; 4) Add COA#36 - The developer/property owner shall remove the existing stop signs at the intersection of Placentia Avenue and Redlands Avenue and replace them with solar powered LED flashing stop signs, as approved by the City Engineer.

Development Plan Review 22-00008 – Development Plan Review 22-00008 – Continued from the May 17, 2023 meeting. A proposal to construct a 121,000-square-foot industrial warehouse building on a 6.21-acre site located at the northeast corner of Redlands Avenue and Placentia Avenue within the Light Industrial (LI) Zone of the Perris Valley Commerce Center Specific Plan (PVCCSP). Applicant: Benjamin Horning of Dedeaux Properties. REQUESTED ACTION: Adopt Resolution 23-12, adopting the Mitigated Negative Declaration No. 2380 and the Mitigation Monitoring and Reporting Program and approve Development Plan Review 22-00008 to facilitate the construction of a 121,000-square foot industrial warehouse building, based on the findings and subject to the Conditions of Approval.

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

NOES: Commissioner Lopez.

ABSENT: Commissioner Gomez.

ABSTAIN:

B. Development Plan Review 22-00015 – A proposal to construct a 201,800 square-foot industrial warehouse building on a 10.02-acre site, located at 255 E. Nance Street, on the south side of Nance Street between Perris Boulevard and Redlands Avenue, within the Light Industrial (LI) Zone of the Perris Valley Commerce Center Specific Plan (PVCCSP). Applicant: John Atwell of PME Oakmont Perris Nance Street LP. REQUESTED ACTION: Adopt Resolution 23-22, adopting Mitigated Negative Declaration No. 2385 and the Mitigation Monitoring and Reporting Program, and approve Development Plan Review 22-00015 to facilitate the construction of a 201,800-square foot industrial warehouse building, based on the findings and subject to the Conditions of Approval.

Associate planner Lupita Garcia

The Following Commissioners Spoke:

Commissioner Lopez Commissioner Jimenez Vice-Chair Shively Chair Hammond

Applicant Speaker - John Atwell/PME Oakmont Perris Nance Street LP.

The Chair called for a motion.

M/S/C: Moved by Chair Hammond, seconded by Commissioner Lopez, to continue item 6B to the Planning Commission meeting on August 16, 2023.

Development Plan Review 22-00015 – A proposal to construct a 201,800 square-foot industrial warehouse building on a 10.02-acre site, located at 255 E. Nance Street, on the south side of Nance Street between Perris Boulevard and Redlands Avenue, within the Light Industrial (LI) Zone of the Perris Valley Commerce Center Specific Plan (PVCCSP). Applicant: John Atwell of PME Oakmont Perris Nance Street LP. REQUESTED ACTION: Adopt Resolution 23-22, adopting Mitigated Negative Declaration No. 2385 and the Mitigation Monitoring and Reporting Program, and approve Development Plan Review 22-00015 to facilitate the construction of a 201,800-square foot industrial warehouse building, based on the findings and subject to the Conditions of Approval.

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

Chair Hammond.

NOES:

ABSENT: Commissioner Gomez.

ABSTAIN:

7. BUSINESS ITEMS:

8. PUBLIC COMMENTS:

9. COMMISSION MEMBERS ANNOUNCEMENTS OR REPORTS:

Commissioner Lopez Commissioner Jimenez Vice Chair Shively Chair Hammond

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

Planning Manager – Patricia Brenes

Director of Development Services - Kenneth Phung

11. ADJOURNMENT

Chair Hammond adjourned the meeting at 8 pm

The Chair called for a motion.

M/S/C: Moved by Chair Hammond, seconded by Vice Chair Shively, to Approve Item 11 for ADJOURNMENT

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

Chair Hammond.

NOES:

ABSENT: Commissioner Gomez.

ABSTAIN:

Planning Commission Agenda

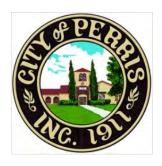
CITY OF PERRIS

August 02, 2023

Item

6A

Conditional Use Permit 22-05023



CITY OF PERRIS

PLANNING COMMISSION AGENDA SUBMITTAL

MEETING DATE: August 2, 2023

SUBJECT: Conditional Use Permit 22-05023 – A proposal to consider a

Conditional Use Permit to allow the construction of a 395,500 square-foot industrial warehouse building on a 19.16-acre site, located on the southwest corner of Mapes Road and Trumble Road, within the Business Park (BP) Zone. Applicant: Russell Pierce of RPD

Development, Inc.

REQUESTED ACTION: Continuance of this item to the Planning Commission meeting on

August 16, 2023.

CONTACT: Kenneth Phung, Director of Development Services

BACKGROUND/DISCUSSION:

The applicant is requesting a continuance of this item to the next scheduled Planning Commission meeting on August 16, 2023, to allow additional time to work with City Staff on technical matters related to the project.

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

Prepared by: Lupita Garcia, Associate Planner Reviewed by: Patricia Brenes, Planning Manager

Exhibit: A. Applicant's Continuance Request

Consent:

Public Hearing: X
Business Item:
Presentation:
Other:

EXHIBIT A

Applicant's Continuance Request

From: Russell Pierce

To: Lupita Garcia; Patricia Brenes
Cc: kamran@bluearchinv.com
Subject: CUP 22-05023 PC Hearing

Date: Thursday, July 27, 2023 2:14:01 PM

Lupita and Patrica,

Due to the additional time needed to work through technical matters with City staff we would like to continue the PC public hearing two weeks to August 16, 2023. Please amend the noticing as necessary and confirm.

Thank you,

Russ

Russell Pierce President



Managing Principal



Email: rpierce@rdpdev.com

Office: (858) 756-1500 x101 / Direct: (858) 397-5715 / Mobile: (858) 245-7254

RDP Development, Inc. is also Director of Project Development for DWO Enterprises, Inc.

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Planning Commission Agenda

CITY OF PERRIS

August 02, 2023

Item

6B

Variance 23-05152



CITY OF PERRIS

PLANNING COMMISSION AGENDA SUBMITTAL

MEETING DATE: August 2, 2023

SUBJECT: Variance 23-05152 – A Variance to increase the maximum sign area from

150 square feet to 309 ½ square feet of a 65-foot-high freeway-oriented sign, on a 0.60-acre site, located at the terminus of Old Nuevo Road, east of the Interstate 215 Freeway and southwest of Nuevo Road within the Community Commercial (CC) Zone. Applicant: Jeff Bryant, In-N-Out

Burger

REQUESTED ACTION: Adopt Resolution No. 23-23, finding the project is Categorically

Exempt from the California Environmental Quality Act (CEQA) review pursuant to Sections 15061(b)(3) (Common Sense Exemption) and 15311 (Accessory Structures), and approving Variance 23-05152, based on the findings and subject to the Conditions of Approval.

CONTACT: Kenneth Phung, Director of Development Services

BACKGROUND

On April 20, 2022, the Planning Commission approved a Conditional Use Permit (CUP 22-05055) for the construction of a 3,885 square foot drive-through restaurant (In-N-Out Burger) with an attached 836 square foot covered patio and a 65-foot-high freeway-oriented sign. The sign area of the freeway-oriented sign totals 150 square feet and includes two tenant panels, each approximately 75 square feet. A Variance (VAR 22-05101) was also approved concurrently with the CUP to allow the freeway-oriented sign to exceed the maximum 50-foot height requirement.

The project site is surrounded by an existing vehicle fuel station to the north, vacant land to the south and east, and the Interstate 215 freeway to the west. The In-N-Out drive-thru restaurant is currently under construction.

PROJECT DESCRIPTION

The applicant is now requesting approval of a Variance to increase the maximum sign area from 150 square feet to 309 ½ square feet for the previously approved 65-foot-high freeway-oriented sign, where the Zoning Code allows a maximum sign area of 150 square feet. The freeway-oriented sign will serve In-N-Out Burger restaurant and a second tenant. The In-N-Out sign area totals 237 square feet and consists of a prototypical, corporate design incorporating a double-faced internally illuminated In-N-Out arrow around the cabinet box. A second 60-square-foot tenant panel is below the In-N-Out sign for

a future tenant. The overall height and design of the freeway-oriented sign will not change because of this request.

FINDINGS SUMMARY

The proposal to increase the sign area for In-N-Out Burger restaurant is justified as the project site has limited visibility from the northbound and southbound Interstate 215 freeway. Allowing the sign area of the freeway-oriented sign to be increased from 150 square feet to 309 ½ square feet would allow the In-N-Out Burger sign to expand from 75 square feet to 237 square feet, thereby broadening its visibility from the freeway and surrounding streets. Existing conditions, including mature landscaping, the geometry of the Interstate 215 freeway, and the 30-foot-high freeway sound wall, will restrict the visibility of the two recently approved 75-square-foot tenant panel signs at the top of the 65-foot-high freeway-oriented sign. Photo simulations demonstrate that increasing the sign area to incorporate the recognizable In-N-Out arrow around the cabinet box will provide better visibility from an approximate one-mile distance than the previously approved 75-square-foot tenant panel sign and allow adequate time for future customers to exist the freeway safely (Exhibits D and E).

Overall, the proposed In-N-Out Burger sign will not increase the overall height of the freeway-oriented sign and will not change the sign's overall design, colors, and materials, which are consistent with the architectural style of the building. Therefore, the granting of this Variance would not be detrimental to the public welfare or injurious to the property or improvements in the neighborhood in which the property is located.

ENVIRONMENTAL DETERMINATION

The Project is Categorically Exempt from the California Environmental Quality Act (CEQA) review pursuant to Sections 15061(b)(3) (Common Sense Exemption) and 15311 (Accessory Structures), as the project will not have a significant effect on the environment.

RECOMMENDATION

The Planning Commission adopt Resolution No. 23-23 finding the project is Categorically Exempt from the California Environmental Quality Act (CEQA) review pursuant to Sections 15061(b)(3) (Common Sense Exemption) and 15311 (Accessory Structures), and approving Variance 23-05152, based on the findings and subject to the Conditions of Approval.

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

Prepared by: Mario Arellano, Associate Planner Reviewed by: Patricia Brenes, Planning Manager

EXHIBITS

- A. Resolution 23-23 with Conditions of Approval (Planning)
- B. Location/Aerial Map

- C. Zoning Map
- D. Project Plans (Sign Plans and Photo Simulations)
- E. Previously Approved Freeway Oriented Sign Plans and Photo Simulations (Informational Purpose)

Consent:

Public Hearing: X Business Item: Presentation: Other:

Exhibit A

Resolution 23-23 with Conditions of Approval (Planning)

RESOLUTION NUMBER 23-23

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING VARIANCE 23-05152 TO INCREASE THE MAXIMUM SIGN AREA FROM 150 SQUARE FEET TO 309 SQUARE FEET OF A 65-FOOT-HIGH FREEWAY-ORIENTED SIGN FOR IN-N-OUT BURGER DRIVE-THROUGH RESTAURANT ON A 1.63-ACRE LOT LOCATED AT THE TERMINUS OF OLD NUEVO ROAD. WEST OF INTERSTATE 215 FREEWAY, AND SOUTHWEST ROAD, WITHIN **THE** *NUEVO* **COMMUNITY** COMMERCIAL ZONE. SUBJECT TO CONDITIONS OF APPROVAL AND THE FINDINGS NOTED HEREIN.

WHEREAS, the Project applicant, Jeff Bryant of In-N-Out Burger proposes to increase the sign area of a previously approved freeway oriented sign from 150 square feet to 309 ½ square feet to facilitate a 237 square foot sign area for the In-N-Out sign, located on a 0.60 acre site (APN: 311-050-032) at the terminus of Old Nuevo Road, east of the Interstate 215 Freeway, and southwest of Nuevo Road within the Community Commercial Zone; and

WHEREAS, the applicant submitted a Variance application to increase the maximum sign area of a previously approved freeway oriented sign from 150 square feet to 309 ½ square feet, where the Zoning Code allows a maximum sign area of 150 square feet; and

WHEREAS, Variance ("VAR 23-05152") is considered a "Project" as defined by the California Environmental Quality Act ("CEQA"); and

WHEREAS, pursuant to the State CEQA Guidelines, the Project is categorically exempt pursuant to CEQA Sections 15061(b)(3) Common Sense Exemption and 15311 (Accessory Structures) as the project will not have a significant effect on the environment; and

WHEREAS, the Planning Commission held a duly noticed public hearing on August 2, 2023, at which time all interested persons were given full opportunity to be heard and to present evidence regarding the project; and

WHEREAS, Chapter 19.54 of the PMC (Zoning Code, Authority and Review Procedures) authorizes the City to approve, conditionally approve, or deny requests for Variances; and

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

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

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

- **Section 1.** Recitals. The above recitals are all true and correct, and are incorporated herein by this reference.
- **Section 2. Environmental Analysis.** The Planning Commission has determined that the Project is Categorically Exempt from review under CEQA pursuant to Sections 15061(b)(3) Common Sense Exemption and 15311 (Accessory Structures) as the project will not have a significant effect on the environment; and
- **Section 3.** VAR 23-05152. Based upon the forgoing, and all oral and written statements and reports presented by City staff and members of the public, including but not limited to, all such statements and reports (including, all attachments and exhibits), presented at this public hearing on August 2, 2023, the Planning Commission finds, with respect to the Variance 23-05152 that:
 - 1. There are unique physical circumstances applicable to the subject land, including size, shape, topography, location, and surroundings.
 - The previously approved 65 foot high freeway oriented sign consisting of two 75 square foot tenant panel signs will have limited visibility from the northbound and southbound Interstate 215 freeway, as the existing conditions, including mature landscaping, the geometry of the Interstate 215 freeway, and the 30-foot-high freeway sound wall will restrict the visibility of the signs. Increasing the sign area from 75 square feet to 237 square feet will broaden visibility of the freeway oriented sign from the freeway and surrounding streets. The proposed sign area will not increase the overall height of the freeway oriented sign.
 - 2. The strict application of zoning standards deprives the property of the right to use the land in a manner enjoyed by other conforming property in the vicinity under identical zoning standards.

The strict application of the freeway sign standards would limit visibility of the previously approved 75-square-foot tenant panel signs. As mentioned above, the freeway oriented sign, as previously approved will have minimal visibility because of the Nuevo Road overpass and 30-foot freeway sound wall. Application of the freeway oriented sign standards would deprive this property of rights enjoyed by other similar properties in the area. Therefore, increasing the sign area from 75 square feet to 237 square feet for the In-N-Out sign will broaden its visibility from the freeway and surrounding streets.

3. The granting of the variance and any appropriate conditions of approval shall not constitute a grant of special privileges which other conforming property properties in the vicinity do not enjoy under identical zoning standards.

The proposed In-N-Out Burger sign will not increase the overall height of the previously approved freeway-oriented sign and will not change the sign's overall design, colors, and materials, which are consistent with the architectural style of the building. A larger sign is justified given the limited visibility the tenant signs would have from the Interstate 215 freeway. Therefore, the granting of this Variance does not constitute a special grant or special privileges.

4. The granting of the variance will not adversely affect the objectives, policies, and programs contained in the City's General Plan.

The granting of the variance will not adversely affect the objectives, policies and programs contain in the City of Perris General Plan.

Section 4. Based on the forgoing, the Project and all oral and written statements and reports presented by City staff members of the public, including but not limited to, all such statements and reports (including all attachments and exhibits) presented at its public hearing on August 2, 2023, the Planning Commission finds and determines that the Project is Categorically Exempt from CEQA.

Section 5. Based upon the forgoing and all oral and written statements and reports presented by City staff and members of the public, including but not limited to, all such statements and reports (including all attachments and exhibits) presented at its public hearing on August 2, 2023, the Planning Commission hereby determines that the project is Categorically Exempt from the CEQA Guidelines pursuant to Sections 15061(b)(3) (Common Sense Exemption) and 15311 (Accessory Structures), as the project will not have a significant effect on the environment, based on findings herein and the Conditions of Approval, attached hereto as Attachment 1 and incorporated herein as reference.

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

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

ADOPTED, SIGNED, and APPROVED this 2nd day of August 2023.

	CHAIRPERSON, PLANNING COMMISSION
Attest:	
Secretary, Planning Commission	
THE STATE OF CALIFORNIA) COUNTY OF RIVERSIDE) CITY OF PERRIS)	§
certify that the foregoing Resolution Nu	of the Planning Commission of the City of Perris, do hereby amber 23-23 was duly adopted by the Planning Commission eting thereof held on the 2 nd day of August 2023, by the
AYES: NOES: ABSTAIN: ABSENT:	
	Secretary of the Planning Commission
Attachment: 1. Conditions of	Approval (Planning)

Attachment 1

Conditions of Approval (Planning)

CITY OF PERRIS DEVELOPMENT SERVICES DEPARTMENT PLANNING DIVISION

RECOMMENDED CONDITIONS OF APPROVAL

Variance 23-05152 August 2, 2023

Project: Variance 23-05152 – A Variance to increase the maximum sign area from 150 square feet to 309 ½ square feet of a 65-foot-high freeway-oriented sign, on a 0.60-acre site, located at the terminus of Old Nuevo Road, east of the Interstate 215 Freeway and southwest of Nuevo Road within the Community Commercial (CC) Zone. **Applicant:** Jeff Bryant, In-N-Out Burger

GENERAL CONDITIONS:

- 1. **Municipal Code and Specific Plan Compliance.** The project shall conform to the Community Commercial (CC) Zone standards of Chapter 19 of the Perris Municipal Code.
- 2. **Future Obligation of Buyers and Lessees.** All future buyers and lessees shall be informed of their obligation to comply with these Conditions of Approval. The applicant shall provide a copy of these conditions and inform the buyer or lessee of their obligation to maintain compliance with all local and City ordinances, including maintenance of a City business license.
- 3. **City Ordinances and Business License.** The subject business shall maintain compliance with all local and City Ordinances, including but not limited to an annual fire inspection and maintenance of a City business license.
- 4. **Expansion of Use.** No expansion of the freeway-oriented sign or its tenant panel sign areas shall occur without subsequent reviews and approvals from the Planning Division.
- 5. **Conformance to Approved Plans.** The freeway-oriented sign shall be modified to include the In-N-Out sign and future tenant sign panel consistent with the set of plans approved by the Planning Commission on August 2, 2023, or as amended by these conditions. Any deviation shall require appropriate Planning Division review and approval.
- 6. **Approval Period for Variance 22-05152.** In accordance with P.M.C. Section 19.50.080, Expiration and Extension of Time, this approval shall expire three (3) years from the date of Planning Commission approval. Within three (3) years, the applicant shall demonstrate the beginning of substantial construction as contemplated by this approval, which shall thereafter be diligently pursued to completion or substantial utilization. If this does not occur, a maximum of three (3) one-year extensions may be requested. A written request for extension shall be submitted to the Planning Division at least ten (10) days prior to the initial (and any subsequent extension) expiration of the Variance.
- 7. **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 **Variance 23-05152**. The City shall promptly notify the applicant of any claim, action, or proceeding for which indemnification is sought and shall further cooperate fully in the defense of the action.

8. **Payment of Notice of Exemption.** Within five (5) days of Planning Commission approval, the applicant shall submit a Notice of Exemption (NOE) with the County documentary handling fee payable to "Riverside County Clerk-Recorder" in the amount of \$50.00 to the County of Riverside Clerk's Office.

PRIOR TO THE ISSUANCE OF BUILDING PERMITS

9. **Building Permits.** The applicant shall obtain the necessary building permits from the Building & Safety Division.

END OF CONDITIONS

Exhibit B

Location/Aerial Photo





Exhibit C

Zoning Map

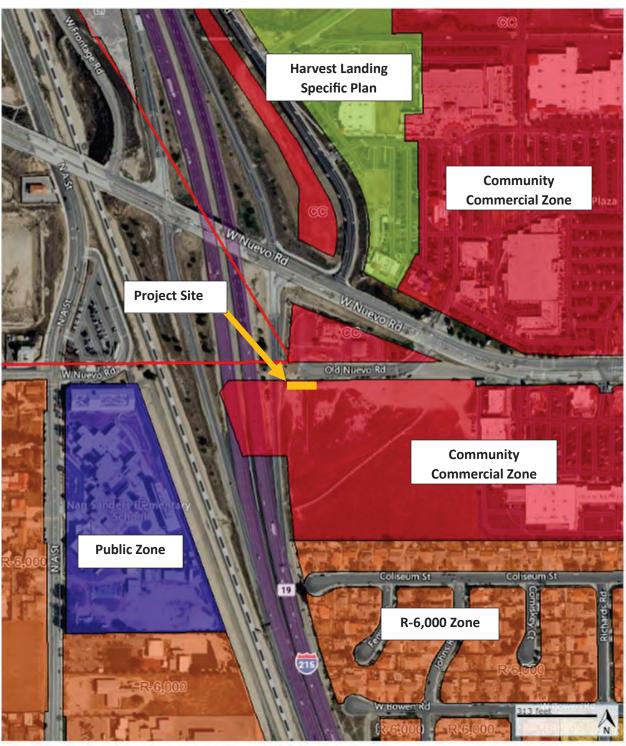
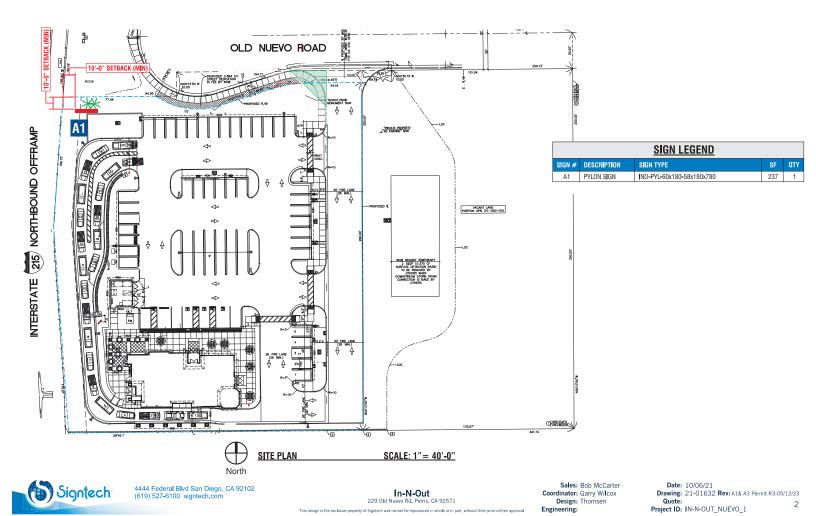
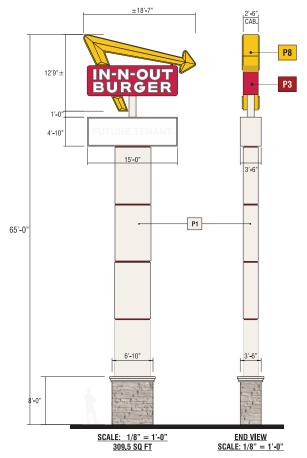


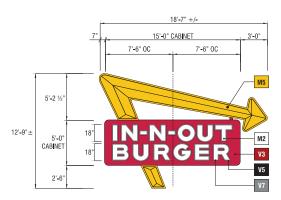


Exhibit D

Project Plans
(Sign Plans and Photo Simulations)







 $\frac{\text{FACE \& SIZE DETAIL SCALE: } 3/16" = 1'\text{-}0"}{237.0 \text{ SQ. FT.}}$

A1 SIGNTYPE INO-PYL-60x180-58x180x780

MANUFACTURE AND INSTALL: ONE (1) D/F INTERNALLY ILLUMINATED PYLON SIGN

CABINETS: ALUMINUM FABRICATION REVEALS: ALUMINUM FABRICATION SIGN FACES: 1/8" ALUMINUM REVEALS: ALUMINUM FABRICATION POLE COVER: ALUMINUM FABRICATION

BASE: CORONADO STONE PRO LEDGE 'WHITE'

D/F "IN-N-OUT BURGERS" CABINET:
SIGNCOMP EXTRUDED ALUMINUM
"IN-N-OUT" FACES: PANAFLEX FACES W/ FIRST SURFACE VINYL GRAPHICS
ILLUMINATION:
SLOAN SIGN BOX II 6500K DUAL SIDED LEDS

D/F ARROW:
FABRICATED ALUMINUM CHANNEL WITH FORMED CLEAR MODIFIED ACRYLIC FACE
ILLUMINATION: 5000K WHITE LEDS



P1 PAINTED TO MATCH DUNN EDWARDS #SP-514 'BONE CHINA' w/ SATIN FINISH

PAINT TO MATCH 'IN-N-OUT RED' W/ HIGH GLOSS FINISH

PAINT TO MATCH MATTHEWS #MP4944 'MOWER YELLOW' WITH HIGH GLOSS FINISH

VINYL

V3 3M 3630-73 'DARK RED' TRANSLUCENT M2 WHITE PANAFLEX V5 3M 7725-12 'BLACK' OPAQUE

V7 3M 3630-51 'SILVER GREY' TRANSLUCENT

M5 TUFFAC 1869 YELLOW POLYCARBONATE



4444 Federal Blvd San Diego, CA 92102 (619) 527-6100 signtech.com

In-N-Out 229 Old Nuevo Rd. Perris, CA 92571

Sales: Bob McCarter Coordinator: Garry Wilcox
Design: Thomsen
Engineering:

Date: 10/06/21
Drawing: 21-01632 Rev: A1& A3 Permit R3:05/12/23
Quote:
Project ID: IN-N-OUT_NUEVO_1
3

MATERIALS

Flag Test -Southbound I-215



282 Southbound I-215

Approximately over 1 mile from flag.



SIGN SHOWN AT 65'-0" OAH



Zoomed section of image to the left.

301 Southbound I-215 Approx 2,500 ft from flag.

SIGN SHOWN AT 65'-0" OAH SIGN SHOWN AT 65'-0" OAH





Zoomed section of image to the left.

Flag Test -Northbound I-215



312 Northbound I-215 Approx 1,200 ft from flag.

No site of flag

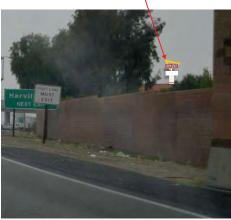


313 Northbound I-215

SIGN SHOWN AT 65'-0" OAH

Approx 1,000 ft from flag.



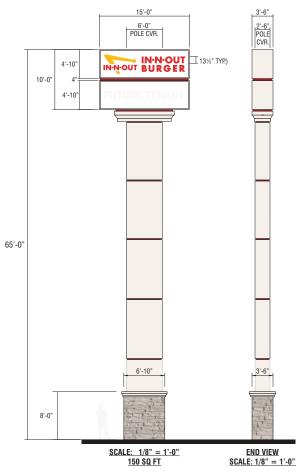


SIGN SHOWN AT 65'-0" OAH

Zoomed section of image to the left.

Exhibit E

Previously Approved Freeway Oriented Sign Plans and Photo Simulations (Informational Purpose)



A1 SIGNTYPE INO-PYL-120X180X780 MANUFACTURE AND INSTALL: ONE (1) D/F INTERNALLY ILLUMINATED PYLON SIGN CABINETS: ALUMINUM FABRICATION REVEALS: ALUMINUM FABRICATION SIGN FACES: WHITE PANAFLEX WITH FIRST SURFACE VINYL GRAPHICS ILLUMINATION: WHITE LEDS AS REQUIRED REVEALS: ALUMINUM FABRICATION POLE COVER: ALUMINUM FABRICATION BASE: CORONADO STONE PRO LEDGE 'WHITE' PAINT P1 PAINTED TO MATCH DUNN EDWARDS #SP-514 'BONE CHINA' w/ SATIN FINISH PAINT TO MATCH 'IN-N-OUT RED' W/ HIGH GLOSS FINISH MATERIALS M2 WHITE PANAFLEX VINYL 3M 3630-235 'AUTUMN YELLOW' TRANSLUCENT

3M 3630-33 'RED' TRANSLUCENT 3M 3630-125 'GOLDEN YELLOW' TRANSLUCENT - APPLIED ON TOP OF 'BRIGHT YELLOW' VINYL

V13 3M 7725-15 'BRIGHT YELLOW' - OPAQUE VINYL APPLIED TO ACRYLIC FACE WITH 'GOLDEN YELLOW' VINYL ON TOP



4444 Federal Blvd San Diego, CA 92102 (619) 527-6100 signtech.com

In-N-Out SEC I-215 and Nuevo Rd. Perris, CA 92571

Sales: Bob McCarter Coordinator: Garry Wilcox Design: Thomsen Engineering:

Date: 10/06/21 Drawing: 21-01632 Rev: 5-03.21.22 Quote: Project ID: IN-N-OUT_NUEVO_1

Flag Test -Southbound I-215



Southbound I-215 282

Approximately over 1 mile from flag.

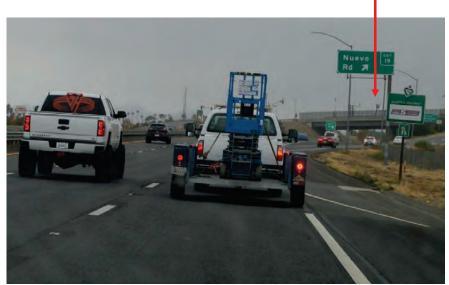


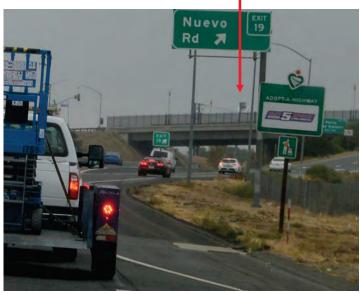
Flag at 50'

Zoomed section of image to the left.

301 Southbound I-215 Approx 2,500 ft from flag.







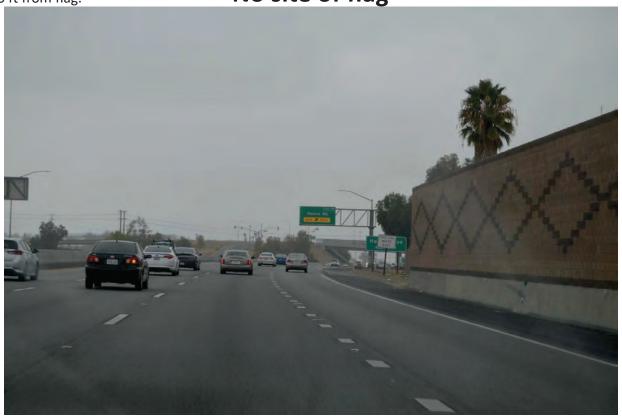
Zoomed section of image to the left.

Flag Test - Northbound I-215



312 Northbound I-215 Approx 1,200 ft from flag.

No site of flag



313 Northbound I-215

Approx 1,000 ft from flag.



Flag at 50'



Zoomed section of image to the left.

Planning Commission Agenda

CITY OF PERRIS

August 02, 2023

Item

6C

Development Plan Review (DPR) 22-00021



CITY OF PERRIS

PLANNING COMMISSION AGENDA SUBMITTAL

MEETING DATE: August 2, 2023

SUBJECT: Development Plan Review (DPR) 22-00021 – A proposal to

construct a 99,990 square-foot industrial building on 4.5 acres located at the northeast corner of Ramona Expressway and Brennan Avenue within the Light Industrial Zone of the Perris Valley Commerce Center Specific Plan (PVCC SP). Applicant: David

Kelley, Westport Properties

REQUESTED ACTION: Adopt Resolution No. 23-24, adopting the Mitigated Negative

Declaration No. 2389 and the Mitigation Monitoring and Reporting Program, and approving DPR 22-00021 to allow construction of a 99,990 square foot industrial building, based on the findings and

subject to the Conditions of Approval.

CONTACT: Kenneth Phung, Director of Development Services

BACKGROUND

The vacant project site consists of four (4) parcels (APNs: 302-260-078 to -081) totaling 4.5 acres. It has historically been used for agricultural purposes and has never been developed or utilized for any industrial or commercial uses. Surrounding uses include an industrial warehouse to the north and east, an industrial warehouse under construction to the south across Ramona Expressway, and an existing shopping center to the west. Also, an existing residential neighborhood is located northwest, along Brennan Avenue, approximately 65 feet from the project site. Access to the residences from Brennan Avenue to the south is obstructed by existingbollards to prevent truck access.

As a matter of information, staff conducted an Ad Hoc Committee for this Project on May 31, 2023 to address potential sensitivity with being in proximity to a residential neighborhood. The Ad Hoc Committee expressed the need to enhance the landscaping, screen industrial activity from the adjacent residential neighborhood, provide building colors compatible with the nearby industrial building, screen the truck court, and ensure truck traffic does not utilize Ramona Expressway from going westbound or eastbound. The applicant revised the project plans in response to the Ad Hoc Committee's concerns as follows: 1) increased the on-site landscaping coverage from 12% to 13.2%; 2) provided additional screening and landscaping along the northwest area of the site; 3) augmented the landscaping along the Ramona Expressway frontage; 4) enhanced the landscaping at the northeast corner of Brennan Avenue and Ramona Expressway with uplighting; 5) revised the color scheme of the building elevations to match the industrial building at the northwest corner of Ramona Expressway and Indian Avenue; and 6) incorporated a decorative 14-foot high tilt up screen wall along the Ramona Expressway frontage.

To address concerns regarding trucks potentially traveling on Ramona Expressway westbound or eastbound, the following changes have been made to the site layout and off-site improvements: 1) revised the striping plan and corresponding signage to provide a driveway with minimal radius at the returns facing Ramona Expressway (Exhibit J); 2) removed the Ramona Expressway eastbound left turning pocket; 3) incorporated a raised triangular median and channelizers at the southerly t-intersection of Brennan Avenue and Ramona Expressway. With the proposed changes, the applicant addressed the Ad Hoc Committee's concerns.

It should be noted that this project was submitted on August 1, 2022, prior to the adoption of the Industrial Good Neighbor Guidelines in September 2022. Although the development is not subject to the provisions of the Industrial Good Neighbor Guidelines, the development complies with the minimum 300-foot separation requirement from the loading dock to the residential uses to the northwest of the project site.

PROJECT DESCRIPTION

The applicant is requesting approval of a Development Plan Review for the site design and building elevations of a 99,990-square-foot industrial building. The proposed industrial building consists of 3,000 square feet of ground floor office area, 2,574 square feet of mezzanine office area, and 94,416 square feet of warehouse area. A total of 11 loading dock doors are proposed and are located on the east side of the building. Also, two (2) parking lot areas are proposed, which consist of a 36-space parking lot proposed along the west side of the site and a 25-space parking lot at the northeast corner of the site.

The project will provide one access point on Ramona Expressway which has been configured with a 56-foot-wide driveway that is aligned with Brennan Avenue to the south that will be signalized and designed in a manner that will not permit westbound or eastbound truck traffic onto Ramona Expressway. Truck access will head south onto Brennan Avenue to designaed truck routes for access to the freeway. Two 26-foot-wide driveways are proposed along Brennan Avenue for passenger vehicles; the southerly driveway will only be used for emergency vehicles. There is no co-mingling of passenger vehicles and trucks on-site. The proposed loading dock access gates are set back approximately 134 feet from Ramona Expressway to allow queueing of trucks/trailers prior to entering and exiting the loading dock area. The.

PROJECT ANALYSIS

The table on the following page summarizes the project's consistency with the General Plan, PVCC Specific Plan, Zoning Code, and March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan.

	Consistent	Inconsistent
Consistency with the General Plan		
The project site has a General Plan land use designation of Light Industrial (LI), which is intended for manufacturing, research, warehouse, and distribution. The project proposes to develop the subject site with an industrial warehouse building; therefore, it will be consistent with the LI General Plan land use designation.	V	
Consistency with the Perris Valley Commerce Center (PVCC) Specific Plan		
The project would be consistent with the LI Zone of the PVCC Specific Plan, which is intended to support a wide range of manufacturing and nonmanufacturing uses, from warehousing to distribution facilities, and truck and trailer storage facilities. Therefore, the project would be consistent with the PVCC Specific Plan.	V	
Consistency with the March Air Reserve Base/Inland Port Airport		
The project site is the C1 and B1-APZ Zones of the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan. The C1 Zone is identified in the Airport Land Use Compatibility Plan as a Primary Approach/Departure Zone. B1-APZ zone is identified in the Airport Land Use Compatibility Plan as Inner Approach/Departure Zone. The airport zones do not prohibit warehousing/industrial buildings. Overall, the proposed project was analyzed for consistency with C1 and B1-APZ Zone and was determined to be consistent with the Airport Plan.	⊻	

COMPLIANCE WITH APPLICABLE DEVELOPMENT STANDARDS

The table on the following page summarizes compliance with the Light Industrial (LI) Zone of the PVCC SP and Chapter 19.69 – Parking Development Standards of the Zoning Code.

Perris Valley Commerce Center Specific Plan Light Industrial Zone - Development Standards					
Standard			Proposed	Consistent	Inconsistent
Lot Coverage	50 percent maximum		49.9 percent	V	
Site FAR	75 percent maximum		51 percent	V	
Building Height	50 feet		44 feet	V	
	Front Yard: Ramona Expressway	35 feet	35 feet	\checkmark	
Setbacks	Side Yards: Brennan Avenue (west) Interior Side	10 feet	61 feet		
	Yard (east)	0 feet	130 feet		
	Rear Yard (north)	0 feet	40.5 feet	\checkmark	

Parking Standards Chapter 19.69 – Parking Development Standards					
Use	Standard	Required	Proposed	Consistent	Inconsistent
Industrial	Warehouse: 20,000 square feet (1 space/1000 square feet) Over 20,000 square feet (1 space/2000 square feet)	60 spaces	61 spaces	Ø	
Total Parking 60 spaces			61 spaces	\checkmark	
Total Surplus Parking			1 space	V	

COMPLIANCE WITH OTHER APPLICABLE REQUIREMENTS

• Building Elevations/Architecture

The proposed building utilizes varying complementary colors and materials to distinguish the building's base, body, and cap, as required by the PVCC-SP. The building's design elements include a combination of varying rooflines, concrete cornice treatment, aluminum mullion system windows, stone veneer, and recessed panels to create both horizontal and vertical variations for visual interest. Also, metal canopies are proposed to distinguish office entrances, and clearly and horizontal windows are provided for fenestration to break up the monotony of the wall facing Ramona Expressway and Brennan Avenue. The proposed color palette is a variation of grey shades and white to complement the stone

veneer. Overall, the combination of varying colors, veneer, variable roof heights, and mullion system windows are consistent with the architectural standards envisioned for industrial buildings within the PVCCSP (Exhibit E).

• Employee Amenity and Recreation area

Per the PVCCSP, industrial buildings over 100,000 square feet are required to have an outdoor employee amenity. The proposed building is 99,990 square feet, which is below the requirement for amenities; however, the applicant proposes two (2) furnished covered outdoor employee break areas adjacent to the building's northwest and southwest office areas (Exhibit E).

• Landscaping

The proposed conceptual landscape plan has been designed to provide a mix of trees throughout the site, including Crape Myrtle, Palo Verde, Brisbane Box, and London Plane Tree. Landscaping has been provided throughout the parking areas, adjacent to the buildings, and trash enclosure areas. Views of the parking lots are screened with shrubs, including Green Cloud Texas Ranger and Dwarf Bottle Brush.

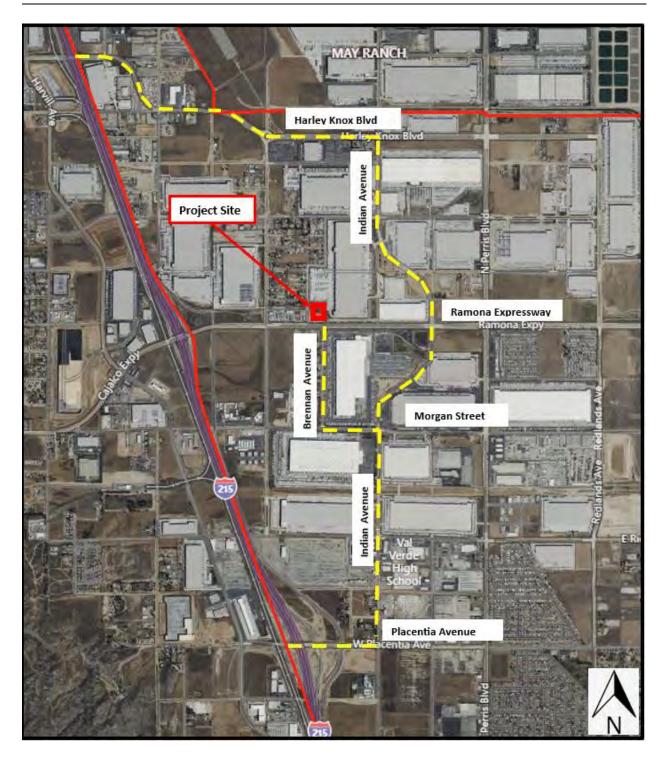
Overall, the on-site landscaping coverage totals approximately 26,035 square feet or 13.2%, which exceeds the minimum landscape requirement of 12%. Therefore, the conceptual landscaping complies with the landscape requirements of the PVCC Specific Plan. Additionally, landscape up-lighting is proposed at the corner of Brennan Avenue and along the Ramona Expressway frontage (Exhibit E).

Fencing and Screening

The project site proposes a 14-foot-high decorative block wall to screen the truck loading area facing Ramona Expressway and the easterly property line. An eight (8) foot high wrought iron fence with decorative pilasters is provided along the northwesterly property line facing Brennan Avenue. The remainder of the property will provide an 8-foot-high wrought iron fence along the northerly and remaining northeasterly property line.

• Circulation

Truck traffic will be restricted to designated truck routes which will route trucks to and from I-215/Harley Knox Boulevard Interchange via Harley Knox Boulevard, Indian Avenue, Morgan Street, and Brennan Avenue, consistent with the City's adopted truck routes and as depicted on the exhibit below.



Truck access to and from Ramona Expressway and Perris Boulevard is prohibited. A condition of approval is recommended requiring the applicant to provide future businesses a copy of the approved truck routes to truck drivers and to post the approved City of Perris truck routes in the breakroom and truck yard. Additionally, on-site signs are required to be installed to direct trucks to designated truck routes.

ENVIRONMENTAL CONSIDERATIONS AND CEQA PROCESS

An Initial Study was prepared for the project in accordance with the California Environmental Quality Act (CEQA), which concluded that all potential significant effects on the environment can be reduced to less than significant levels with mitigation measures. In accordance with the California Environmental Quality Act (CEQA), a Notice of Intent to adopt a Mitigated Negative Declaration (NOI) was published with a 30-day public review period starting on May 5, 2023, and ending on June 5, 2023. The NOI was also posted on the City's website and at City Hall and sent to public agencies and property owners within a 300-foot radius of the Project site. The IS/MND 2389 has been available for public review at the Development Services public counter and on the City's website.

During the 30-day comment period, the City received two (2) comment letters from Riverside County Flood Control and Water Conservation District and Eastern Municipal Water District (EMWD) as summarized below:

- 1. Riverside County Flood Control and Water Conservation District Provided a general comment requiring the applicant to enter into a cooperative agreement with the district. The project is located within the Perris Valley drainage plan for which drainage fees have been adopted, and an encroachment permit is required for any construction related activities within the district right-of-way or facilities.
- 2. Eastern Municipal Water District (EMWD) Commented that the project proponent needs to consult with the EMWD's Development Services Department to compare proposed and existing water demands and sewer flows and prepare a Design Conditions report (DC), prior to final design and plan check.

Responses to comment letters were prepared to address the agency's comments (Exhibit E). The comment letters did not raise additional environmental concerns that have not already been addressed in the IS/MND 2385 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 IS/MND 2389 (Exhibit G).

COMMUNITY OUTREACH

The applicant conducted public outreach within 300 feet of the project site and canvassed 13 residences fronting Brennan Avenue and five (5) businesses. All residents and businesses were provided informational flyers regarding the project with contact information to answer any questions about the project (Exhibit I). In response to the outreach, the resident at 4132 Brennan Avenue provided a letter of support stating that the project will create jobs and contribute money to the local school district (Exhibit K). Also, the resident at 4062 Brennan Avenue (across the project site) stated that they should incorporate a solid wall along Brennan Avenue facing their residence, and to provide signage prohibiting trucks from accessing Brennen Avenue.

PUBLIC HEARING NOTICE

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

RECOMMENDATION

The Planning Commission adopt Resolution No. 23-24, adopting Mitigated Negative Declaration No. 2389 and approving Development Plan Review 22-00021 to allow the construction of a 99,990 square foot industrial warehouse building, based on the findings and subject to the Conditions of Approval.

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

Prepared by: Nathan Perez, Senior Planner Reviewed by: Patricia Brenes, Planning Manager

EXHIBITS:

A. Resolution 23-24 with Conditions of Approval (Planning, Engineering, Public Works, Community Services, and Building) and the Mitigation Monitoring and Reporting Program

Due to the size of the MMRP, the document is located at the following webpage link:

https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-372#docan1206 1313 479

- B. Location/Aerial Map
- C. PVCCSP Specific Plan Land Use Map
- D. MARB Zone Map
- E. Project Plans (Site Plan, Floor Plan, Building Elevations, Color & Material Board, Conceptual Landscape Plans, and Striping/Signage Plan)
- F. Public Comments and Response to Comments
- G. Initial Study/MND and Associated Technical Studies

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

https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-372#docan1206_1313_479

- H. Applicant's Ad-Hoc Response letter dated June 22, 2023
- I. Applicant prepared Public Outreach Flyer & Canvassing Summary
- J. Ramona Expressway and Brennan Avenue Striping Plan.
- K. Letter of Support

Consent:

Public Hearing: X
Business Item:
Presentation:
Other:

Exhibit A

Resolution 23-24 with Conditions of Approval (Planning, Engineering, Public Works, Community Services, and Building & Safety) and the Mitigation Monitoring and Reporting Program

Due to the size of the MMRP, the document is located at the following webpage link:

https://www.cityofperris.org/departments/de

https://www.cityofperris.org/departments/de

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RESOLUTION NUMBER 23-24

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ADOPTING MITIGATED NEGATIVE DECLARATION 2389 AND APPROVING DEVELOPMENT PLAN REVIEW 22-00021 TO FACILITATE THE **CONSTRUCTION** OF \boldsymbol{A} 99,990 *SQUARE* **FOOT** INDUSTRIAL BUILDING ON APPROXIMATELY 4.5 ACRES OF LAND LOCATED AT THE NORTHEAST CORNER OF RAMONA EXPRESSWAY AND BRENNAN AVENUE. BASED UPON THE FINDINGS PROVIDED HEREIN AND SUBJECT TO CONDITIONS OF APPROVAL.

WHEREAS, the applicant, David Kelley of Westport Properties, proposes to construct a 99,990 sq. ft. industrial building on approximately 4.5 acres of land located at the northeast corner of Ramona Expressway and Brennan Avenue and which is located in the Perris Valley Commerce Center Specific Plan ("PVCC-SP") Light Industrial (LI) zoning designation ("Project"); and

WHEREAS, the applicant submitted a Development Plan Review (DPR) 22-00021 application for the Project for consideration of architectural design and site layout; and

WHEREAS, pursuant to CEQA and State CEQA Guidelines, an Initial Study ("IS") was prepared for the proposed Project and, based upon thereof, Mitigated Negative Declaration No. 2389 (SCH #2023050105) was prepared for the Project and was publicly reviewed for a thirty (30) day period in accordance with CEQA, from May 5, 2023, to June 5, 2023; and

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

WHEREAS, the Planning Commission held a duly noticed public hearing on August 2, 2023, at which time all interested persons were given full opportunity to be heard and to present evidence; and

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

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

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

- **Section 1.** Recitals. The above recitals are all true and correct and are incorporated herein by this reference.
- Section 2. Environmental Analysis. Based upon the foregoing and all oral and written statements and reports presented by City staff and members of the public, including, but not limited to, all such statements and reports (including all attachments and exhibits) presented at its public hearing on August 2, 2023, the Planning Commission hereby determines pursuant to Section 15070 of the CEQA Guidelines that, based upon on the Initial Study prepared for the Project in accordance with the City of Perris guidelines for implementing CEQA, all potential significant effects on the environment can be reduced to a less than significant level through mitigation measures, the design of the development, the Zoning Code, and standard requirements of the City; therefore Mitigated Negative Declaration No. 2389 has been prepared, with findings that:
- A. No significant environmental effects would occur, and there is no substantial evidence, in light of the whole record, that the Project may have a significant effect on the environment if mitigation measures are implemented pursuant to Mitigated Negative Declaration No. 2389, which has been prepared for this Project.
- B. The City has complied with CEQA.
- C. Determinations of the Planning Commission reflect the independent judgment of the City.
- **Section 3. Development Plan Review 22-00021.** Based upon the foregoing and all oral and written statements and reports presented by City staff and members of the public, including, but not limited to, all such statements and reports (including all attachments and exhibits) presented at its public hearing on August 2, 2023, the Planning Commission finds, with respect to Development Plan Review 22-00021, that:
- 1) The location, size, design, density, and intensity of the proposed development and improvements are consistent with the City's General Plan, the Perris Valley Commerce Center Specific Plan, the purposes and provisions of the Perris Municipal Code ("PMC"), the purposes of the Zone in which the site is located, and the development policies and standards of the City.

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

the City and the PVCC-SP.

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

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

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

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

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

The proposed architecture meets PVCC-SP design standards for Light Industrial development, thereby protecting the character of the overall development of the PVCC-SP industrial zones and, therefore, is compatible with community standards and protects the character of adjacent development. Enhanced architecture, site design, and landscaping have been provided for the Project. The building design features symmetry and balance with enhanced architectural treatments at the corners of the building. Metal canopies are proposed to distinguish office entrances, clearly and horizontal windows are provided for fenestration to break up the monotony of the wall facing Ramona Expressway and Brennan Avenue. The proposed color palette is a variation of grey shades and white to complement the stone veneer. Overall, the combination of varying colors, veneer, variable roof heights, and mullion system windows are consistent with the architectural standards envisioned for industrial buildings within the PVCCSP.

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

The proposed Project meets and exceeds the on-site and off-site landscape standards for the Light Industrial (LI) zoning district as outlined in the PVCCSP, which requires a minimum of 12% coverage, and the project proposes 13.2%. It provides a mix of native and drought-tolerant trees, shrubs, ground cover, and annual color throughout the site to ensure visual relief and effectively frame, soften, and embellish access points, building entries, parking areas, and trash enclosures.

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

The proposed Project provides the safeguards necessary to protect the public health, safety, and general welfare through the conditions of approval, which are attached hereto and incorporated herein by this reference as Attachment A, and mitigation measures found in Mitigated Negative Declaration No. 2389, which are incorporated herein by this reference, which will ensure that the Project is developed in compliance with City and affected service agency codes and policies and mitigates potential impacts to the environment.

- **Section 4.** Based upon the foregoing and all oral and written statements and reports presented by City staff and members of the public, including, but not limited to, all such statements and reports (including all attachments and exhibits) presented at its public hearing on August 2, 2023, the Planning Commission adopts Mitigated Negative Declaration No. 2389 and Mitigation Monitoring Reporting Program.
- Section 5. Based upon the foregoing and all oral and written statements and reports presented by City staff and members of the public, including, but not limited to, all such statements and reports (including all attachments and exhibits) presented at its public hearing on August 2, 2023, the Planning Commission hereby determines that the Project is covered under Mitigated Negative Declaration No. 2389, as adopted and hereby approves the Project (Development Plan Review 22-00021) to construct a 99,990 square foot industrial building on approximately 4.5 acres of land located at the northeast corner of Ramona expressway and Brennan Avenue, subject to the Planning Division, Building & Safety, Fire, Public Works and Engineering Departments' Conditions of Approval (COA) attached hereto as Attachment A, and incorporated herein by this reference.
- **Section 6.** The Planning Commission declares that should any provision, section, paragraph, sentence, or word of this Resolution be rendered or declared invalid by any court of competent jurisdiction or because of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences, and words of this Resolution shall remain in full force and effect.
- **Section 7.** The Chairperson shall sign, and the Secretary shall certify the passage and adoption of this Resolution.

ADOPTED, SIGNED, and **APPROVED** this 2nd day of August 2023.

ATTEST:	CHAIRPERSON, PLANNING COMMISSION
Secretary, Planning Commissio	on
STATE OF CALIFORNIA) COUNTY OF RIVERSIDE) CITY OF PERRIS)	§
PERRIS, DO HEREBY CERT adopted by the Planning Com	RY OF THE PLANNING COMMISSION OF THE CITY OF TIFY that the foregoing Resolution Number 23-24 was duly amission of the City of Perris at a regular meeting of said 2nd day of August 2023, and that it was so adopted by the
AYES: NOES: ABSTAIN: ABSENT:	
	Secretary, Planning Commission

Attachments:

A. Conditions of Approval (Planning, Engineering, Public Works, Community Services, Building & Safety) and the Mitigation Monitoring and Reporting Program)

Due to the size of the MMRP, the document is located at the following webpage link:

https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-372#docan1206 1313 479

CITY OF PERRIS DEVELOPMENT SERVICES DEPARTMENT PLANNING DIVISION

FINAL CONDITIONS OF APPROVAL

DPR22-00021 August 2, 2023

PROJECT: Development Plan Review (DPR) 22-00021 – A proposal to construct a 99,990 square-foot industrial building on 4.5 acres located at the northeast corner of Ramona Expressway and Brennan Street within the Light Industrial Zone of the Perris Valley Commerce Center Specific Plan. Applicant: David Kelley, Westport Properties.

GENERAL CONDITIONS:

- 1. **Approval Period for Development Plan Review 22-00021.** In accordance with P.M.C. Section 19.61.090, Expiration and Extension of Time, this approval shall expire three (3) years from the date of City Council approval. Within three years, the applicant shall demonstrate the beginning of substantial construction as contemplated by this approval, which shall thereafter be diligently pursued to completion or substantial utilization. A maximum of three (3) one-year extensions may be requested. A written request for extension shall be submitted to the Planning Division at least ten (10) days prior to the initial (and any subsequent extension) expiration of the Development Plan Review.
- 2. **Mitigation Monitoring Program.** The project shall comply with all provisions of the adopted Mitigation Monitoring and Reporting Program (MMRP). The Mitigation Monitoring and Reporting Program (MMRP) for the initial Study/Mitigated Negative Declaration (SCH: 2022110066). It shall be implemented in accordance with the timeline, reporting, and monitoring intervals listed.
- 3. **City Ordinances and Business License.** The subject business shall maintain compliance with all local and City Ordinances, including but not limited to an annual fire inspection and maintenance of a City business license.
- 4. **Municipal Code and Specific Plan Compliance.** The project shall conform to the Light Industrial (LI) zone standards of the Perris Valley Commerce Center Specific Plan (PVCCSP) and Chapter 19 of the Perris Municipal Code.
- 5. **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 **August 2, 2023**, or as amended by these conditions. Any deviation shall require appropriate Planning Division review and approval.
- 6. **Expansion of Use.** No expansion of the site or the use shall occur without subsequent reviews and approvals by the Planning Division.
- 7. **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.

- 8. **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 in the 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.
- 9. **City Engineer's Conditions.** The project shall adhere to the requirements of the City Engineer as indicated in the attached Engineering Conditions of Approval dated **July 13**, **2023.**
- 10. **Fire Department Conditions.** The project shall comply with all Conditions of Approval by the Fire Department dated November 28, 2022, consisting of the following requirements.
 - a. The project shall comply with all requirements set forth by the California Code of Regulations Title 24 Parts 1-12, respectively.
 - b. 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.
 - c. A fire department access road complying with the CFC, Chapter 5 and the approved fire department access plans shall be installed prior to building construction.
 - d. All required fire hydrants shall be installed and operational prior to building construction. All fire hydrants shall remain operational during construction.
 - e. All required fire hydrants shall be readily visible and immediately accessible. A clear space of not less than 3-feet shall be maintained at all times.
 - f. A minimum of two points of connection to the public water shall be provided for the private fire-line water.
 - g. The private underground fire-line system shall have indicating sectional valves for every five (5) appurtenances.
 - h. The Fire Department Connection (FDC) shall be located within 100 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.
 - i. Prior to construction a temporary address sign shall be posted and clearly visible from the street.
 - j. The permanent building address shall be provided and either internally or externally lighted during hours of darkness. The address shall be clearly visible from the street fronting the property and comply with California Fire Code Section 505.1 for size and color.
 - k. The building shall be provided with an automatic fire sprinkler system in accordance with NFPA 13. Construction plans shall be submitted for review and approval to the City of Perris prior to installation.

- 1. Prior to building final, the building shall be provided with a Knox Lock key box located no more than seven-feet above the finished surfaced and near the main entrance door.
- m. Prior to the issuance of a Certificate of Occupancy the building shall be provided with an emergency radio communication enhancement system. The emergency radio communication enhancement system shall meet the requirements of CFC § 510 and all applicable subsection. The system shall be installed and inspected by the City of Perris Building Department before the Certificate of Occupancy is issued. The requirement can be waived by the Fire Marshal if the building is evaluated by an Emergency Radio Communication Specialist license by FCC, who certifies the building meets the emergency communications capability as specified by the California Fire Code § 510. The certification shall be in the form of a written report which outlines the analysis used in determining the building meets the emergency communications without an enhancement system.
- n. City of Perris approval shall be obtained prior to the storage and/or use of hazardous materials as defined by the California Fire Code.
- o. City of Perris approval shall be obtained prior to any high pile storage (HPS) as defined by the CFC.
- 11. **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 **June 7, 2023.**
- 12. **Community Services Conditions.** The project shall comply with all Conditions of Approval by Community Services dated **June 8, 2023**.
- 13. **Building Conditions:** The project shall adhere to the requirements of the Building Department as indicated in the attached Conditions of Approval dated **August 9, 2022.**
- 14. **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. 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.
 - c. 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.

- d. 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.
- 15. **Performance Standards.** The applicant shall comply with all Performance Standards listed in Chapter 19.44.070 of the Perris Municipal Code.
- 16. **ADA Compliance.** The project shall conform to all disabled access requirements in accordance with the State of California, Title 24, and Federal Americans with Disabilities Act (ADA).
- 17. **Val Verde Unified School District**. The proposed project shall adhere to the standard requirements and mitigation fees established by the *Val Verde Unified School District*.
- 18. **Southern California Edison.** The developer/owner shall contact Southern California Edison SCE area service planner (951 928-8323) to complete the required forms prior to the commencement of construction. No grading permits shall be issued until a letter from SCE is received by the City Engineer indicating that electrical service will be placed underground.
- 19. **Exterior Downspouts.** Exterior downspouts are not permitted on the elevations of any building exposed to public view. Interior downspouts are required.
- 20. **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.
- 21. **On-site & Off-site Utilities.** All utilities attached to buildings, including meters and utility boxes, shall be enclosed within cabinets and 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.
- 22. **Waste Hauling.** The developer shall use only the City-approved waste hauler for all construction and other waste disposal.
- 23. **Graffiti.** 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.
- 24. **Property Maintenance.** The project shall comply with provisions of Perris Municipal Code 7.06 regarding Landscape Maintenance and Chapter 7.42 regarding Property Maintenance. In addition, the project shall comply with the one-year landscape

maintenance schedule identified in the Public Works Department Condition of Approval No. 5, dated June 7, 2023.

- 25. **Indemnification.** The developer/applicant shall indemnify, protect, defend, and hold harmless, the City and any agency or instrumentality thereof, and/or any of its officers, employees, and agents from any and all claims, actions, or proceedings against the City, or any agency or instrumentality thereof, or any of its officers, employees, and agents, to attack, set aside, void, annul, or seek monetary damages resulting from an approval of the City, or any agency or instrumentality thereof, advisory agency, appeal board or legislative body including actions approved by the voters of the City, concerning **DPR22-00021**. The City shall promptly notify the developer/applicant of any claim, action, or proceeding for which indemnification is sought and shall further cooperate fully in the defense of the action.
- 26. **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.
- 27. **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.
- 28. **Preliminary Water Quality Management Plan (PWQMP).** A Preliminary WQMP was prepared for the proposed project site. All PWQMPs were determined to be in substantial compliance, in concept, with the 2012 Riverside County WQMP Manual requirements. The following conditions apply:
 - a. The development shall be subject to all provisions of City of Perris Ordinance Number 1194, which establishes stormwater/urban runoff management and discharge controls to improve water quality and comply with federal regulations, and any subsequent amendments, revisions, or ordinances pertaining thereto.
 - b. The structural BMPs selected for this project have been approved in concept. The owner shall submit a final WQMP including plans and details providing the elevations, slopes, and other details for the proposed structural BMPs, including a Modular Wetlands System (MWS-L-8-12-V-UG), a vegetative swale, catch basin inserts, self-retaining landscape, and covered trash enclosures. The Public Works department shall review and approve the final WQMP text, plans, and details.
- 29. **Construction Practices.** To reduce potential traffic, noise, and air quality impacts, the mitigation measures listed in the Mitigation Monitoring and Reporting Plan (MMRP) shall be listed and included with the "General Notes" on the construction drawings, and implemented in accordance with the timeline, reporting and monitoring intervals listed in

the MMRP.

PROJECT-SPECIFIC REQUIREMENTS:

- 30. **On-Street Parking.** On-street parking of vehicles, trucks, or trailers associated with the project is strictly prohibited.
- 31. **Signs.** This approval does not include signs which shall conform to the Perris Valley Commerce Center Specific Plan. The applicant shall apply for a separate sign permit, and all signs shall be reviewed and approved by the Planning Division prior to the issuance of building permits.
- 32. **State, County, and City Ordinances**. All tenants shall maintain in compliance with all State, County, and City ordinances, including but not limited to an annual fire inspection and maintenance of a City business license.
- 33. **March Air Reserve Base.** Notice regarding proximity to the March Air Reserve Base (i.e. to be provided by March Air Reserve Base) shall be given to all prospective purchasers of the property and tenants of the building.
- 34. **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).
- 35. **Metal Cornice Cap.** Prior to building permit issuance, the applicant shall include a metal cornice on the corners of the building facing Ramona Expressway and Brennan Avenue.

PRIOR TO THE ISSUANCE OF GRADING PERMITS

- 35. **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).
- 36. **Planning Clearance.** The applicant shall first obtain clearance from the Planning Division, verifying that all pertinent conditions of approval have been met.

- 37. **Parcel Merger.** A Parcel Merger is required to merge all four (4) lots (APNs:302-260-078 to -081). The Parcel Merger application with exhibits shall be submitted prior to the issuance of a grading permit and recorded prior to the final issuance of occupancy.
- 38. **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.
- 39. **Traffic Control Plan**. A Traffic Control Plan shall be submitted for approval to the City Engineer.

PRIOR TO THE ISSUANCE OF BUILDING PERMITS

- 40. **Avigation Easement.** The landowner shall convey and have recorded an avigation easement to the March Inland Port Airport Authority. Contact March Joint Powers Authority at (951) 656-7000 for additional information.
- 41. **March Air Reserve Base.** As required by the Perris Valley Commerce Specific Plan, the following measures shall be implemented to address the project's location within Airport Overlay Compatibility Zone C1 and B1-APZ Zone:
 - 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

- (iv) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
- (v) Hazards to flight
- c. The attached notice shall be provided to all prospective purchasers of the property and tenants of the building, and shall be recorded as a deed notice.
- d. Any proposed detention basins or facilities shall be designed and maintained to provide for a maximum 48-hour detention period following the design storm, and remain totally dry between rainfalls. Vegetation in and around the detention basins that would provide food or cover for birds would be incompatible with airport operations and shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature. Landscaping in and around the detention basin(s) shall not include trees or shrubs that produce seeds, fruits, or berries.

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

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

- 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. The project does not propose rooftop solar panels at this time. However, if the project were to propose solar rooftop panels in the future, the applicant/developer shall prepare a solar glare study that analyzes glare impacts, and this study shall be reviewed by the Airport Land Use Commission and March Air Reserve Base.
- 42. **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.

- 43. **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 (1) 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.
- 44. **Trash Enclosures.** A covered trash enclosure constructed to City standards is required. The trash enclosure shall be easily accessible to the tenant and be screened by landscaping from public view. Elevations shall be included in the final landscape plans for review and approval by the Planning Division.
- 45. **Screen Walls and Fencing.** Decorative screen walls shall screen views into truck courts from the public right of way (Ramona Expressway) and adjacent uses. Plans and details for the screen walls shall be included in the landscape plan check submittal package for review and approval by the Planning Division. The following shall apply:
 - a. **Screen Walls**. The fourteen (14) foot-high concrete wall shall consist of a concrete wall with pilasters spaced at 100-foot intervals and corners located at the southerly and easterly property line along the loading dock area as depicted on the site plan.
 - b. Wrought iron Gates. All tubular steel gates located at the main entrance shall be a minimum of eight feet in height and be screened by a high-quality view-obscuring material, subject to Planning review and approval.
 - c. **Graffiti.** All block/tilt-up walls shall be treated with a graffiti-resistant coat.
 - d. **Northerly and Northeasterly property lines.** The project shall include a six (6) foothigh wrought iron fence along the northerly and northeasterly property lines.
- 47. **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 landscape and irrigation plan shall be prepared by a California-registered landscape architect and conform to the requirements of Chapter 19.70 of the Municipal Code. The location, number, genus, species, and container size of the plants shall be shown. The following treatments, consistent with the conceptual landscape plan or as conditioned herein, are required:
 - a. **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.
 - b. Concealed parking lot areas. 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.
- c. **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.
- d. **BMPs for Water Quality.** All BMPs (vegetated swales, detention basins, etc.) shall be indicated on the landscape plans with appropriate planting and irrigation.
- 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. Shade Tree. The project shall provide throughout the parking lot.
- h. **Maintenance.** All landscaping shall be maintained in a viable growth condition.
- 48. **Landscape Up-Lighting.** The applicant shall provide up-lighting for trees planted at the corner of Brennan Avenue and Ramona Expressway and along the Ramona Expressway frontage. The landscape plans shall include up-lighting specifications and location.
- 49. **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:

- 50. 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
- 51. **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.

- 52. **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.
- 53. **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 the Planning sign-off.
- 54. **Outstanding Fees**. Any outstanding processing fees due to the Planning Division shall be paid prior to building occupancy.
- 55. **Business Operator.** The business operator shall be responsible for providing a copy of the adopted truck routes to the truck drivers, in addition to posting a copy of the truck route in the break room and truck yard area.
- 56. **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. The Project shall utilize designated truck routes per the Circulation Element and PVCC SP. Truck routes in the area include Brennan Avenue to Morgan Street, Morgan Street to Indian Avenue and Indian Avenue to Harley Knox. Blvd. Truck access to and from Ramona Expressway is prohibited.

END OF CONDITIONS



CITY OF PERRIS

CONDITIONS OF APPROVAL

P8-1506 July 13, 2023 DPR 22-00021- Westport Properties, Inc. NEC Ramona Expy. & Brennan Av. Par. 1 thru 4 – PM 36144 (MB 230/038) APNs 302-260-078 thru 081

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. Site circulation shall be such that auto and truck access, circulation and parking are distinct and separate.
- 4. Truck access shall be limited to I-215/Placentia Avenue Interchange, Placentia Avenue, Indian Avenue, Morgan Street and Brennan Avenue to the project site's proposed driveway on the north side of Ramona Expressway through a new signalized intersection at Ramona Expressway and Brennan Avenue. Truck access to and from Ramona Expressway and Perris Boulevard is prohibited.
- 5. Two points of access/driveway are permitted on Brennan Avenue for auto access only.

Prior to Issuance of Grading Permit:

- 6. The developer/property owner shall sign the consent and waiver form to join the City's Lighting and Landscape Districts and City's Flood Control District as appropriate. The proposed streetlights and traffic signals shall be maintained by the City and cost paid by the developer/property owner through the said annexations.
- 7. The truck access driveway-Brennan Avenue/Ramona Expressway intersection shall be signalized to accommodate the following movements:
- On northbound Brennan Avenue left turn auto movements, through truck movements, and right turn auto movements
- On the driveway/southbound onto Brennan Avenue through truck movements only
- On westbound Ramona Expressway through auto movements, and left turn auto movements
- On eastbound Ramona Expressway through auto movements, and right turn auto movements

The traffic signal shall be designed and installed to ultimate condition and shall include, but not limited to, video detection, traffic signal communication system, full pedestrian crossing at all four legs and full signage, as approved by the City Engineer.

- 8. To prohibit truck left and right turn movements onto Ramona Expressway, the developer/property owner shall construct the following on northbound Brennan Avenue at Ramona Expressway:
- A one (1) foot wide six (6) inch high raised median channelizing and narrowing a designated left turn lane pocket
- A one (1) foot high triangular raised island channelizing and narrowing the designated right turn lane pocket

The improvements shall include all signage and delineators as applicable. The length and width of the turn lane pocket shall be provided by the project's Traffic Engineer as approved by the City Engineer.

- 9. The developer/property owner shall modify/reconstruct the existing raised landscaped median on Ramona Expressway to accommodate the above listed conditions, as approved by the Public Works Department and the City Engineer.
- 10. 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 Improvement Plans
- c. Storm Drain Improvement Plans
- d. Traffic Signal Plans
- e. Signing and Striping Plans
- f. Water and Sewer Improvement Plans
- g. Streetlight Plans prepared by a registered Electrical Engineer per City of Perris Safety Lighting Standards
- h. Hydrology and Hydraulic Report
- i. Geotechnical Report
- j. 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.

11. Ramona Expressway is classified as an Expressway (184'/134') per the General Plan. A 92 foot half width right-of-way is currently dedicated on Ramona Expressway, no additional right-of-way dedication is required.

- 12. Brennan Avenue is classified as a Local (60'/40'). A 30 foot half width right-of-way is currently dedicated on Brennan Avenue, no additional right-of-way dedication is required.
- 13. Property line corner cutbacks shall be dedicated per County of Riverside Standard No. 805.
- 14. The access restriction on Ramona Expressway along the property frontage shall be vacated to accommodate access at the proposed driveway.
- 15. 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.
- 16. In the event that offsite property is required to complete the improvements, 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.
- 17. The intersection of Ramona Expressway and Brennan Avenue, at the project's driveway, shall be concrete paved to withstand truck traffic, as directed by the City Engineer.
- 18. The driveways shall be per County of Riverside Standard No. 207A and shall include wet set concrete truncated domes in compliance with ADA standards and requirements.
- 19. The curb returns of the driveway on Ramona Expressway shall be modified to a minimum to prohibit truck turning movements to and from Ramona Expressway. The radii shall be as approved by the City Engineer.
- 20. All driveways, including curb returns, shall be within the property boundary limits.

21. The developer/property owner shall pay the City \$100,000.00 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, RBBD and other City fees, and is not reimbursable.

Prior to Issuance of Building Permit:

- 22. A parcel merger consolidating the underlying lots/parcels along with the certificate of compliance shall be filed with the City for review and approval and shall be recorded.
- 23. The project site is located within the limits of Perris Valley Area Drainage Plan (ADP) for which drainage fees have been adopted by City. Drainage fees shall be set forth under the provisions of the "Rules and Regulations of Administration of Area Drainage Plan". Acreage for the project site's impervious area shall be provided.
- 24. Water and sewer Improvement Plans, per Fire Department and EMWD standards, shall be submitted to the City Engineer for review and approval.
- 25. Fire Department and EMWD approvals of the Water Improvement Plans are required prior to City Engineer's approval.
- 26. Paved access shall be provided to the proposed building per the Precise Grading Plans.
- 27. 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:

- 28. The developer/property owner shall install a traffic signal to ultimate condition at the intersection of Ramona Expressway and Brennan Avenue.
- 29. Ramona Expressway (Expressway 184'/134') along the property frontage within the dedicated right-of-way shall be improved to provide for a 60 foot wide asphalt pavement (using a TI of 11.0 and PG 70-10) and streetlights subject to the photometric analysis, per City of Perris, County of Riverside and Caltrans standards.
- 30. Brennan Avenue (Local -60'/40') along the property frontage within the dedicated right-of-way shall be improved to provide for a 40 foot wide asphalt pavement (using a TI of 6.0 and PG 70-10), 6 inch curb and gutter located 20 feet east of street centerline, 6 foot wide sidewalk and

streetlights subject to the photometric analysis, per City of Perris, County of Riverside and Caltrans standards.

- 31. The developer/property owner shall install standard bollards at the current closure on Brennan Avenue, including applicable and standard signing and striping, as directed by the City Engineer.
- 32. Installation of the drainage infrastructure shall be completed and accepted by the City Engineer.
- 33. The existing pavement on Ramona Expressway and Brennan Avenue shall be removed and replaced. The pavement structural section shall be analyzed by the developer/property owner's Soils Engineer to determine the extent of pavement rehabilitation as approved by City Engineer.
- 34. The developer/property owner shall provide for utility trench surface repair as directed by the City Engineer.
- 35. 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.

John Pourkazemi Interim City Engineer



CITY OF PERRIS

PUBLIC WORKS DEPARTMENT

Weed Abatement

NPDES Services

Flood Control and Landscape Districts

MEMORANDUM

Date: June 7, 2023

To: Nathan Perez, Senior Planner

From: Joseph Rivera, Program Coordinator

By: Chris Baldino, Landscape Inspector &

Subject: DPR22-00021 – Conditions of Approval

Proposal to construct 99,957 square foot industrial building in the Perris Valley Commerce Center Specific Plan on the Northeast corner of Brennan Ave and Ramona Expressway.

- 1. **Dedication and/or Landscape Maintenance Easement.** Offer of Dedication and Landscape Maintenance Easement for City landscape maintenance district shall be provided as follows:
 - **Brennan Ave (Cul-De-Sac only)** Provide offer of dedication as needed to provide for full half width Street (60' ROW, 30' half-width, curb gutter, sidewalk, and off-site landscaping requirements, per City General Plan, including minimum 10' **public parkway** from face of curb.
 - Existing Ramona Expressway is classified as an Expressway (184'/134') per the General Plan. A 92-foot half width right-of-way is currently dedicated on Ramona Expressway, no additional right-of-way dedication is required.
- 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 a 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 filling 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 **DPR22-00021**" 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:

- Brennan Ave Per section 6.2.1 Streetscape Landscape design guidelines and planting pallet for Local Street, and figure 6.0-10 of the PVCCSP, for planting pallet, size, and spacing requirements. Developer shall provide the following: Primary Trees Platanus Acerfolia London Plane. Use of drought resistant shrubs and groundcover to include but not limited to the following: Lantana New Gold, Helictotrichon sempervierns blue oat grass, Tulbaghia violacea Socety Garlic, and Campsis radicans Trumpet vine.
- Existing Ramona Expressway The proposed development is within an existing Landscape Maintenance District and will benefit from the exiting landscape improvements and will need to Join LMD BZ-96 and re-enhance existing frontage. Any modification to the existing parkway (ie drive entry) shall be reflected in the landscape plans provided for the project and all existing improvements shall be protected in place. The developer is encouraged to use the existing irrigation water main and irrigation controller. There are 4 existing irrigation wires available in the irrigation controller cabinet, (verify in field when developing plans). Replacement planting Pallet should match development to the West along Ramona Expressway and consist of the following: Primary Trees Olea Europaea "mother" Majestic Beauty fruitless olive Multi trunk 3 lead minimum, Secondary Tree Lagerstroemia Indica Fauriei Tonto. Use of drought resistant shrubs and groundcover to include but not limited to the following: Gervillea "Noell", Dasylirion wheeleri Desert Spoon, Callistemon Viminalis Little Johns, Euonymus Japonicu Microphyllus Boxleaf Eunonymus, Hesperaloe parviflora Perpa Brakelights red yucca, Lantana New Gold, Tri color Society Garlic, Officinalis Rosmarinus 'Huntington Carper' rosemary.
- Existing Ramona Expressway Median The proposed development will benefit from existing landscape maintenance district facilities, including the Ramona Expressway Medians, which serves the existing development. Therefore, the project shall annex into a new Landscape District Benefit Zone and pay is fair share of the maintenance of the existing median facilities. Any modification to the existing median (ie turn pockets etc) shall be reflected in the landscape plans provided for the project and all existing improvements shall be protected in place.
- 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 Rainbird XBT-20PC w/ Diffuser, or equal on flexible PVC risers, Sentry Guard Cable Guard and Union Guard, and backflow Wilkens Model 375 (or equal). Controller shall include an ET based controller with weather station that is centrally controlled capable and wi-fi ready (Calsense 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. The proposed system shall be complete with wireless weather station, aircard with flow, one year bundle service, blade antenna and flow sensor.
- c. Benefit Zone Quantities Include a Benefit Zone quantities table (i.e. SF of planting areas, turf, number of trees, SF. of hardscape, etc.) in the lower right hand corner of the cover sheet for off-site landscape areas, indicating the amount of landscaping the district will be required to maintain.

- d. Meters Each District is required to be metered separately. All electrical and water meters shall be located in locations that are easily accessible to maintenance staff while not visually obtrusive in the street scene and away from street intersections. Show location of separate water and electrical utility meters intended to serve maintenance district areas exclusively. Show locations of water and electrical meter for landscape district. Show location of water and electrical meter for flood control district. Show location of electrical meter for Traffic signal and street lighting district, on respective plans. Coordinate location of meters on landscape and civil engineering plan.
- e. Controllers The off-site irrigation controllers are to be located within the right of way (preferably within the off-site landscape area). All point of connection equipment including irrigation controller pedestals, electrical meter pedestals, and backflow preventers are to be located in locations that are easily accessible to maintenance staff while not visually obtrusive in the street scene, and away from street intersections. Backflow preventers are to be screened on at least three sides with (5) gallon plant material. The fourth side shall be open to the back of the landscape area in order to allow the backflow cage to be opened without interference with plant materials. Backflow cages shall meet the required City of Perris Engineering Standards in effect at the time of approval.
- **f. Recycled Water** If applicable. The project landscape architect shall coordinate with EMWD to verify if the site will be served with recycled water and design all irrigation and landscape plans to meet the requirements of EMWD and provide additional irrigation components as needed.
- g. EMWD Landscape Plan Approval The project landscape architect shall submit a copy of all irrigation plans and specifications to EMWD for approval. The project landscape architect must confirm with EMWD that the plans have been approved by EMWD and submit written proof of approval by EMWD prior to the City approving the final Landscape Plans. Until the final landscape plan has been approved by the City of Perris, the maintenance areas depicted cannot be accepted by the City for maintenance. The developer shall coordinate both reviews to ensure acceptability of plans by both EMWD and the City of Perris, prior to approval by either agency.
- **h.** Landscape Weed Barrier Weed cloth with a minimum expected life of 10-years shall be required under all gravel, rock, or cobble areas.
- i. Wire Mesh and Gravel at Pull Boxes- Provide wire mesh and gravel layer within valve boxes to prevent rodent intrusion.
- **j.** Concrete Maintenance Band at Medians and Mortar Cobble turn Land Provide 12" wide concrete maintenance band (safety edge) around entire median. At turn pockets provide mortared cobble creek bed, round stone sized 6" to 12".
- **k. Perimeter Walls Graffiti Coating –** Provide anti-graffiti coating to all perimeter walls. Acceptable products shall include Vitrocem Anti-Graffiti Coating or equal.
- **Slopes 3:1 Maximum -** Any proposed slope will not exceed a 3:1 ratio. Slopes exceeding a 3:1 ratio shall require construction of appropriate reinforcing garden walls.

- 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 the 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, with all equipment and irrigation system fully operational.
 - Inspection #4 A joint inspection with the Development Inspector and LMD Inspector and Applicant to request for "Start of 1 year Maintenance Period" submitted, with all required turn-over submittal items provided to Public-Works Special Districts and Storm Water Division.
 - Turn-Over (Inspection #5)— On or about the one-year anniversary of Inspection #4, 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.
- 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 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 turnover 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 O**ffice. 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 turnover 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). Developers shall pay 18-month energy charges to the City of Perris for all off-site street lighting. Call Wildan Financial Services, Inc. for the 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 photocopy 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 Work's Engineering Administration and Special Districts Division.
 - **WQMP Inspections-** The project applicant shall inform the on-site project manager and the water quality/utilities contractor of their responsibility to call for both "ON-SITE" and OFF-SITE" **WQMP** Inspections at the appropriate stages of construction. Contact CGRM at (909) 455-8520 to schedule inspections.
 - Acceptance By Public Works/Special Districts-Both on-site and off-site flood control/water quality facilities required for the project, as depicted in the Final WQMP, shall be installed and fully operational, and approved by final inspection by the City's WQMP Consultant, CGRM. The Developer shall obtain a final Clearance Letter from CGRM indicating compliance with all applicable Conditions of Approval for the approved WQMP. The developer shall deliver the same to the Public Works-Engineering and Administration Division/Special Districts. In addition, prior to acceptance by the City, the developer shall submit a Covenant and Agreement describing on-going maintenance responsibilities for on-site facilities per the approved WQMP, to the Public Works Engineering Administration and Special Districts Division. The Public Works Engineering Administration and Special Districts Division will review and approve the Covenant and Agreement. The City shall record the same with the Riverside County Recorder's Office, and the recorded instrument shall be returned to the City Clerk of the City of Perris for filing.

- 8. **Flood Control District #1 Maintenance Acceptance.** Flood Control District facilities required by the City Engineer's Office shall be installed and fully operational, and approved by final inspection by the City Engineer's Office. Prior to acceptance for maintenance of "Off-site" flood control facilities by the Public Works-Engineering and Administration Division/Special Districts the developer shall contact the Public Works Special Districts Division at (951) 657-3280 to schedule the delivery of all required turn-over submittal items including as-built storm drain plans in electronic PDF format, one large format photo-copy of as-built plans, storm drain video report in electronic format, and hardcopy of video report with industry standard notations and still photos made during video runs (i.e. facilities sizes, off-sets or damage, facility type, dirt and debris, etc.). The flood control facilities shall be turned over in a condition acceptable to the City, and the developer shall make all necessary repairs and perform initial maintenance to the satisfaction of the City.
- 9. **Assessment Districts.** Prior to permit issuance, developer shall deposit \$5,250 per district, \$15,750 total due. Payment is to be made to the City of Perris, and the check delivered to the City Engineer's Office. Payment shall be accompanied by the appropriate document for each district indicating intent and understanding of annexation, to be notarized by property owner(s):
 - Consent and Waiver for Maintenance District No. 84-1-New Street lighting proposed by the project, as determined by the City Engineer
 - Consent and Waiver for Landscape Maintenance District No. 1—New off-site parkway landscape proposed by the project on Brennan Ave and Ramona Expressway. In addition, this project shall pay its fair share for the maintenance for the existing landscape improvement benefiting the project, (Ramona Expressway Median). Join existing LMD BZ-96.
 - Petition for Flood Control Maintenance District No. 1 -For Off-site Flood Control Facilities proposed by the project, as determined by the City Engineer. Join existing FCD BZ-87.
 - 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.

Page 7 DPR22-00021 Condtions of Approval June 7, 2023

- 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.



MEMO

Date: June 8, 2023

To: Nathan Perez, Project Planner

Sabrina Chavez, Director of Community Services From:

Cc: Arcenio Ramirez, Assistant Director of Community Services

> Arturo Garcia, Parks Manager Joshua Estrada, Parks Coordinator

Subject: Development Plan Review 22-00021 – A proposal to construct a 99,990

square -foot industrial building on 4.5 acres located within the Light Industrial Zone of the Perris Valley Commerce Specific Plan (APN: 302-260-078, -079, -080, -081) located at the northeast corner of Brennan Avenue and Ramona

Expressway - Conditions

Community Services Staff reviewed DPR 22-00021 and offer the following condition(s):

Development Impact Fees

X	The Project	t is subject	to payment	t of Indu	ıstrial 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

(Public Services)

SRC COMMENTS * * * BUILDING & SAFETY * * *

Planning Case File No(s): DEVELOPMENT PLAN REVIEW #22-00021

Case Planner: Nathan Perez 951-943-5003 ext. 279

Applicant: David Kelley

Location: North East corner of Brennan Ave. and Ramona Expressway

Project: Proposal to construct a 99,957 SF Industrial Building

APN(s): 302-260-078 - 079 - 080 - 081

Reviewed By: David J. Martinez, CBO Date: 08-09-2022

BUILDING AND SAFETY CONDITIONS

1. Shall comply with the latest adopted State of California 2019 editions of the following codes as applicable:

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

PRIOR TO ISSUANCE OF BUILDING/CONSTRUCTION PERMITS

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

FIRE CONDITIONS: To Be provided by Dennis Grubb

Exhibit B

Location/Aerial Map



Exhibit C

PVCC Specific Plan Land Use Map



Exhibit D

MARB Zone Map

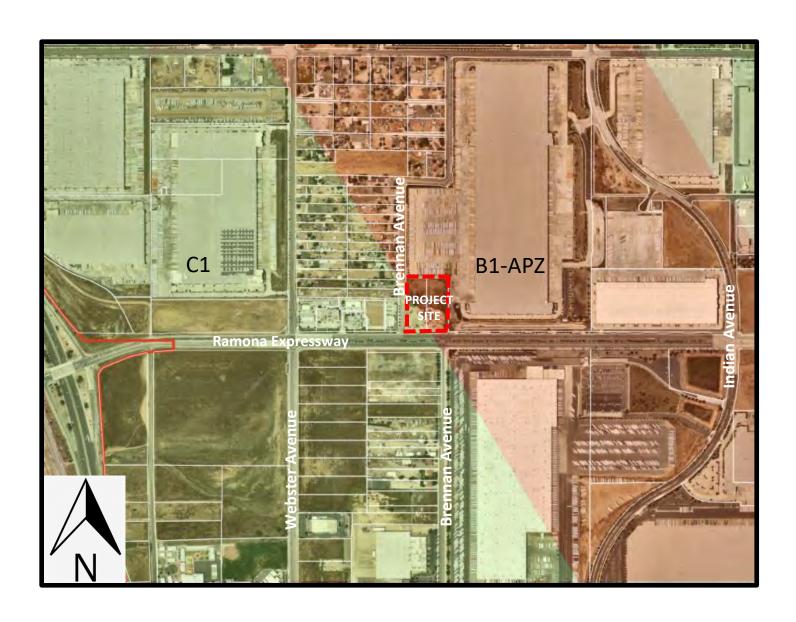
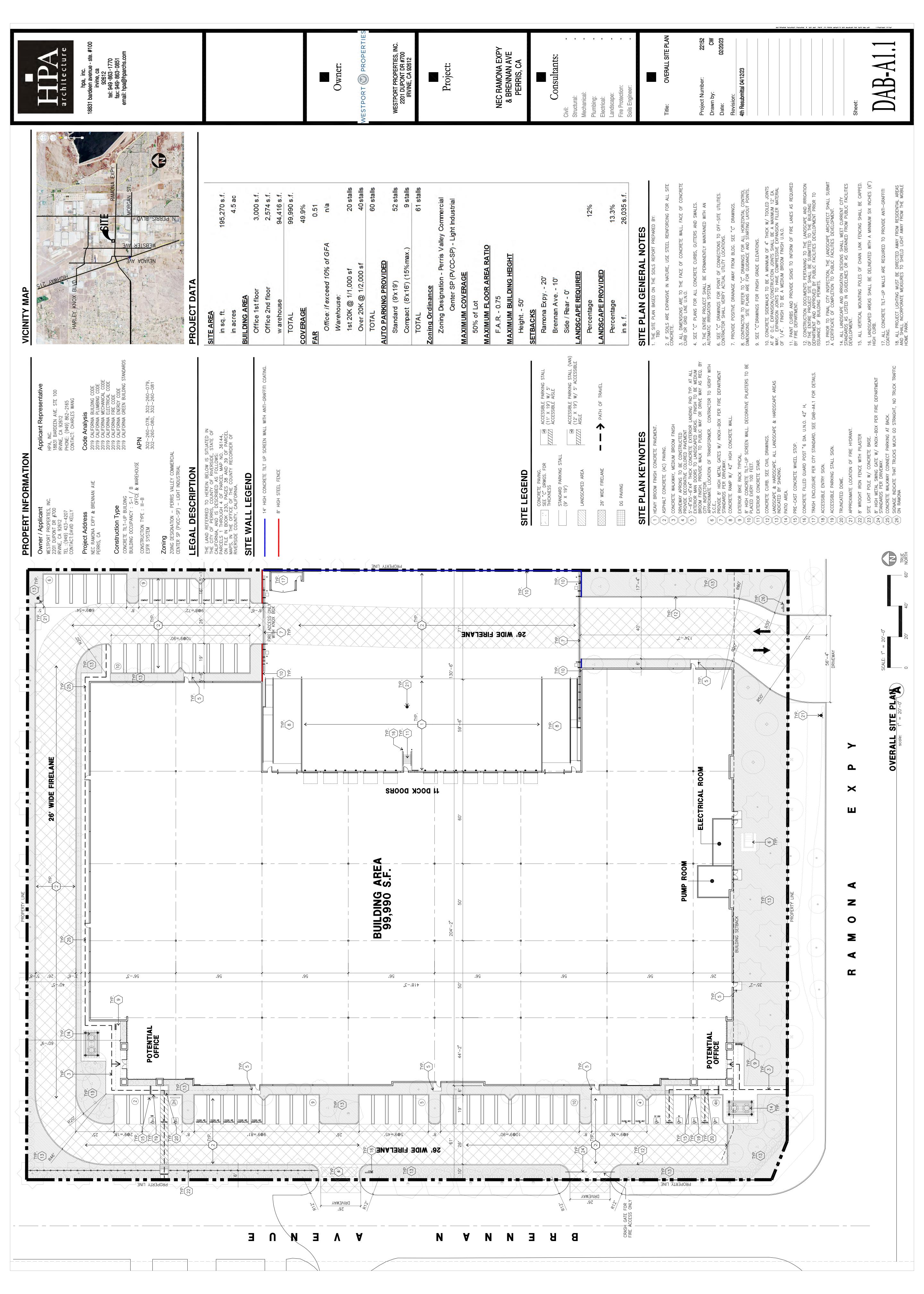
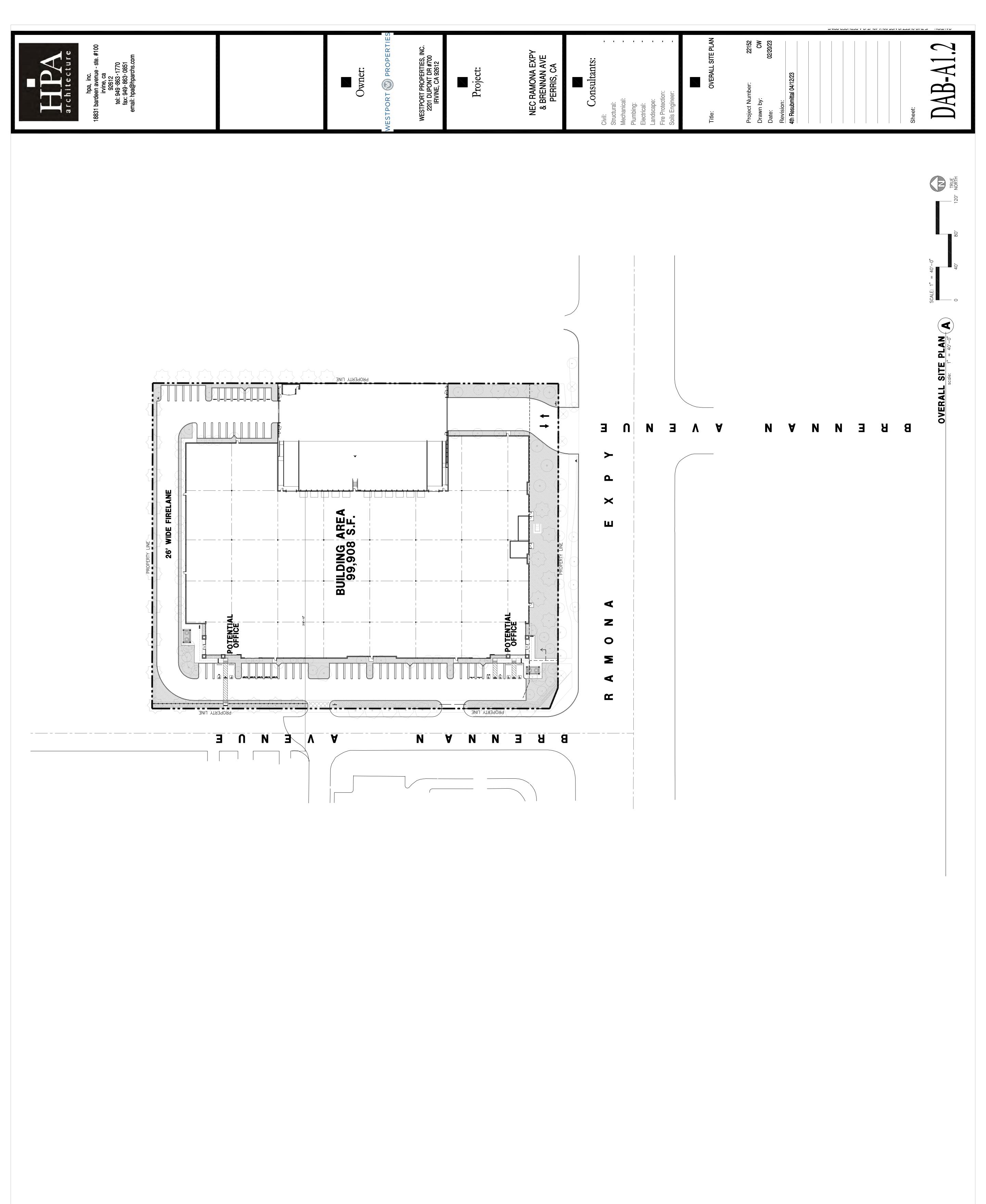
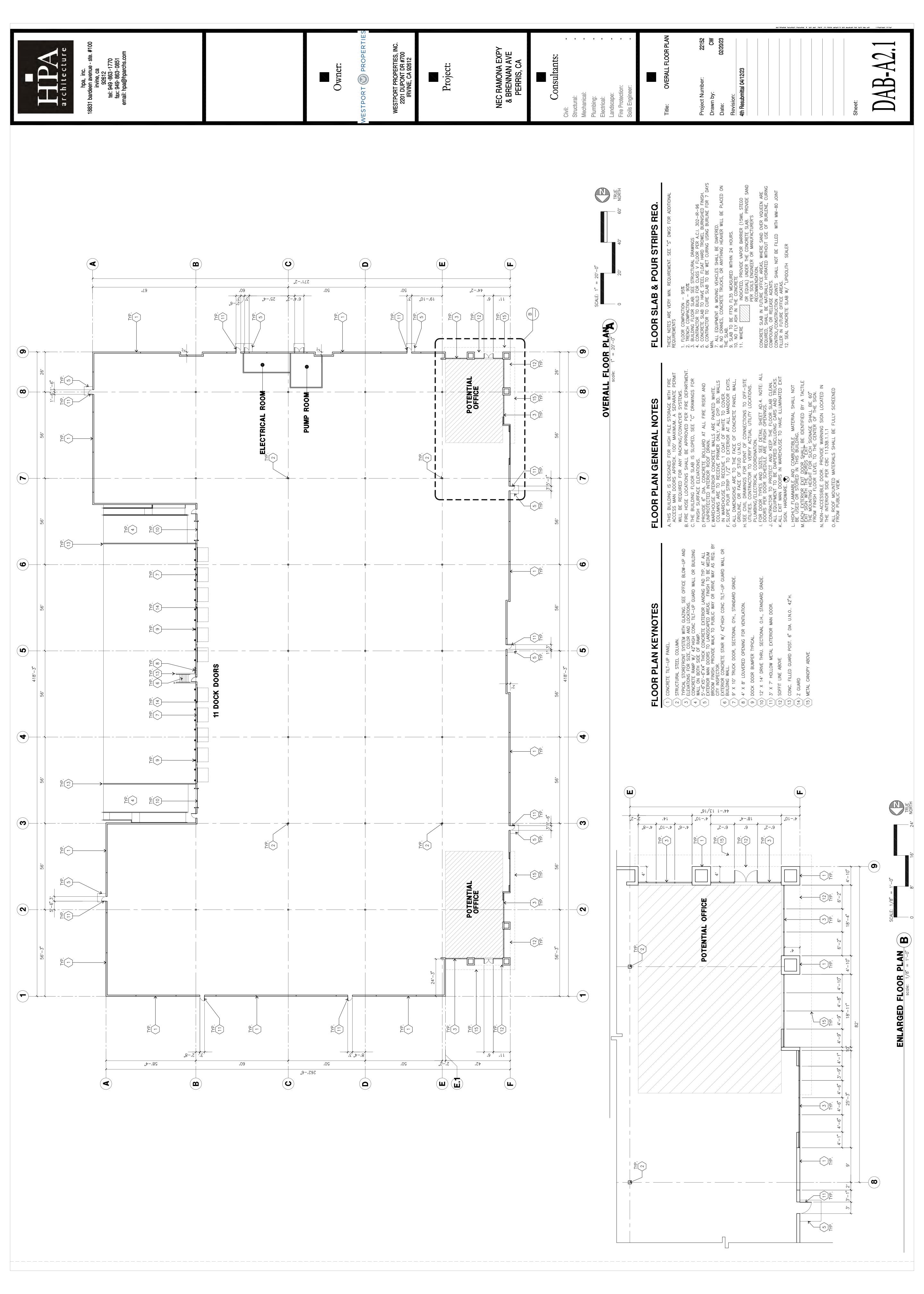


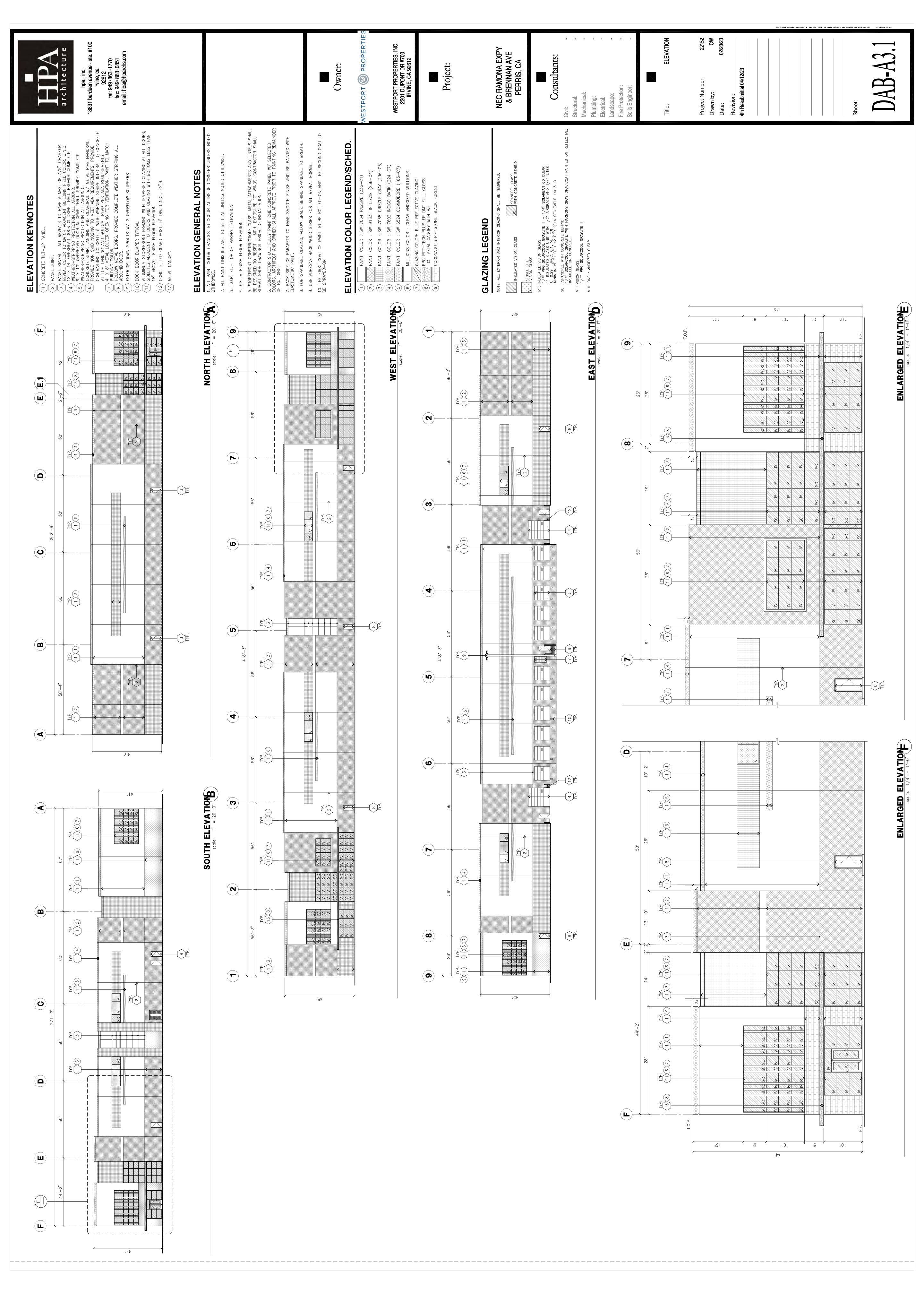
Exhibit E

Project Plans (Site Plan, Floor Plan, Building Elevations, Color & Material Board, Conceptual Landscape Plan and Stripping/Signage Plan)











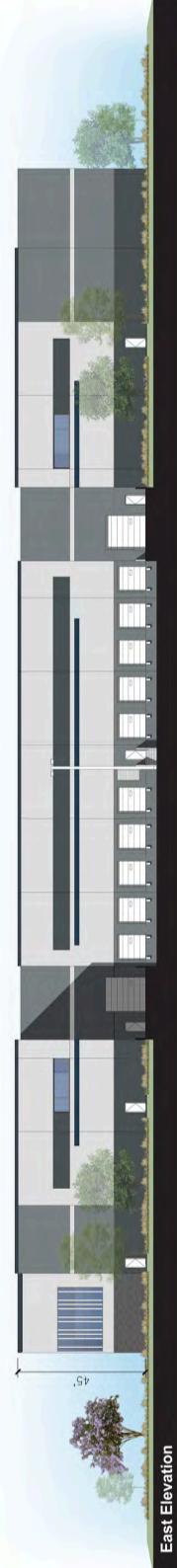








South Elevation - Ramona Expressway







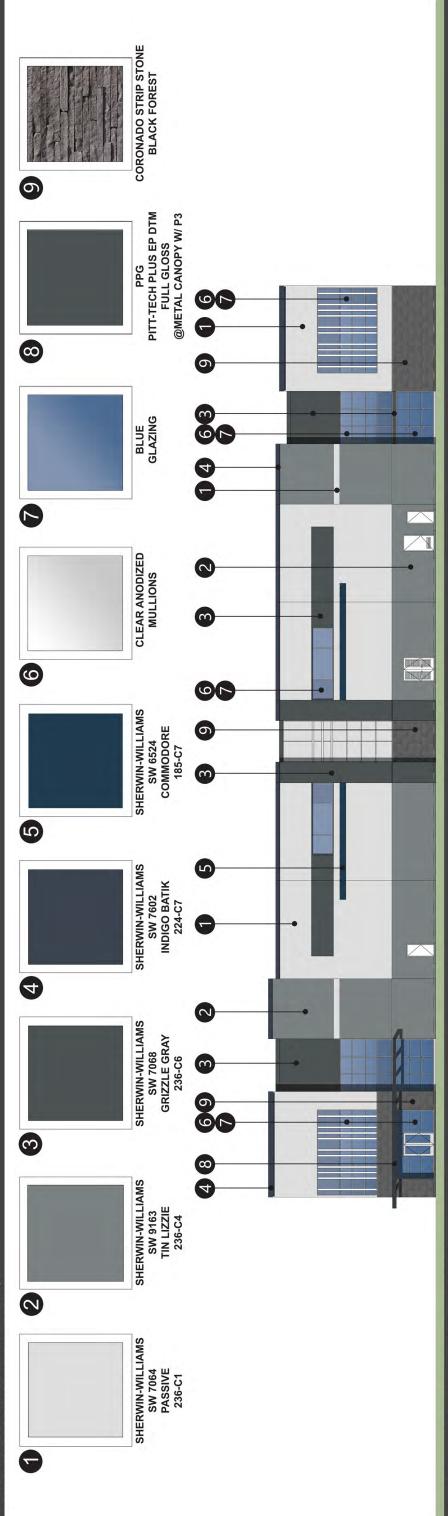




West Elevation - Brennan Avenue



South Elevation - Ramona Expressway



Enlarged View of South Elevation - Ramona Expressway





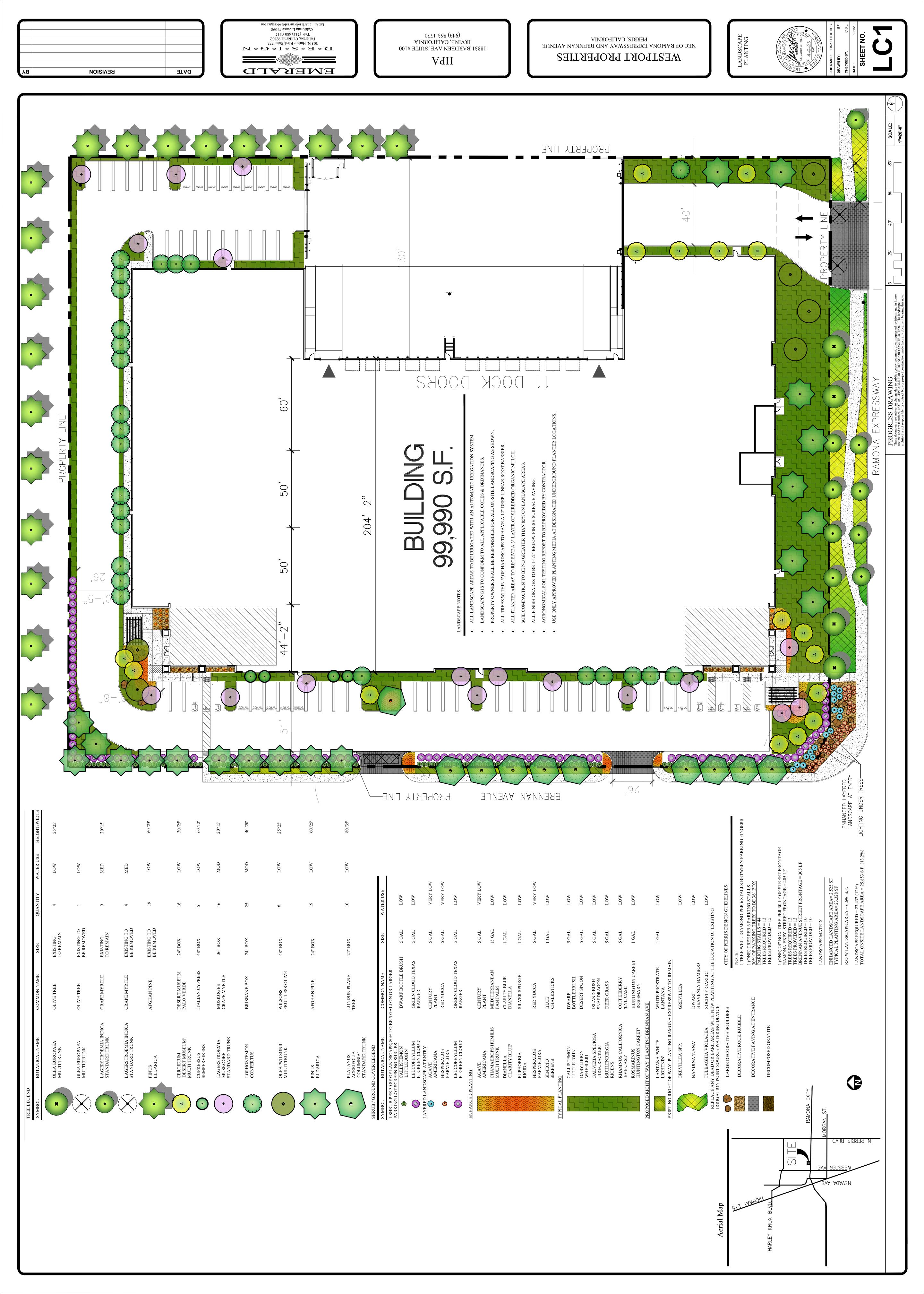


Exhibit F

Public Comments and Response to Comments

2. Response to Comments on the Public Review Mitigated Negative Declaration

This chapter of the Final Mitigated Negative Declaration (MND) contains responses to the comments that the City of Perris (Lead Agency) received on the MND (SCH No. 2023050105) (Chapter 1) for the Westport Perris Industrial Project during the public review period, which began on May 5, 2023 and closed on June 5, 2023. This document has been prepared in accordance with the California Environmental Quality Act (CEQA) as amended (Public Resources Code Section 21000 et seq.) and the Guidelines for Implementation of the California Environmental Quality Act (State CEQA Guidelines) (Cal. Code Regs., tit. 14, § 15000 et seq.), and represents the independent judgment of the Lead Agency. This document, together with the Public Review MND and the Mitigation Monitoring and Reporting Program (MMRP), comprise the Final MND.

The following public comments were submitted to the City of Perris during the public review period:

- 1. Riverside County Flood Control and Water Conservation District, Received May 15, 2023 (2 pages)
- 2. Eastern Municipal Water District, Received May 16, 2023 (2 pages)

The public comments and responses to comments are included in the public record and are available to the Lead Agency decision-makers for their review and consideration prior to making their decision whether to approve or deny the proposed Project. Pursuant to State CEQA Guidelines Section 15074(b), Consideration and Adoption of a Negative Declaration or Mitigated Negative Declaration, none of the comments provide substantial evidence that the Project will have significant environmental effects which would require preparation of an Environmental Impact Report. Further, none of the information in the letters or responses constitute the type of significant new information that requires recirculation of the Westport Perris Industrial Project MND for further public review under State CEQA Guidelines Section 15073.5, Recirculation of a Negative Declaration Prior to Adoption. None of this new material indicates that the Project will result in a significant new environmental impact not previously disclosed in the Westport Perris Industrial Project MND. Additionally, none of this information indicates that there would be a substantial increase in the severity of a previously identified environmental impact that will not be mitigated, or that there would be any of the other circumstances requiring recirculation described in State CEQA Guidelines Section 15073.5.

This Response to Comments do not require revision to the text of the MND.

Although State CEQA Guidelines Section 15088 does not require a Lead Agency to prepare written responses to comments received on an MND, the City of Perris has elected to prepare the following written responses with the intent of providing a comprehensive and meaningful evaluation of the proposed Project. The number designations in the responses are correlated to the bracketed and identified portions of each comment letter.

LETTER 1: Riverside County Flood Control and Water Conservation District, Received May 15, 2023 (2 pages)

JASON E. UHLEY General Manager-Chief Engineer



1995 MARKET STREET RIVERSIDE, CA 92501 951,955,1200 951,788,9965 FAX www.rcflood.org

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT

May 15, 2023

251063

City of Perris Planning Department 135 North D Street Perris, CA 92570

Attention: Mr. Nathan Perez

Re: DPR 22-00021, APNs 302-260-078, 302-260-079, 302-260-080 and 302-260-081

The Riverside County Flood Control and Water Conservation District (District) does not normally recommend conditions for land divisions or other land use cases in incorporated cities. The District also does not plan check City land use cases or provide State Division of Real Estate letters or other flood hazard reports for such cases. District comments/recommendations for such cases are normally limited to items of specific interest to the District including District Master Drainage Plan facilities, other regional flood control and drainage facilities which could be considered a logical component or extension of a master plan system, and District Area Drainage Plan fees (development mitigation fees). In addition, information of a general nature is provided.

The District's review is based on the above-referenced project transmittal, received May 05, 2023. The District has not reviewed the proposed project in detail, and the following comments do not in any way constitute or imply District approval or endorsement of the proposed project with respect to flood hazard, public health and safety, or any other such issue:

This project would not be impacted by District Master Drainage Plan facilities, nor are other facilities of regional interest proposed.
This project involves District proposed Master Drainage Plan facilities, namely, The District will accept ownership of such facilities on written request by the City. The Project Applicant shall enter into a cooperative agreement establishing the terms and conditions of inspection, operation, and maintenance with the District and any other maintenance partners. Facilities must be constructed to District standards, and District plan check and inspection will be required for District acceptance. Plan check, inspection, and administrative fees will be required. All regulatory permits (and all documents pertaining thereto, e.g., Habitat Mitigation and Monitoring Plans, Conservation Plans/Easements) that are to be secured by the Applicant for both facility construction and maintenance shall be submitted to the District for review. The regulatory permits' terms and conditions shall be approved by the District prior to improvement plan approval, map recordation, or finalization of the regulatory permits. There shall be no unreasonable constraint upon the District's ability to operate and maintain the flood control facility(ies) to protect public health and safety.
If this project proposes channels, storm drains 36 inches or larger in diameter, or other facilities that could be considered regional in nature and/or a logical extension a District's facility, the District would consider accepting ownership of such facilities on written request by the City. The Project Applicant shall enter into a cooperative agreement establishing the terms and conditions of inspection, operation, and maintenance with the District and any other maintenance partners. Facilities must be constructed to District standards, and District plan check and inspection will be required for District acceptance. Plan check, inspection, and administrative fees will be required. The regulatory permits' terms and conditions shall be approved by the District prior to improvement plan approval, map recordation, or finalization of the regulatory permits. There shall be no unreasonable constraint upon the District's ability to operate and maintain the flood control facility(ies) to protect public health and safety.

1.1

City of Perris -2 - May 15, 2023

Re: DPR 22-00021, APNs 302-260-078, 302-260-

079, 302-260-080 and 302-260-081

251063

☐ This project is located within the limits of the District's ☐ Perris Valley ☐ San Jacinto River ☐ Homeland/Romoland Line A ☐ Homeland/Romoland Line B Area Drainage Plan for which drainage fees have been adopted. If the project is proposing to create additional impervious surface area, applicable fees should be paid (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) to the Flood Control District or City prior to issuance of grading or building permits. Fees to be paid should be at the rate in effect at the time of issuance of the actual permit.

1.2

An encroachment permit shall be obtained for any future construction related activities occurring within District Right of way or facilities, namely, Perris Valley Master Drainage Plan Line E. If a proposed storm drain connection exceeds the hydraulic performance of the existing drainage facilities, mitigation will be required. For further information, contact the District's Encroachment Permit Section at 951,955,1266.

1.3

☐ The District's previous comments dated August 16, 2022 are still valid.

1.4

GENERAL INFORMATION

This project may require a National Pollutant Discharge Elimination System (NPDES) permit from the State Water Resources Control Board. Clearance for grading, recordation, or other final approval should not be given until the City has determined that the project has been granted a permit or is shown to be exempt.

If this project involves a Federal Emergency Management Agency (FEMA) mapped floodplain, then the City should require the applicant to provide all studies, calculations, plans, and other information required to meet FEMA requirements, and should further require the applicant obtain a Conditional Letter of Map Revision (CLOMR) prior to grading, recordation, or other final approval of the project and a Letter of Map Revision (LOMR) prior to occupancy.

1.5

The project proponent shall bear the responsibility for complying with all applicable mitigation measures defined in the California Environmental Quality Act (CEQA) document (i.e., Negative Declaration, Mitigated Negative Declaration, Environmental Impact Report) and/or Mitigation Monitoring and Reporting Program, if a CEQA document was prepared for the project. The project proponent shall also bear the responsibility for complying with all other federal, state, and local environmental rules and regulations that may apply.

If a natural watercourse or mapped floodplain is impacted by this project, the City should require the applicant to obtain a Section 1602 Agreement from the California Department of Fish and Wildlife and a Clean Water Act Section 404 Permit from the U.S. Army Corps of Engineers, or written correspondence from these agencies indicating the project is exempt from these requirements. A Clean Water Act Section 401 Water Quality Certification may be required from the local California Regional Water Quality Control Board prior to issuance of the Corps 404 permit.

Very truly yours,

amy Mc Neill

AMY MCNEILL

Engineering Project Manager

Attachments

ec: Riverside County Planning Department

Attn: Timothy Wheeler

EM:mm

RESPONSE TO COMMENT LETTER 1: Riverside County Flood Control and Water Conservation District

Response to Comment 1.1: This comment discusses the extent of the Riverside County Flood Control and Water Conservation District (District) plan check process. The comment continues in explaining that the District's review is based on the documents (the Notice of Intent to Adopt a Mitigated Negative Declaration) for the Project but that the District did not review the Project in detail. The comment provides a checklist for areas that the Project may impact, and the Project would not be impacted by nor involves the District Master Drainage Plan facilities. This comment does not question the content or conclusions of the MND and no further response is warranted.

Response to Comment 1.2: This comment continues through the District's checklist and states that the Project is located within the limits of the Perris Valley Area Drainage Plan and if the Project proposes additional impervious surface area, applicable fees will need to be paid prior to building permit issuance. The Project would comply with all necessary fees. This comment is informational in nature and does not question the content or conclusions of the MND. No further response is warranted.

Response to Comment 1.3: This comment continues through the District's checklist and states that an encroachment permit shall be obtained for any construction within the District's right of way or facilities, such as the Perris Valley Master Drainage Plan Line E and if the proposed storm drain connection exceeds the existing capacity of the facilities, mitigation would be required. As discussed in Section 5.19, Utilities and Service Systems, of the MND, runoff onsite would be conveyed into an underground infiltration/detention basin located on the property which has been sized appropriately for the Project's anticipated drainage. Overflow would discharge to the adjacent Perris Valley Master Drainage Plan Line E. As the Project has been designed to contain appropriately sized onsite drainage features, the Project would not substantially increase stormwater runoff and would not result in the proposed storm drain connection exceeding the existing capacity of the facility. As such, the Project would not result in the construction of new off-site storm water drainage facilities or expansion of existing on-site facilities, the construction of which could cause significant environmental effects. Therefore, the Project is following the District's requirements for construction within their right of way and this comment does not raise any new concerns regarding the content or conclusions of the MND. No further response is warranted.

Response to Comment 1.4: This comment continues the District's checklist and states that the District's previous comments dated August 16, 2022 are still valid. This comment is in reference to a previous letter received from the District, which is consistent with this current letter and unrelated to the MND. This comment is informational in nature and does not question the content or conclusions of the MND. No further response is warranted.

Response to Comment 1.5: This comment provides general information regarding the requirements for a National Pollutant Discharge Elimination System (NPDES) permit, procedure if the Project has Federal Emergency Management Agency (FEMA) involvement, CEQA requirements, and procedure for if a natural watercourse or mapped floodplain is impacted by the Project. The Project would comply with NPDES permit requirements as stated in Section 3.2.6, Discretionary Approvals, Permits, and Studies of the MND and would obtain a permit from the Santa Ana Regional Water Quality Control Board (RWQCB) to ensure that construction site drainage velocities are equal to or less than the pre-construction conditions and downstream water quality is not worsened. The Project site is located within FEMA FIRM Flood Map Zone X, which has a 0.2 percent chance of flood hazard, as discussed in Section 5.10 of the MND and the Project would, therefore, not have FEMA involvement. The Project complies with all CEQA requirements through the preparation of the MND. Lastly, the Project would not impact any natural watercourse or mapped floodplain. Therefore, the statement does not question the content or conclusions of the MND and no further response is warranted.

LETTER 2: Eastern Municipal Water District, Received May 16, 2023 (2 pages)



May 16, 2023

Nathan Perez, Contract Planner City of Perris Development Services Department 135 North "D" Street Perris, CA 92570

Subject: EMWD Comments for the Westport Perris Industrial Project Notice of Intent to Adopt a

Mitigated Negative Declaration

Location: Northeast corner of Ramona Expressway and Brennan Avenue in the City of Perris,

Riverside County, California.

Dear Mr. Nathan Perez:

Eastern Municipal Water District (EMWD) thanks you for the opportunity to comment on the Notice of Intent to Adopt a Mitigated Negative Declaration for the Westport Perris Industrial Project (project). The proposed project consists of the construction and operation of an approximately 99,990 square foot non-refrigerated warehouse building. The project would include a parking lot, ornamental landscaping, employee patio area and associated infrastructure. The project would also include a fire water pump located in the southern portion of the project site.

2.1

EMWD offers the following comments:

To define the impact(s) on the environment and on existing EMWD facilities, and as development within this area occurs over time, the proponents of implementing development projects shall consult EMWD's Development Services Department to compare proposed and existing water demands and sewer flows, and prepare a Design Conditions report (DC), formally known as the Plan of Service (POS), to detail all pertinent facilities necessary to serve such implementing development projects, resulting in an approved DC, prior to final design and plan check of such facilities.

2.2

Board of Directors

Finite Finals Provided Topher L Count, Visit Provided AH American Handy & Record Dead I Stewart

2270 Trumble Road * P.O. Box 8300 * Perris, CA 92572-8300 T 951.928.3777 * F 951.928.6177 www.emwd.org EMWD Comments May 16, 2023 Page 2

To help define EMWD's Design Conditions, EMWD requires beginning dialogue with project proponents at an early stage in the site design and development, via a one-hour complementary Due Diligence meeting. To set up this meeting the project proponent should complete a Project Questionnaire (form NBD-058) and submit to EMWD. To download this form or for additional information, please visit our web page www.emwd.org, then select the "Developer" link, then select the "New Development Process Forms" link. This meeting will offer the following benefits:

2.3

- 1. Describe EMWD's development process.
- 2. Identify project scope and parameters.
- 3. Provide a preliminary review of the project within the context of existing infrastructure.
- 4. Discuss potential candidacy for recycled water service.
- 5. Identify project submittal requirements to start the Design Conditions review.

Following the Due Diligence meeting, and to proceed with a project, the Design Conditions will need to be developed by the developer's engineer and reviewed/approved by EMWD prior to submitting improvement plans for Plan Check. The DC process and approval will provide the following:

2.4

- 1. Technical evaluation of the project's demands and existing system capacities.
- 2. Identification of impacts to existing facilities.
- 3. Identification of additional on-site and off-site facilities, necessary to serve the project.
- 4. Identification of easement requirements, if necessary.
- 5. Identification of potential EMWD's cost participation in facility oversizing, if applicable.

If you have questions or concerns, please do not hesitate to contact Maroun El-Hage at (951) 928-3777, extension 4468 or by e-mail at El-hagem@emwd.org.

Sincerely,

Al Javier Digitally signed by Al Javier Date: 2023.05.16 15:47:05

Alfred Javier Director of Environmental and Regulatory Compliance ARJ: hs

EASTERN MUNICIPAL WATER DISTRICT

RESPONSE TO COMMENT LETTER 2: Eastern Municipal Water District

Response to Comment 2.1: This comment thanks the Lead Agency for the opportunity to comment on the Project and provides a summary of the Project. The comment is introductory in nature and does not question the content or conclusions of the MND. No further response is warranted.

Response to Comment 2.2: This comment explains that the Eastern Municipal Water District (EMWD) requires that new implementing development projects consult with the EMWD's Development Services Department to compare the proposed and existing water demands and sewer flows. The EMWD would then prepare Design Conditions (DC) for the implementing project which would need to be approved prior to final design and plan check of the facility. The comment then provides the steps that are needed to initiate the consultation meeting and what is provided following the DC process and approval.

This comment does not specifically discuss the information disclosed within the Westport Perris Industrial Project MND nor does it raise any environmental concerns. The Project Applicant has consulted with the EMWD and has completed Phase I for the initial due diligence consultation (EMWD Project No. (PPI): 2022-678) and is currently working through Phase II, DC, which satisfies the request of the letter. Therefore, this comment does not question the content or conclusions of the MND and no further response is warranted.

Response to Comment 2.3: This comment states that the EMWD requires a preliminary due diligence meeting to discuss the EMWD review process and the Project.

As discussed above in the Response to Comment 2.2, the Project Applicant has consulted with the EMWD and has completed Phase I for the initial due diligence consultation (EMWD Project No. (PPI): 2022-678) and is currently working through Phase II, DC, which satisfies the request of the letter. Therefore, this comment does not question the content or conclusions of the MND and no further response is warranted.

Response to Comment 2.4: This comment states that after the due diligence meeting, the Project's engineer would need to prepare the Design Conditions, which would be reviewed and approved by the EMWD. The comment discusses the requirements for the Design Conditions analysis.

As discussed above in the Response to Comment 2.2, the Project Applicant has consulted with the EMWD and has completed Phase I for the initial due diligence consultation (EMWD Project No. (PPI): 2022-678) and is currently working through Phase II, DC, which satisfies the request of the letter. Conditions of Approval will be prepared by City staff, including the City Engineer, which will be included in the materials presented for consideration by the City of Perris Planning Commission.

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Exhibit G

Initial Study/MND, and Associated
Technical Studies

Due to the size of the files, the
environmental documents are located at the
following webpage link:
<a href="https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-documents-for-public-review/-folde

372#docan1206 1313 479

Exhibit H

Applicant's Ad-Hoc Response Letter dated June 22, 2023

ENVIRONMENT | PLANNING | DEVELOPMENT SOLUTIONS, INC.

06/22/2023

Ad Hock Commissioners City of Perris Department of Development Services - Planning Division 135 N. "D" Street Perris, CA 92570

RE: Development Plan Review 22-00021 Response to Ad Hoc Requests from Ad Hoc Meeting May 31st, 2023

Dear Commissioners,

Thank you again for your time and review of the Ramona and Brennan project during the May 31st Ad Hock Meeting. Below items were the takeaways from the meeting and a response on how the project has worked to incorporate the requests made by the Planning Commission:

Landscaping:

The Commissioners have requested to increase the projects proposed landscaping from the minimum requirements of 12% in the PVCC Specific Plan.

Response: the project has increased the project landscaping from the minimum requirements of 12% to 13.2% to meet the commissioners' requests.

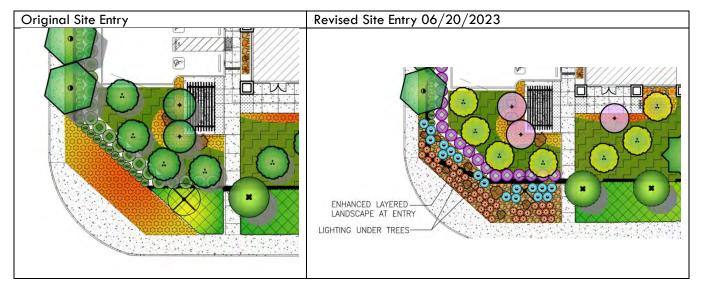
It has been noted that the Ad Hoc is looking for the Project to provide additional screening on the northwestern side of the project site to help screen the building from the residences across Brennan.

Response: The Project has added tiered screening and additional trees to aid in further screening the residences from the project. Please review the revised renderings and the revised landscape plan. The project went from 7 trees screening this area to 11 with added shrubs.



The Ad Hoc is looking for more dense/dramatic landscaping on the corner of Ramona and Brennan to make a statement into the City.

Response: The Project has added more dramatic landscaping to the project's entry. We believe that the new tiered landscaping will provide for a more visually aesthetic entryway into the city and project site.



The Ad Hoc is looking for the project to implement landscaping uplighting into the project.

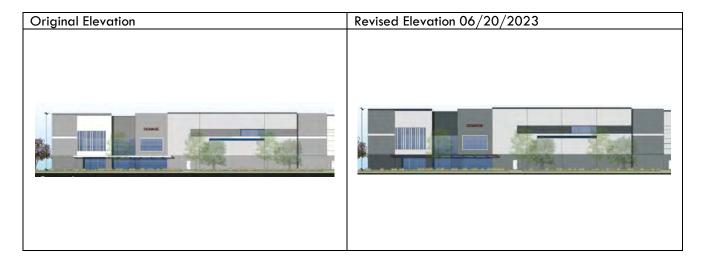
Response: The Project has not included uplighting areas in the trees surrounding revised planting plan as shown in the graphic above.

Color:

The Ad Hoc is looking to have this project match the building on the corner of Ramona Expressway and Indian Ave, photos attached.

Response: The project has incorporated similar coloring as the building located on the corner of Ramona Expressway and Indian ave. as requested by the commissioners. Please see the below building for reference and the revised colors. Please see the revised colors and material board.





Site Specific:

The Gates will remain closed during business hours to ensure the truck yard is screened from Ramona Expressway

Response: Applicant has agreed to keeping the gates to the truck court closed during all times.

14ft screening wall will be included to the south of the truck court, screening the project from public view.

Response: Applicant has included a 14ft high screening wall along the south side of the truck court.

Truck Turning:

The Ad Hoc raised questions about mitigating trucks ability to turn left and right onto Ramona Expressway from the new traffic signal at Brennan Ave. it was discussed that the City's team and the Applicants would work together to discuss ways to discourage truck turning. Can we set up a meeting to go over this?

Response: In addition to the previously provided deterrents to truck turning (no radii at the driveway of the truck court to deter truck turning as well as signage to deter trucking), the Applicant has worked with their traffic engineer to provide a revised signing and striping plan to add channelizers to Brennan Avenue to deter trucks from turning onto Ramona Expressway. The project has also incorporated additional signage to further deter truck turning on Ramona. Please see the revised conceptual signing and striping plan for the future traffic signal.

Thank you for your continued review of this project. I can be reached at 253-753-4928 or Charlie@epdsolutions.com if you have any further comments or questions.

Respectfully submitted,

Charlie Cisakowski
Project Manager
Charlie@EPDSolutions.com

Exhibit I

Applicant prepared Public Outreach Flyer & Canvassing Summary

WESTPORT W PROPERTIES

Westport Properties is excited to be a part of your community. We are currently in the planning stages of developing our property along Brennan Avenue and Ramona Expressway.

Below is an aerial view of the project site. The proposed building features big setbacks, lots of landscaping and replaces an open field that is occasionally used as a dumping site for debris.



We look forward to hearing from you!

RamonaBrennanOutreach@gmail.com



Proven Performance Since 1985

Southern California based company that cares about Westport Properties is an owner and operator of the communities in which we build. We take the warehouse and self storage facilities. We are a long-term view of our projects.

EXISTING SITE



The Project site is the vacant field across from Carl's Jr. and zoned light industrial. As part of the development, the temporary bollards will be replaced with permanent bollards to prevent thru-traffic.

TRUCK ROUTE

All trucks will utilize Brennan Avenue, south of Ramona Expressway, to enter and exit the site with a new signalized entry.

Once onsite, trucks are restricted to the truck court and the driveway on the east side of the building, and NO trucks are permitted on Brennan, north of Ramona.



RAMONA AND BRENNAN

the-art warehouse building that is consistent with the existing (SF) inclusive of 5,574 SF of office space. The Project will be Westport Properties is planning a 99,990 square foot, state-of-General Plan and zoning. The proposed single-story, light industrial warehouse building will total to 99,990 square feet the anticipated tenant will provide the Perris Community with constructed with the proposed building fronting Brennan Avenue to use the building as a screen of loading activities from the public right-of-way and residential uses. Once constructed, well-paying, permanent local jobs.



June 2023

RAMONA AND BRENNAN AVENUE COMMUNITY OUTREACH



Project Location:

Northeast Corner of Ramona Expressway and Brennan Avenue | Perris, CA

Report Prepared in June of 2023

CONTENTS

CANVASING SUMMARY

CANVASING RADIUS

MAILING LIST

COMMUNITY RESPONSE

Ramona Brennan Canvassing Summary

The overarching goal of the Ramona Brennan outreach effort was to present the project to the the surrounding property owners, residents and businesses. Informational flyers were sent out on May 24, 2023, to four property owners, two business owners, and five residents within 300 feet of the project site. The purpose of the flyer was to provide the stakeholder group with an overview of the project and an outreach point of contact.

Canvassing efforts took place on June 2nd, 2023. All residences on Brennan Avenue who fell within the required 300 ft radius were visited. One residence, closest to the project site, whose mailing address was noted as a P.O. Box did not receive the flyer via mail, the mailer was dropped off in person on June 2nd, 2023. In addition to the residences within the 300 ft radius of the project site, seven others along Brennan Avenue were visited. In total, thirteen residences were visited.

Of the thirteen residences visited, four did not answer. Because those homes fell outside of the 300' radius, a flyer was left for their review. Of the nine that answered the door, two of the homeowners were not home but an adult was present and left with a flyer. One resident said he would sign a letter of support for the project, one said would possibly support, and the others had no opinion other than they would like to see the road paved. The residence closest to the project site had concerns and requests that are outlined under the "Community Response" section.

Of the five businesses located adjacent to the Project Site, a flyer was left at two; Carl's Jr. and at the office of Alabbasi Construction and Engineering, (owners of the gas station and commercial center directly adjacent of the 300' radius).

Ramona Brennan Canvassing Summary

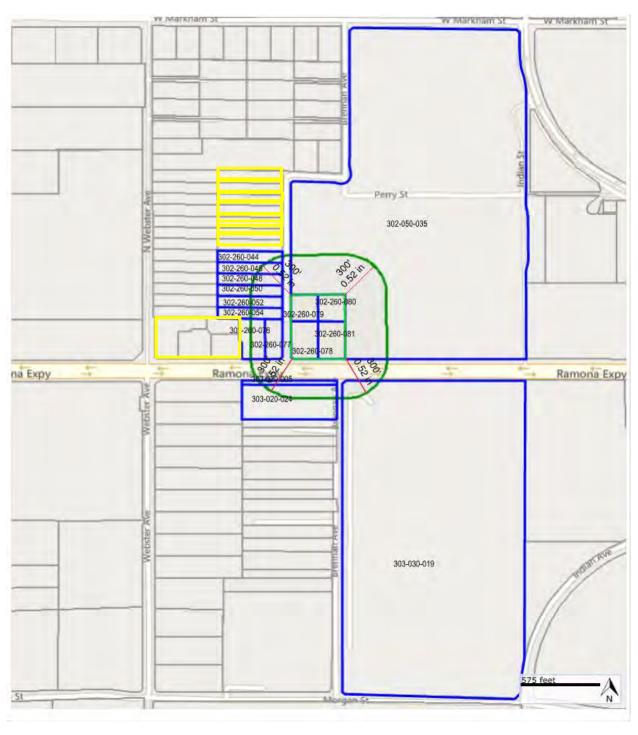
Two businesses were not accessible, General Mills and Lowes, but both were reachable by phone and have requested information about the project. The last business visited, GPC Pallets, was closed. Contact was made by phone, and they stated that the property was recently sold, and they are in process of moving the business. The new property owner is listed in Georgia and was mailed a notice.

Effort has been made to reach the adjacent business across Brennan Avenue, however, there has been no engagement.

To date, the outreach email listed on the flyer has not received any emails from residence or businesses.

Ramona Brennan Mailing Radius

- 300' Mailing Radius
- Mailed Flyers and Canvassed
- Outside of 300' Radius Canvassed



Ramona Brennan Mailing List

300' Radius Map RAMONA AND BRENNAN PROJECT Owners Only

APN	Name	Address	City	State	ZIP
302-050-035	ORE	101 CALIFORNIA ST FL 40TH	SAN FRANCISCO	CA	94111
302-260-044	YEATES GRAHAM C	4132 BRENNAN AVE	PERRIS	CA	92571
302-260-046	ROSALES CARLOS A	4112 BRENNAN AVE	PERRIS	CA	92571
302-260-048	RODRIGUEZ JESUS	4104 BRENNAN AVE	PERRIS	CA	92571
302-260-050	AYLING MELVIN WAYNE	4092 BRENNAN AVE	PERRIS	CA	92571
302-260-052	SANCHEZ MOISES C	4082 BRENNAN AVE	PERRIS	CA	92571
302-260-054	BAKER RAY	PO BOX 8349	MORENO VALLEY	CA	92552
302-260-076	STANBROOK ROBERT	504 CALLEMALAGUENA	SAN CLEMENTE	CA	92672
302-260-077	MOURADIAN SYLVIA	12052 SILVER FOX RD	LOS ALAMITOS	CA	90720
303-020-005, -024	FS PERRIS LLC	3333 RIVERWOOD PKWY SE STE 200	ATLANTA	GA	30339
303-030-019	LOWES H I W INC	1000 LOWES BLVD	MOORESVILLE	NC	28117
302-260-078, -079, -080, -081	NEC RAMONA INDUSTRIAL LLC	2201 DUPONT DR STE 700	IRVINE	CA	92612

Community Response

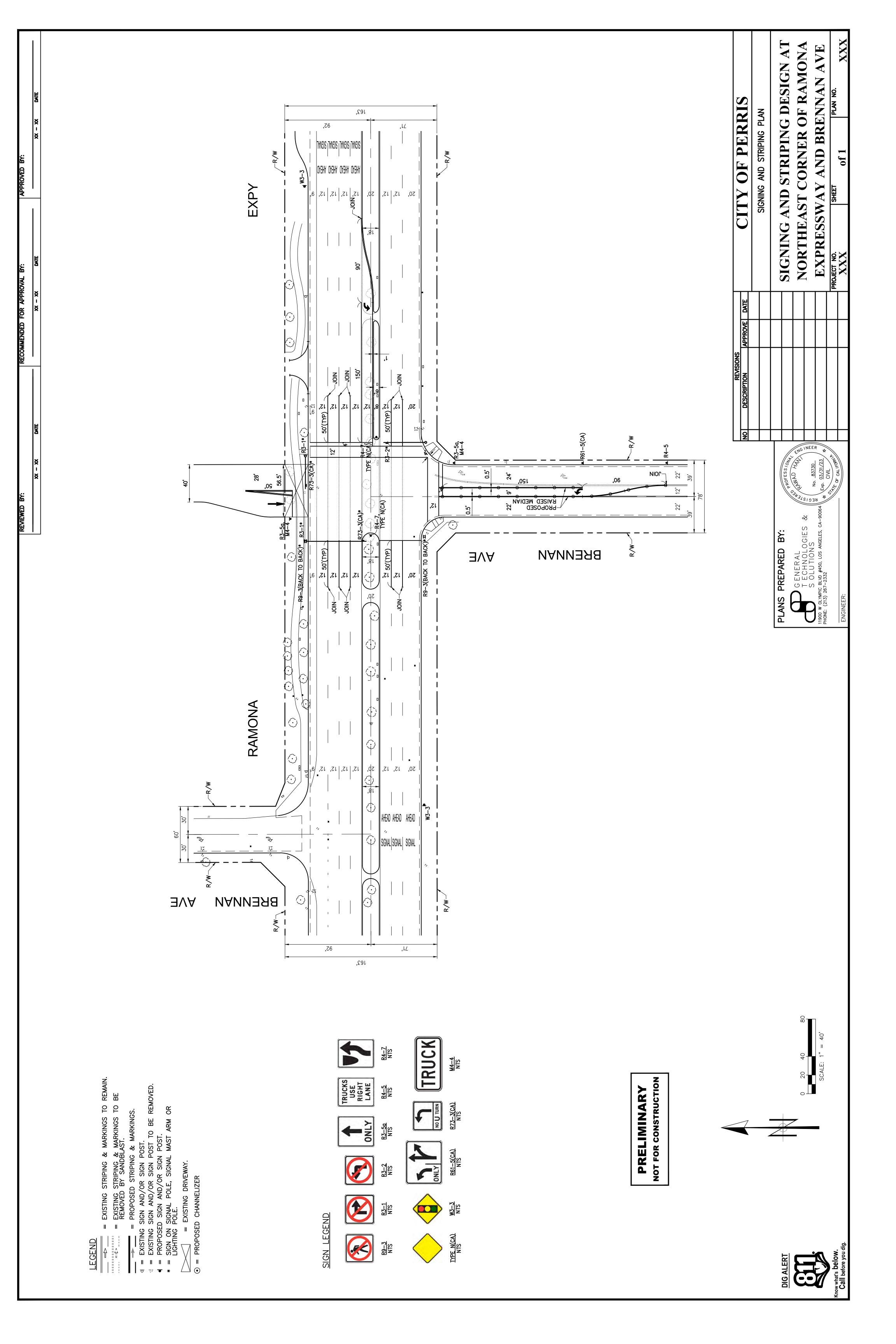
Name	Address	A NA	Status	Notes
Not Provided	4212 Brennan Ave	А	No Comment	Resident was hesitant to speak, would share about the project with other residents
Juan Gutierrez	4202 Brennan Ave	Α	Undecided	Resident agreed to review the information provided. Had complaints about existing truck traffic on Brennan Avenue and would like to see Brennan Avenue Paved.
Not Provided	4192 Brennan Ave	NA	No Comment	Resident was not available. Flyer left.
Not Provided	4182 Brennan Ave	NA	No Comment	Resident was not available. Flyer left.
Not Provided	4172 Brennan Ave	NA	No Comment	Resident was not available. Flyer left.
Not Provided	4160 Brennan Ave	NA	No Comment	Resident was not available. Flyer left.
Not Provided	4152 Brennan Ave	NA	No Comment	Resident was not available. Flyer left.
Graham Yeates	4132 Brennan Ave	Α	Supportive	Resident would like to send a letter of support and would like to see the street paved.
Carlos Rosales	4112 Brennan Ave	Α	No Opinion	Resident had no opinion about the project but would like to see the road paved
Melvin Ayling	4092 Brennan Ave	А	No Opinion	Resident stated they might email to ask further questions.
Moises Sanchez	4082 Brennan Ave	Α	No Comment	Resident had no comment and stated they would share the project with other residents
Not Provided	4062 Brennan Ave	Α	Undecided	Resident was not enthused about living across from a warehouse and had suggestions on how to improve the area. Resident would like to see the road paved, would prefer a solid wall in leu of a wrought iron fence to screen the building. Resident would like "No Trucks Allowed" and a more visible "Not a Through Street" signs posted at Perry St. and Brennan Ave, as their mailbox has been demolished by several trucks trying to U-turn. Resident had questions if both sides of the street would receive curb and gutter.

Community Response

Name	Address	A NA	Status	Notes
Alibasi Construction and Engineering	796 Ramona Expy	Α	No Comment	Flyer was left at the business for the manager. EPD has reached out to the owner directly as they were in support of a recent industrial development off Ramona Expressway and Webster Avenue. There has been now update.
General Mills/United Facilities	4120 Indian Ave	А	Undecided	Security provided a contact email for the site. EPD has reached out and is waiting for a response.
Lowes	3984 Indian Ave	Α	No Comment	Security provided a contact email for the site. EPD has reached out and is waiting for a response.
GPC Pallets	3931 Brennan Ave	А	No Comment	Business was closed. EPD has followed up via phone and emailed project specific information.
Carl's Jr.	736 Ramona Expy	А	No Comment	Flyer was left at the business for the general manager. EPD has reached out and is waiting on further information.

Exhibit J

Ramona Expressway and Brennan Avenue Sign and Striping Plan



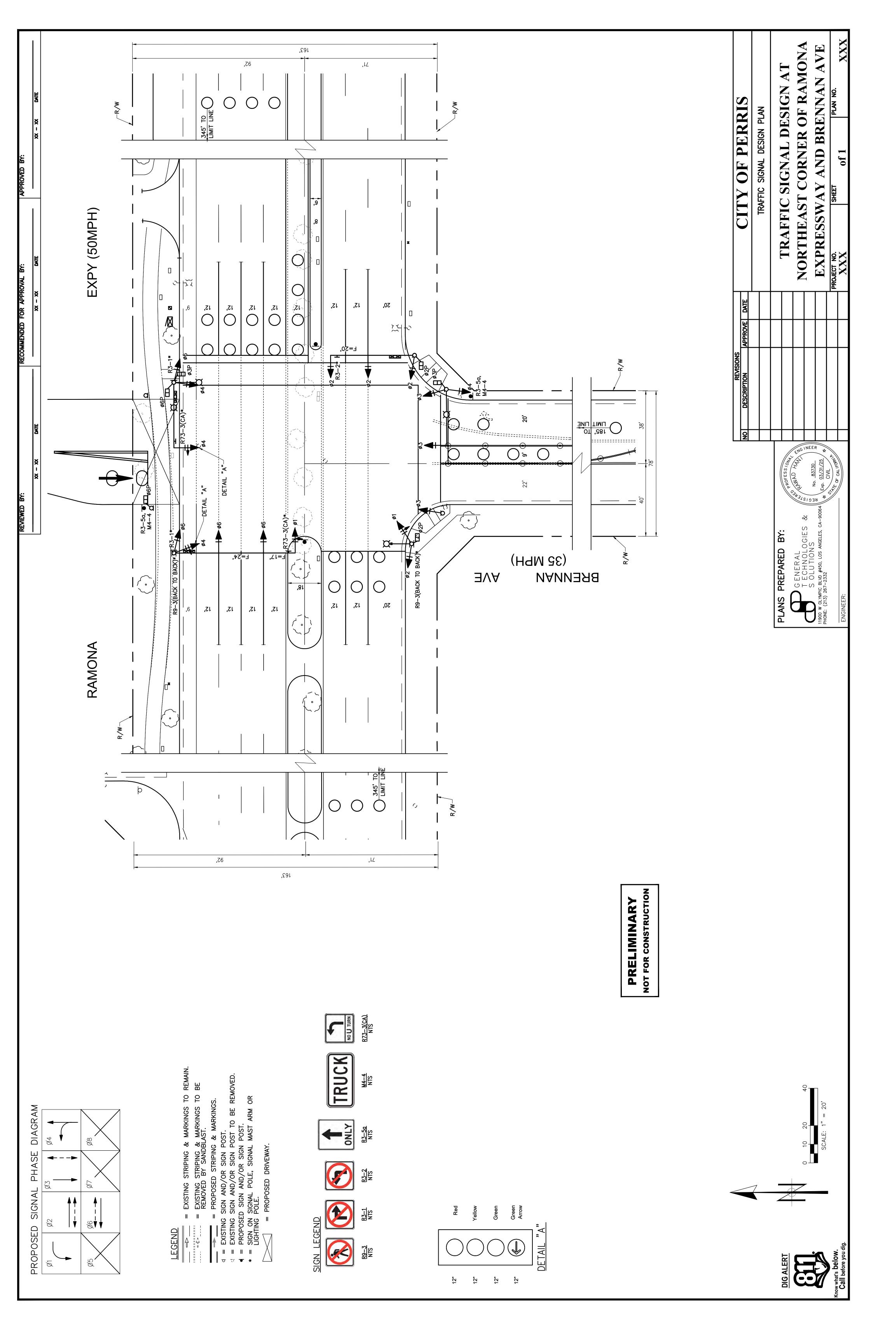


Exhibit K

Letter of Support

CITY OF PERRIS PLANNING COMMISSION 101 N. D Street Perris, Ca 92570

Letter of Support on behalf of the Ramona Brennan Project.

I am writing to express my support for Westport Properties' proposed Ramona and Brennan Industrial Project in the City of Perris. This project proposes to develop the vacant lot along Ramona Expressway and Brennan Avenue into a thoughtfully designed industrial warehouse and office building (approximately 99,990 SF).

I recently had the opportunity to meet with a representative from Westport Properties to discuss their proposed project. After our discussion and review of the project's informational material, I believe that the proposed project is in line with the City's Perris Valley Commerce Center Specific Plan.

The project will improve our neighborhood by replacing a vacant lot, previously used as a dumping site for debris, with the construction of a new, state of the art, Class A facility. Westport Properties is committed to the community and will provide a dense landscaping buffer between the neighborhood and the project, as well as upgrade Brennan Avenue and its termination to further deter thru-traffic on our street.

I believe the Ramona and Brennan Avenue Project will contribute significantly to the economic development of the region. I am particularly impressed with how the Ramona and Brennan Project will create jobs locally – over 150 construction jobs and approximately 90 permanent jobs. Westport Properties, through the Project, will contribute approximately \$1,900,000 in Development Impact Fees, and \$78,000 to our local school district.

With everything that I have mentioned above, I believe that Westport Properties will be a good neighbor in our community and a great opportunity for the City of Perris

Please accept this letter as a formal recommendation for approval of the proposed Ramona Brennan Project. If you have any questions regarding this letter, please do not hesitate to contact me.

Thank you,

Printed Name:

Date:

Address: 4104 Brennan Ave, Perris, CA 92571