



CITY OF PERRIS

CITY COUNCIL AGENDA SUBMITTAL

MEETING DATE:

July 25, 2023

SUBJECT:

Specific Plan Amendment (SPA) 22-05173 and Conditional Use Permit (CUP) 22-05172 - A proposal to consider the following entitlements to facilitate the construction of a truck terminal facility on 8.3 acres located at the northeast corner of Perris Boulevard and Markham Street: 1) Amendment to the Perris Valley Commerce Center Specific Plan to rezone 8.3 acres from Business Park Office (BPO) Zone to Light Industrial (LI) Zone; and 2) Conditional Use Permit to establish a truck and trailer storage facility. Applicant: Bobby Nassir, Truck Terminal Properties, LLC.

REQUESTED ACTION:

Adopt Resolution Number (*next in order*) denying adoption of the Mitigated Negative Declaration 2388 and denying Specific Plan Amendment (SPA) 22-05173 and Conditional Use Permit (CUP) 22-05172, thereby upholding the Planning Commission's recommendation for denial; or

Alternate Resolution and Ordinance:

Adopt Alternate Resolution Number (*next in order*) adopting Mitigated Negative Declaration 2388 and approving Conditional Use Permit (CUP) 22-05172 based on the Conditions of Approval; and

Introduce the First Reading of Ordinance Number (*next in order*) approving Specific Plan Amendment (SPA) 21-05173

CONTACT:

Kenneth Phung, Director of Development Services

BACKGROUND:

On June 7, 2023, the Planning Commission voted 5-0 to recommend denial to the City Council of the Perris Truck Terminal project, consisting of the construction of a 201-space truck and trailer storage facility and a 720-square-foot office/guard shack on four (4) parcels totaling 8.3 acres (APNs:302-110-021 to -024), located on the northeast corner of Markham Street and Perris Boulevard. The project is surrounded by vacant land to the north, zoned Business Park Office (BPO), Perris Truck Terminal (in construction) to the east that obtained City Council approval of the same rezone request on October 26, 2021, a detention basin to the west for the Home Depot warehouse, and an Amazon warehouse building to the south.

To facilitate this project, approval of the following development applications are needed: 1) Amendment to the Perris Valley Commerce Center Specific Plan (PVCC SP) to rezone 8.3 acres from Business Park Office (BPO) Zone to Light Industrial (LI) Zone; and 2) Conditional Use Permit to establish and operate a truck and trailer storage facility. In addition to the onsite and off-site improvements required for this project, the applicant is offering a community contribution totaling \$489,000 to the City of Perris for purposes to be determined by the city, including but not limited to the Perris Downtown Skill Training & Job Placement Center. In addition, the applicant is also proposing a 30-year covenant for the proposed truck terminal to limit it from being developed with a warehouse facility in the future, consistent with the truck terminal under construction adjacent to the site.

For the Planning Commission hearing, staff did initially recommended approval for the project, as it would be consistent with the adjacent truck terminal approved just east of the site that obtained City Council approval on October 26, 2021, and land use consistency with the industrial zoned properties to the south (i.e., Amazon warehouse) and east (i.e., Home Depot Warehouse). Additionally, the proposal would fulfill a need for a truck terminal for industrial operators whose operation exceed their capacity and park their trucks on the street; and provide options for local independent truck drivers in Perris who have expressed a need for a truck parking facility closer to their home.

PLANNING COMMISSION MEETING

Planning Commission Discussion

At the June 7, 2023, meeting, the Planning Commission deliberated on this project and expressed the following concerns, which were used as the justifications for the project denial: 1) the loss of the Business Park Office (BPO) Zone along Perris Boulevard, and the potential high-paying jobs that would result from uses allowed in this zone; 2) trucks potentially traveling westbound on Markham Street to Perris Boulevard and along other non-designated truck routes; and 3) rezoning the project site would be inconsistent with the General Plan policies which provide for a mixture of land uses, as approximately one-third of the BPO zoned properties in the PVCC Specific Plan have already been rezoned to other land use designations.

Although the Planning Commission recognized the need for a truck terminal for local operators, they did not favor locating it along Perris Boulevard. However, as a recommending body to the City Council, as the request involves a Specific Plan Amendment, the Planning Commission did recommend the following conditions of approval should the City Council wish to approve this project, which is part of an alternate Resolution and Ordinance to approve the project:

- Planning Condition #56: The applicant shall provide more than the minimum 12 percent landscape coverage requirement.
- Planning Condition #57: The applicant shall explore installing a shade structure over the designated EV truck parking spaces.

- Planning Condition #58: The applicant shall incorporate a landscape feature at the corner of Perris Boulevard and Markham Street.
- Modified City Engineer Condition #6: To prohibit trucks from making left and right turning movements onto Perris Boulevard, the developer/property owner shall construct the following on westbound Markham Street at Perris Boulevard:
 - A one (1) foot wide by six (6) inch high raised median channelizing and narrowing the designated left turn lane pocket; and
 - 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 lengths and widths of the turn lane pockets shall be provided by the project's Traffic Engineer as approved by the City Engineer.

Public Comment

On June 6, 2023, the day prior to the Planning Commission meeting, staff received correspondence in support of the project from a resident at 115 E. Nance Street. located 330 feet north of the project site. The resident commented that the project will provide jobs, a clean environment, and landscaping for the Perris Community (Attachment 10).

APPLICANT'S RESPONSE

The applicant provided a letter in response to the Planning Commission's denial recommendation explaining that the request to rezone the project site would not be detrimental to the city for the following reasons: 1) The project is consistent with the truck terminal use and zone previously approved for the properties to the east and south of the project site; 2) the project will fulfill a need for additional truck parking to serve industrial operators that are currently parking on the streets because they have exceeded their parking capacity; and 3) the project will provide parking options for local independent truck drivers who reside in the City of Perris.

The letter also addressed the Planning Commission's concerns related to landscaping, shaded Electric Vehicle (EV) charging stations for trucks, and truck access and circulation as follows:

- *Landscaping:*

The Planning Commission expressed the need for more landscaping and to include a landscape feature at the corner of Perris Blvd and Markham Street. The applicant has revised the conceptual landscape plans to include additional landscape planter areas within the truck/trailer storage parking area, resulting in an increase in landscape coverage from 12% to 15 percent. Also, the applicant relocated the wall at the corner of Perris Boulevard and Markham Street to allow the corner to be enhanced with a decorative trellis feature and landscaping. Lastly, the applicant shifted the screen wall six (6) feet to the east to allow for

additional landscaping along Perris Boulevard and soften the views of the screen wall from the street.

- *Shaded Electric Vehicle (EV) Truck Parking Spaces:*

The Planning Commission expressed the need for a shade structure above the ten EV charging stations to provide shade while truck drivers charge their vehicles during the day. The applicant has agreed to provide a shaded structure when EV charging stations are installed.

- *Site Access Driveway Width:*

The Planning Commission expressed concerns regarding truck maneuverability into the project site. The applicant widened the driveway approach from 51 feet to 81 feet to ensure adequate truck maneuverability into the site.

- *Truck Traffic Circulation:*

The Planning Commission expressed concerns about trucks accessing the site via Perris Boulevard and Ramona Expressway. To preclude trucks from traveling southbound on Perris Boulevard from the project site, conditions of approval are recommended requiring: 1) reduction of the westbound Markham Street left turn pocket width from 11 feet to 9 feet and addition of a 1-foot-wide by 6-inch-high raised channelizer; 2) construction of a 1-foot-high triangular raised island for the westbound Markham Street right turn pocket to preclude trucks from heading northbound on Perris Boulevard; and 3) installation of signage and delineators directing trucks away from Perris Boulevard. As a matter of information, the Perris Boulevard and Markham Street intersection has been constructed with concrete pavement to resist wear and tear from truck traffic delivering to industrial developments located east of Perris Boulevard.

- *Community Benefits:*

The project would commit \$489,000 to the City of Perris for purposes to be determined by the city, including but not limited to the Perris Downtown Skill Training & Job Placement Center. The truck terminal facility would keep truck parking from being parked on other parts of the city. Lastly, the 30-year restriction would prevent the site from being developed with a warehouse facility.

In summary, the applicant has revised the project plans to address the Planning Commission's concerns (Attachment 9).

ENVIRONMENTAL DETERMINATION:

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 (NOI) to adopt a Mitigated Negative Declaration (NOI) was published with a 30-day public review period starting on April 7, 2023, and ending on May 8, 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 2388 has been available for public review at the Development Services public counter and on the city's website.

During the thirty-day comment period, the city received three (3) comment letters regarding this project. The agencies comments are summarized below:

- 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 Master Drainage Plan Lines D and D1 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.
- 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.
- Riverside Transit Agency (RTA) – This comment did not question the content or conclusions of the IS/MND and had no recommendations regarding this project.

Responses to comment letters were prepared and included in the Final MND 2388. None of the comment letters raised additional environmental concerns that have not already been addressed in the IS/MND 2388 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 2388 (Attachment 8).

RECOMMENDATION:

Section 19.54.010(1) of the Municipal Code authorizes the Planning Commission to review and recommend approval or denial to the City Council of proposed requests for Specific Plan Amendments and Zone Changes. The Planning Commission determined that the project did not adequately address the Commission's issues of concern and recommended denial of the project.

Staff is carrying forth the recommendation of the Planning Commission and recommends that that the City Council adopt Resolution (next in order) to deny Specific Plan Amendment 22-05173 and Conditional Use Permit 22-05172.

Alternatively, should the City Council choose to approve the project, a separate resolution and ordinance including conditions of approval for adoption of the MND 2388 and approval of the Conditional Use Permit and Specific Plan Amendment for the establishment of the proposed truck terminal are attached to this report. (Attachments 2 and 3).

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

Prepared by: Nathan Perez, Senior Planner

REVIEWED BY: Patricia Brenes, Planning Manager

City Attorney _____

Assistant City Manager _____

Deputy City Manager _____

Attachments:

1. Resolution Number (next in order) Denying the Project
2. Alternate Resolution Number (next in order) Adopting the MMRP and Approving the Project, including Conditions of Approval. *Due to the size of the MMRP, the file is available online at:*
https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-366#docan1206_1313_479
3. Ordinance Number (next in order) Specific Plan Amendment 22-05173
The Ordinance attachments are available online at:
https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-377#docan1206_1313_479
4. Vicinity/Aerial Map
5. Existing and Proposed Specific Plan Maps
6. Project Plans (Revised Site Plan, Floor Plan, Building Elevations, Revised Fence/Wall Plan, and Revised Conceptual Landscape Plan)
7. Planning Commission Staff Report Without Exhibits - Dated 06/07/2023
Due to the size of the documents, only the staff report is included as a hard copy. The entire staff report packet is available online at the City's Website: https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-377#docan1206_1313_479
8. Mitigated Negative Declaration, Associated Studies, Response to Comments, and MMRP - *Due to the size of the document, the file is available online at:*
https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-366#docan1206_1313_479
9. Applicant's Letter - Dated June 26, 2023
10. Emailed Letter in Support - Dated June 6, 2023

Consent:

Public Hearing: X

Business Item:

Presentation:

Order:

Attachment 1

Resolution Number (next in order) Denying
the Project

RESOLUTION NUMBER (next in order)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DENYING SPECIFIC PLAN AMENDMENT 22-05173 AND CONDITIONAL USE PERMIT 22-05172 TO FACILITATE THE CONSTRUCTION AND OPERATION OF TRUCK AND TRAILER STORAGE FACILITY LOCATED AT THE NORTHEAST CORNER OF PERRIS BOULEVARD AND MARKHAM STREET, BASED ON THE FINDINGS PROVIDED HEREIN

WHEREAS, the applicant, Bobby Nassir with Truck Terminal Properties, LLC, proposes to amend the Perris Valley Commerce Center Specific Plan (“PVCCSP”) to rezone 8.3 acres from Business Park Office (“BPO”) to Light Industrial (“LI”) to facilitate the construction and operation of a truck and trailer storage facility located at the northeast corner of Perris Boulevard and Markham Street, which is located in the PVCCSP (“Project”); and

WHEREAS, the applicant submitted a Specific Plan Amendment (“SPA”) 22-05173 and Conditional Use Permit (“CUP”) 22-05172 to rezone and design review consideration of the Project; and

WHEREAS, proposed SPA 22-05173 and CUP 22-05172 are considered a “project” as defined by the California Environmental Quality Act (“CEQA”); and

WHEREAS, on February 9, 2023, the Riverside County Airport Land Use Commission (ALUC) determined that the Project was consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (MARB ALUCP) based on findings and conditions, which are attached and incorporated into the Planning Conditions of Approval; and

WHEREAS, pursuant to CEQA and State CEQA Guidelines, an Initial Study (“IS”) was prepared for the proposed Project and, based upon thereof, Mitigated Negative Declaration No. 2388 (SCH #2023040093) was prepared for the Project and was publicly reviewed for a thirty (30) day period in accordance with CEQA, from April 7, 2023, to May 8, 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 a Specific Plan Amendment and Development Plan Review; and

WHEREAS, the Planning Commission conducted a duly noticed regular public hearing on June 7, 2023, regarding the Project, and recommended denial of the Project to the City Council after considering all oral and written presentations and testimony by members of the public and City staff, including, but not limited to, materials in the staff report and accompanying documents, for the following reasons:

1. Loss of prime Business Park Office (BPO) zoning along Perris Boulevard;
2. Diminishment of available remaining BPO-zoned land, which typically attracts higher-paying professional jobs;
3. Availability of land in the city that would not require a zone change for the proposed use of the Project; and
4. Potential of trucks entering and exiting the site traveling westbound on Markham Street and other non-designated truck routes.

WHEREAS, on July 25, 2023, the City Council conducted a duly noticed public hearing regarding the Initial Study/MND 2388 and the Project, at which time all interested persons were given full opportunity to be heard and to present evidence for the City Council's consideration including all oral and written testimony from members of the public and City staff, including, but not limited to, the City staff reports and accompanying documents and exhibits; and

WHEREAS, prior to taking action, the City Council 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 CITY COUNCIL OF THE CITY OF PERRIS does resolve as follows:

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

Section 2. Based on 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 July 25, 2023, the City Council finds with respect to Specific Plan Amendment 22-05173, that:

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

The proposed Specific Plan Amendment to the Perris Valley Commerce Center Specific Plan is inconsistent with the General Plan because it does not promote the goals to achieving the vision established by the Perris General Plan Goal III, which states, "Commerce and industry to provide jobs for residents at all economic levels" with Policy III.A adding: "Accommodate diversity in the local economy." The proposed Light Industrial land use and operation is inconsistent with the General Plan because it does not help to ensure that adequate jobs are available at all skill levels of employment in the City of Perris. Also, there are fewer employment opportunities or jobs created with truck terminals in relation to office jobs

located within a BPO zone. Also, the pay for truck terminal jobs, which include security guards, are typically at minimum wage which are part-time jobs with no employee benefits. A typical operation anticipates one security guard at most from a security company. Thus, warehouse jobs do not contribute to the General Plan goal of providing good jobs to residents at all economic levels, nor do they support diversity in the local economy for Perris.

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

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

The proposed Specific Plan Amendment (SPA) is not a logical extension of the existing Light Industrial (LI) zoning pattern to the north. The proposed SPA to change the zoning from Business Park Office (BPO) to Light Industrial (LI) would interrupt the Business Park Office land use pattern, extending along Perris Boulevard between Nance Street to Markham Street.

The provision for open space is not applicable to industrial or business park development, and there is no land set aside for parks in the PVCCSP. However, park fees have been adopted for industrial development, and will be collected at the issuance of building permits for an industrial project in the PVCCSP to pay for the renovation and expansion of parks that, through their attraction of workers, may indirectly contribute to population growth in the city and necessitate additional park construction.

b. *The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the Plan and needed to support the land uses described in the Plan.*

The proposed Specific Plan Amendment is inconsistent with the PVCCSP because it would change the PVCCSP Infrastructure Plan for major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities, which have been designed to accommodate BPO uses. The proposal would also necessitate modifications to Figure 2.0-1 Specific Plan Land Use Designation, and Table 2.0-1, Land Use Comparison, to reflect a change in land use designation of 8.3-acres from BPO to LI for the property located at the northeast corner of Perris Boulevard and Markham Street.

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

The proposed Specific Plan Amendment (SPA) is inconsistent with the PVCCSP as commercial uses may provide additional opportunities for the conservation of natural resources.

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

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

Section 3. Conditional Use Permit 22-05172. 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 July 25, 2023, the City Council finds, with respect to Conditional Use Permit 22-05172, that:

A. The proposed location of the conditional use is in accord with the objectives of the Zoning Code and the purposes of the zone in which the site is located.

In order to facilitate the proposed use, the zoning designation of the PVCC Specific Plan would need to be amended to change the zoning from BPO to LI to allow the outdoor storage of semi-trucks and trailers through a Conditional Use Permit. Since a truck terminal is not allowed in the BPO Zone, the Project is not consistent with the objectives and purposes of the zone in which the site is located.

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

Since the proposed SPA 22-05173 is not approved, the proposed Project is inconsistent with the General Plan since the proposed use is not permitted in the BPO land use designation. The Project site is currently zoned BPO, which does not allow the proposed use.

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

As conditioned, the proposed Project will not be detrimental to the public health, safety or welfare, or injurious to property and improvements in the vicinity or to the general welfare of the City. The Project is surrounded by industrial developments and land uses and has been designed and conditioned to protect the public health, safety and welfare and other properties in the vicinity. Additionally, an Initial Study and

Mitigated Negative Declaration was prepared for the Project and reduced any potential impacts of the development to a less than significant level. However, as stated above, the BPO Zone in which the Project is located does not permit truck terminals.

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

As conditioned, the proposed architecture meets or exceeds the design standards for the PVCC Specific Plan Light Industrial (LI) Zone. The Project proposes a small guard shack building with a sloped roof, and the exterior will be treated with stucco and stone finishes in neutral color schemes. Additionally, the development will be surrounded by decorative block walls and landscaping to adequately screen the truck and trailer parking facility views from the public right-of-way. However, as stated above, the BPO Zone in which the Project is located does not permit truck terminals.

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

Landscaping is provided throughout the site, including street trees along Markham Street and Perris Boulevard multi-layered, drought-tolerant landscaping including flowering trees and shrubs will be provided in large landscape areas along and within the setback areas of the site. However, a truck terminal would not ensure visual relief by providing an attractive development for the public's enjoyment. Approximately 14% of the Project site will be landscaped, which meets the 12% coverage required in the PVCCSP. However, as stated above, the BPO Zone in which the Project is located does not permit the use being proposed.

Section 4. Based on 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 July 25, 2023, the City Council hereby denies Specific Plan Amendment (SPA) 22-05173 and Conditional Use Permit (CUP) 22-05172 to amend the Perris Valley Commerce Center Specific Plan (PVCCSP) to rezone 8.3 acres from Business Park Office (BPO) to Light Industrial (LI) to facilitate the construction and operation of a truck and trailer storage facility located at the northeast corner of Perris Boulevard and Markham Street.

Section 5. The City Council declares that should any provision, section, paragraph, sentence, or word of this Resolution be rendered or declared invalid by any court of competent jurisdiction or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences, and words of this Resolution shall remain in full force and effect.

Section 6. The Mayor shall sign this Resolution, and the City Clerk shall certify to the adoption of this Resolution., and the Secretary shall certify to the passage and adoption of this Resolution.

ADOPTED, SIGNED, and APPROVED this 25th of July 2023.

Michael M. Vargas

ATTEST:

City Clerk, Nancy Salazar

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

I, Nancy Salazar, CITY CLERK OF THE CITY OF PERRIS, CALIFORNIA, DO HEREBY CERTIFY that the foregoing Resolution Number (next in order) was duly and regularly adopted by the City Council of the City of Perris at a regular meeting held the 25th of July 2023, by the following called vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

City Clerk, Nancy Salazar

Attachment 2

Alternate Resolution Number (next in order)
Adopting the MND and Approving the
Project, including Conditions of Approval

*Due to the size of the MMRP, the file is
available online at:*

https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-366#docan1206_1313_479

RESOLUTION NUMBER (Next in Order)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ADOPTING THE MITIGATED NEGATIVE DECLARATION NUMBER 2388 AND APPROVING SPECIFIC PLAN AMENDMENT 22-05173 AND CONDITIONAL USE PERMIT 22-05172 TO FACILITATE THE CONSTRUCTION AND OPERATION OF TRUCK AND TRAILER STORAGE FACILITY LOCATED AT THE NORTHEAST CORNER OF PERRIS BLVD AND MARKHAM STREET, BASED ON THE FINDINGS PROVIDED HEREIN AND SUBJECT TO THE CONDITIONS OF APPROVAL AND THE MITIGATION MONITORING AND REPORTING PROGRAM.

WHEREAS, the applicant, Bobby Nassir with Truck Terminal Properties, LLC, proposes to amend the Perris Valley Commerce Center Specific Plan (“PVCCSP”) to rezone 8.3 acres from Business Park Office (“BPO”) to Light Industrial (“LI”) to facilitate the construction and operation of a truck and trailer storage facility located at the northeast corner of Perris Blvd and Markham Street, which is located in the PVCCSP (“Project”); and

WHEREAS, the applicant submitted a Specific Plan Amendment (“SPA”) 22-05173 and Conditional Use Permit (“CUP”) 22-05172 to rezone and design review consideration of the Project; and

WHEREAS, proposed SPA 22-05173 and CUP 22-05172 are considered a “project” as defined by the California Environmental Quality Act (“CEQA”); and

WHEREAS, on February 9, 2023, the Riverside County Airport Land Use Commission (ALUC) determined that the Project was consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (MARB ALUCP) based on findings and conditions, which are attached and incorporated into the Planning Conditions of Approval; and

WHEREAS, pursuant to CEQA and State CEQA Guidelines, an Initial Study (“IS”) was prepared for the proposed Project and, based upon thereof, Mitigated Negative Declaration No. 2388 (SCH #2023040093) was prepared for the Project and was publicly reviewed for a thirty (30) day period in accordance with CEQA, from April 7, 2023, to May 8, 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 a Specific Plan Amendment and Development Plan Reviews; and

WHEREAS, the Planning Commission held a duly noticed public hearing on June 7, 2023, on the Project, and at the meeting, recommended denial of the Project to the

City Council after considering public testimony and materials in the staff report and accompanying documents for the Mitigated Negative Declaration 2388, CUP 22-05172 and SPA 22-05173; and

WHEREAS, on July 25, 2023, the City Council conducted a duly noticed public hearing regarding the Initial Study/MND 2388 and the Project, at which time all interested persons were given full opportunity to be heard and to present evidence for the City Council's consideration including all oral and written testimony from members of the public and City staff, including, but not limited to, the City staff reports and accompanying documents and exhibits; and

WHEREAS, the City Council's adoption of the Mitigated Negative Declaration reflects its independent judgment and analysis; and

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

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

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

Section 1. 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 July 25, 2023, the City Council hereby determines pursuant to Section 15070 of the CEQA Guidelines that, based upon on the Initial Study prepared for the Project in accordance with City of Perris guidelines for implementing CEQA, all potential significant effects on the environment can be reduced to a less than significant level through mitigation measures, the design of the development, the zoning code, and standard requirements of the City; therefore Mitigated Negative Declaration No. 2388 has been prepared, with findings that:

- A. No significant environmental effects would occur, and there is no substantial evidence, in light of the whole record, that the Project as revised may have a significant effect on the environment if mitigation measures are implemented pursuant to Mitigated Negative Declaration No. 2388, which has been prepared for this Project.
- B. The City has complied with CEQA.

C. Determinations of the City Council reflect the independent judgment of the City.

Section 3. Specific Plan Amendment 22-05173. 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 July 25, 2023, the City Council finds, with respect to Specific Plan Amendment 22-05173, that:

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

The proposed amendment to the Perris Valley Commerce Center Specific Plan land use map is consistent with the General Plan and surrounding zoning designations of Light Industrial (LI) and surrounding industrial land uses. In addition, the proposed Specific Plan Amendment promotes Goal II and Goal III of the General Plan Land Use Element.

Goal II: New development consistent with infrastructure capacity and municipal services capabilities.

Goal III: Commerce and industry to provide jobs for residents at all economic levels.

B. The Specific Plan provides adequate text and diagrams to adequately address the following issues in detail:

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

The Project proposes to 1) Amend the land use designation of 8.3 acres from Business Professional Office (BPO) to Light Industrial (LI); and 2) Allow the operation of a truck and trailer storage facility as a conditionally permitted use in the Light Industrial (LI) zone of the Perris Valley Commerce Center Specific Plan located at the northeast corner of Perris Blvd and Markham Street and will not impact areas designated as open space.

2. The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the Plan and needed to support the land uses described in the Plan.

A Mitigated Negative Declaration was prepared for the Project and determined that there would be no impacts to major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other

essential facilities in the area that could not be mitigated to a level that is less than significant.

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

The Project does not include changes to standards and criteria by which development will proceed, or standards for conservation, development, and utilization of natural resources.

4. *A program of implementation measures including regulation, programs, public works projects, and financing measures necessary to carry out the provisions contained in paragraphs 1, 2, and 3 above.*

The Project provides adequate text and diagrams to adequately address all established programs of implementation measures, including regulation programs, public works projects, and financing measures.

Section 4. Conditional Use Permit 22-05172. 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 July 25, 2023, the City Council finds, with respect to Conditional Use Permit 22-05172, that:

A. *The proposed location of the conditional use is in accord with the objectives of the Zoning Code and the purposes of the zone in which the site is located.*

The Project proposes to 1) Amend the land use designation of 8.3 acres from Business Professional Office (BPO) to Light Industrial (LI); and 2) Allow the operation of a truck and trailer storage facility as a conditionally permitted use in the Light Industrial (LI) zone of the Perris Valley Commerce Center Specific Plan. The Project is consistent with the surrounding industrial developments and land uses and the development regulations contained in the Zoning Code and the PVCCSP.

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

The Project is consistent with the General Plan which designates the Project site within Planning Area 1: North Industrial. Planning Area 1 is generally made up of industrial land uses. The Project proposes to amend the PVCCSP to change the zoning of the subject site from BPO to LI to allow the operation of a truck and trailer storage facility. The Project will also comply with the LI zone development standards, ordinance, and resolutions of the City. No subdivision is proposed as part of the Project.

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

As conditioned, the proposed Project will not be detrimental to the public health, safety or welfare, or injurious to property and improvements in the vicinity or to the general welfare of the City. The Project is surrounded by industrial developments and land uses and has been designed and conditioned to protect the public health, safety and welfare and other properties in the vicinity. Additionally, an Initial Study and Mitigated Negative Declaration was prepared for the Project and reduced any potential impacts of the development to a less than significant level.

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

As conditioned, the proposed architecture for the Project meets or exceeds the design standards for the PVCCSP Light Industrial (LI) Zone. The Project proposes a small guard shack building with a pitched roof and the exterior will be treated with stucco and stone finishes in neutral color schemes. Additionally, the development will be surrounded by decorative block walls and landscaping to adequately screen the truck and trailer parking facility views from the public right-of-way.

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

The proposed Project meets and exceeds the on-site and off-site landscape standards for the Light Industrial (LI) zoning district as outlined in the PVCCSP. A minimum of 12% coverage is required, and the Project is proposing 14%. It provides a mix of native and drought-tolerant trees, shrubs, ground cover, and annual color throughout the site to ensure visual relief and soften and embellish access points, building entries, parking areas, and trash enclosures.

Section 5. Based on 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 July 25, 2023, the City Council hereby adopts Mitigated Negative Declaration No. 2388 and Mitigation Monitoring and Reporting Program attached hereto as Attachment B and incorporated herein by reference as if set forth in full.

Section 6. Based upon the foregoing and all oral and written statements and reports presented by City staff and members of the public, including, but not limited to, all such statements and reports (including all attachments and exhibits) presented at its public hearing on July 25, 2023, the City Council hereby determines that the Project is covered under Mitigated Negative Declaration No. 2388, approves the Project (Specific Plan Amendment (SPA) 22-05173 and Conditional Use Permit (CUP) 22-05172) to amend the Perris Valley

Commerce Center Specific Plan (PVCCSP) to rezone 8.3 acres from Business Park Office (BPO) to Light Industrial (LI) to facilitate the construction and operation of a truck and trailer storage facility located at the northeast corner of Perris Blvd and Markham Street; subject to the Planning Division, Building, Fire, Public Works and Engineering Departments' Conditions of Approval (COA) attached hereto as Attachment A, and incorporated herein by this reference).

Section 7. The City Council declares that should any provision, section, paragraph, sentence, or word of this Resolution be rendered or declared invalid by any court of competent jurisdiction or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences, and words of this Resolution shall remain in full force and effect.

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

ADOPTED, SIGNED, and APPROVED this 25th of July 2023.

Michael M. Vargas

ATTEST:

City Clerk, Nancy Salazar

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

I, Nancy Salazar, CITY CLERK OF THE CITY OF PERRIS, CALIFORNIA, DO HEREBY CERTIFY that the foregoing Resolution Number (next in order) was duly and regularly adopted by the City Council of the City of Perris at a regular meeting held on the 25th of July 2023, by the following called vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

City Clerk, Nancy Salazar

Exhibits:

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

EXHIBIT A

**CONDITIONS OF APPROVAL
(PLANNING, ENGINEERING, PUBLIC
WORKS, COMMUNITY SERVICES,
AND BUILDING & SAFETY)**

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

REVISED CONDITIONS OF APPROVAL

SPA 22-05173 and CUP 22-05172

June 7, 2023

PROJECT: Specific Plan Amendment (SPA) 22-05173 and Conditional Use Permit (CUP) 22-05172 - A proposal to 1) amend 8.3 acres at the northeast corner of Markham Street and Perris Boulevard from Business Park Office (BPO) Zone to Light Industrial (LI) Zone within the Perris Valley Commerce Center Specific Plan (PVCC SP); and 2) to facilitate a Conditional Use Permit to establish and operate a truck and trailer storage facility. (APNs:302-110-021 to -024). Applicant: Bobby Nassir, Truck Terminal Properties, LLC.

GENERAL CONDITIONS:

1. **Approval Period for Conditional Use Permit 22-05172.** 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 Conditional Use Permit.
2. **Mitigation Monitoring Program.** The project shall fully comply with all provisions of the adopted Mitigation Monitoring and Reporting Program (MMRP) for Mitigated Negative Declaration (MND) 2388. The MMRP 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 **June 7, 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 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 **May 10, 2023**. On and off-site improvement plans shall be submitted for review and approval by the City Engineer.
10. **Fire Department Conditions.** The project shall comply with all Conditions of Approval by the Fire Department dated April 6, 2023, 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. Prior to the to the issuance of grading permits a fire department access plan shall be submitted to the City of Perris for review and approval. A fire hydrant shall be provided on the proposed Perris truck terminal site. The fire department access plan shall comply with the requirements specified by the City of Perris Guideline for Fire Department Access & Water Requirements for Commercial & Residential Development, and the California Fire Code, Chapter 5.
 - d. The fire hydrant shall be readily visible and immediately accessible. A clear space of not less than 3-feet shall be maintained at all times.
 - e. 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.
 - f. All required fire hydrants shall be installed and operational prior to building construction. All fire hydrants shall remain operational during construction.
 - g. Prior to construction a temporary address sign shall be posted and clearly visible from the street.

- h. 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.
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 **April 5, 2023**.
12. **Community Services Conditions.** The project shall comply with all Conditions of Approval by Community Services dated May 3, 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 16, 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 subdivision shall adhere to the standard

- requirements and mitigation fees established by the *Val Verde Unified School District*.
18. **Southern California Edison.** The applicant shall contact the Southern California Edison (SCE) area service planner (951) 928-8323 to complete the required forms prior to the commencement of construction.
 19. **Exterior Downspouts.** Exterior downspouts are not permitted on the elevations of any building where 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. 4, dated April 5, 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 SPA 22-05173 and CUP 22-05172. 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; no project shall be operative, vested, or final until the filing fees have been paid.
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 two bio-retention swales, a self-retaining landscape and covered trash enclosure. 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. **Security.** The truck and trailer storage facility shall install video cameras throughout the site and within the building for video surveillance and security. Video footage from on-site security cameras shall be stored for 3 months. Additionally, the guard shack (not to include the restroom) shall be locked at all times when no guard is present.
32. **Signs.** This approval does not include signs, which shall conform to the Perris Valley Commerce Center Specific Plan. 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.

33. **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.
34. **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.

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:302-110-021 to -024). 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. **Community Contribution.** Prior to building permit issuance, the developer shall contribute \$489,000 to the City for purposes to be determined by the City, including but not limited to the Perris Downtown Skill Training & Job Placement Center prior to building permit issuance.
41. **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.
42. **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 D:

- 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 has been evaluated to create a 219-space truck trailer parking facility with a 720-square-foot office building. Any increase in building area, change in use to any higher intensity use, change in building location, or modification of the tentative parcel map lot lines and areas will require an amended review to evaluate consistency with the ALUCP compatibility criteria, at the discretion of the ALUC Director.
 - g. 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.
43. **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.
44. **Site Lighting Plan.** A site lighting plan that complies with the City’s Outdoor Lighting Regulations and Mount Palomar Observatory’s Dark Sky Ordinance shall be approved. The lighting plan shall include photometric, fixture details, and standard light elevations to meet 2700 KV illumination or less (to provide adequate illumination). High-efficiency fixtures with full-cut-off shields shall be used to prevent light and glare above the horizontal plane of the bottom of the lighting fixture. At least one foot-candle of light shall be provided in all parking lots and pedestrian areas for safety and security. All lighting shall be shielded downward to prevent light pollution from spilling onto adjacent parcels or the public right of way.
45. **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. The split-face blocked wall trash enclosure shall have an overhead solid trellis cover. Elevations shall be included in the final landscape plans for review and approval by the Planning Division.

46. **Screen Walls and Fencing.** Decorative screen walls shall screen views into truck courts from the public right of way (Perris Blvd and Nance Street) and adjacent uses. Plans and details for the screen walls shall be included in the landscape plan check submittal package for review and approval by the Planning Division. The following shall apply:
- a. **Decorative Wall.** The fourteen (14) foot-high block wall proposed along the westerly and southerly property line must be a split-face wall with pilasters spaced at 100-foot intervals and corners.
 - b. **Northerly Property Line walls.** The northerly wall shall consist of a 14-foot-high concrete screen wall or block wall to extend 50 feet from Perris Blvd along the property line east, and the remainder shall consist of a solid 10-foot high block wall.
 - c. **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.
 - d. **Graffiti.** All block/tilt-up walls shall be treated with a graffiti-resistant coat.
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. **BMPs for Water Quality.** All BMPs (vegetated swales, detention basins, etc.) shall be indicated on the landscape plans with appropriate planting and irrigation, including the detention basin.
 - b. **Landscape Inspections.** The project applicant shall inform the on-site project manager and the landscape contractor of their responsibility to call for final landscape inspection after all the landscaping and irrigation has been installed and is completely operational. Before calling for a final inspection, a "Certificate of Compliance" form shall be completed and signed by the designer/auditor responsible for the project, and submitted to the project planner for approval.
 - c. **Maintenance.** All landscaping shall be maintained in a viable growth condition.
48. **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:

- 49. **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
- 50. **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.
- 51. **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.
- 52. **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.
- 53. **Outstanding Fees.** Any outstanding processing fees due to the Planning Division shall be paid prior to building occupancy.
- 54. **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 access to and from Ramona Expressway and Perris

Boulevard is prohibited.

55. **Truck Terminal Covenant.** The applicant/property owner shall record a covenant limiting the property to a truck terminal for a period of 30 years, subject to the review and approval of the City.
56. Prior to building permit issuance, the applicant shall provide more than the minimum required landscape of 12%.
57. Prior to building permit issuance, the applicant shall explore a shade structure located above the designated EV truck parking spaces.
58. Prior to building permit issuance, the applicant shall include a landscape feature at the corner of Perris Blvd and Markham Street.

END OF CONDITIONS



CITY OF PERRIS

JOHN POURKAZEMI, INTERIM CITY ENGINEER

CONDITIONS OF APPROVAL

P8-1510

May 10, 2023

Revised at Planning Commission June 7, 2023

SPA 22-05173 – CUP 22-05172 – Truck and Trailer Parking Facility

NEC of Perris Blvd & Markham St.

(APN 302-110-021 to -024)

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

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

General Conditions:

1. The developer/ property shall secure City's and appropriate agencies clearances and approvals of the improvement plans.
2. Prior to commencement of any construction or installation of fencing in public right-of-way, an encroachment permit shall be obtained from the City Engineer's office.
3. Site circulation shall be such that auto and truck access and parking are distinct and separate.

DEPARTMENT OF ENGINEERING

24 SOUTH "D" STREET, SUITE 100, PERRIS, CA 92570

TEL.: (951) 943-6504 - FAX: (951) 943-8416

4. Truck access shall be to and from I-215/Harley Knox Boulevard Interchange, Haley Knox Boulevard, Indian Avenue, Redlands Avenue and Markham Street.

Truck access is not permitted on Perris Boulevard and Ramona Expressway.

Prior to issuance of Grading Permit:

5. The developer/property owner shall sign the consent and waiver form to join the City's Lighting and Landscape Districts 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.

6. To prohibit truck left turn and right turn movements onto Perris Boulevard, the developer/property owner shall construct the following on westbound Markham Street at Perris Boulevard:

- **A one (1) foot wide six (6) inch high raised median channelizing and narrowing the 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 lengths and widths of the turn lane pockets shall be provided by the project's Traffic Engineer as approved by the City Engineer.

7. One driveway is permitted to the project site.

8. The driveway shall be per County of Riverside Standard No. 207A and shall include wet set concrete truncated domes per ADA standards.

9. Any gate shall be 100 feet from the ultimate right-of-way line to allow for stacking.

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

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

- a. Onsite Grading Plan and Erosion Control Plan – Plans shall show the approved WDID No.
- b. Street Improvement Plan
- c. Signing and Striping Plan

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

The design shall be in compliance with EMWD, 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.

12. The developer/property owner shall submit a Traffic Impact Analysis (TIA) and Vehicle Miles Traveled Analysis for review. The number of ADTT (average daily truck traffic) shall be provided. ADTT will be used to determine whether concrete pavement is required at the driveway to withstand truck traffic.

Prior to issuance of Building Permit:

13. The project site is located within the limits of Perris Valley Area Drainage Plan (ADP) for which drainage fees have been adopted by City. Drainage fees shall be paid as set forth under the provisions of the "Rules and Regulations of Administration of Area Drainage Plan". Acreage for the project site's impervious area shall be provided.

14. A subdivision map or parcel merger along with a certificate of compliance, consolidating the underlying lots/parcel shall be processed with the City for review and approval and subsequent recordation.

15. Submit Water and Sewer Plans to the City Engineer for review and approval – Fire Department and EMWD approvals of onsite and offsite water and sewer plans are required prior to the City Engineer's approval of the plan.

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

17. Markham Street is classified as Secondary Arterial (94'/64'). A 44-foot half width right-of-way is currently dedicated on Markham Street along the property frontage; the applicant/property owner shall dedicate the required additional 3 feet of right-of-way to accommodate a 47 foot half width.

18. Perris Boulevard is classified as an Arterial (128'/94'). A 55-foot half width right-of-way is currently dedicated on Perris Boulevard along the property frontage; the applicant/property owner shall dedicate the required additional 9 feet of right-of-way to accommodate a 64 foot half width.

19. All easements and/ or rights-of-way shall be offered for dedication to the public or other appropriate agencies in perpetuity 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.

20. The developer/property owner shall submit a compaction certification from the Soils Engineer in compliance with the approved geotechnical/soils report and the pad elevation certification from the Civil Engineer in compliance with the approved Precise Grading Plan.

Prior to issuance of Certificate of Occupancy:

21. Markham Street (Secondary Arterial – 94'/64') along the property's frontage within the dedicated right-of-way shall be improved to provide for 6 foot wide sidewalk, and streetlights subject to the photometric analysis, per City of Perris, County of Riverside and Caltrans standards.

22. Perris Boulevard (Arterial – 128'/94') along the property's frontage within the dedicated right-of-way shall be improved to provide for a 47 feet of asphalt pavement (using a TI of 9.5 and PG 70-10), 6 foot wide sidewalk, Class II bike lane and streetlights subject to the photometric analysis, per City of Perris, County of Riverside and Caltrans standards.

23. The existing pavement on Markham Street and Perris Boulevard along the project frontage shall be analyzed and shall be removed and replaced if substandard. If the existing pavement is in good condition the developer/property owner may use grind and overlay technique as determined by the City Engineer.

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

25. The developer/property owner shall pay the City \$100,000 for their contribution towards the implementation of interim and ultimate improvements to I-215/Ramona Expressway interchange, I-215/Harley Knox Boulevard interchange and other improvements. This one-time contribution is above and beyond TUMF, DIF, RBBB and other City fees and it is not reimbursable.

26. 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

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



CITY OF PERRIS

PUBLIC WORKS DEPARTMENT

Weed Abatement

NPDES Services

Flood Control and Landscape Districts

MEMORANDUM

Date: July 7 2023

To: Planning Department

From: Michael Morales, CIP Manager

By: Chris Baldino, Landscape Inspector *CB*

Subject: **CUP 22-05172, SPA 22-05173 – Conditions of Approval**

Specific Plan Amendment (SPA) 22-05173 is a proposal to change the zoning designation of 8.3 acres of land from Business Park Office (BPO) to Light Industrial (LI) within the Perris Valley Commerce Center Specific Plan to facilitate the constructing a new Truck/Trailer Parking Facility with a 470 SF guard shack, located on the Northeast corner of Perris Blvd and Markham St.

-
- 1. Dedication and/or Landscape Maintenance Easement.** Offer of Dedication and Landscape Maintenance Easement for City landscape maintenance district shall be provided as follows:
 - **Markham Street** - Provide offer of dedication as needed to provide for full half width Street (94' ROW (47' half-width), curb gutter, sidewalk, and off-site landscaping requirements, per City General Plan, including a minimum 15' public parkway from face of curb.
 - **Perris Blvd.** - Provide offer of dedication as needed to provide for full half width Street, (128' ROW, 64' halfwidth) curb gutter, raised landscaped median, sidewalk, and off-site landscaping requirements, per City General Plan, including minimum parkway, plus an additional 7' easement totaling a 27' public parkway from face of curb.
 - 2. Landscape Maintenance Easement and Landscape Easement Agreement.** The developer shall provide, for review and approval, an Offer of Dedication and certificate of acceptance, complete with a legal plat map and legal description to the City of Perris. The Developer shall provide an additional 7' landscape easement and Landscape easement agreement, acceptable to the City of Perris for frontage along Perris a minimum 7' easement along Perris Blvd to provide for additional landscape to hide the required wall. The City shall record the same with the Riverside County Recorder's Office, and the recorded instrument shall be returned to the City Clerk of the City of Perris for filing.
 - 3. Landscaping Plans.** Three (3) copies of Construction Landscaping and Irrigation Plans for the off-site landscaping, including any medians or other landscape areas along the dedications shall be submitted to the Planning Department for approval and shall be accompanied by the appropriate filing fee. The landscape and irrigation plan shall be prepared by a registered landscape architect and conform to the requirements of Chapter 19.70 of the Municipal Code. The location, number, genus, species, and container size of the plants shall be shown. This landscape plan shall be titled "Off-site Landscape Plan for **SPA22-05173, CUP22-05172**"

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:
 - **Markham Street** – Per Section 6.0-18 Streetscape Landscape design guidelines and planting pallet for Secondary Arterial and figure 6.0-7 of the PVCCSP, for sizing and spacing requirement. Planting will be the same as the landscape on the South side of Markham. Primary Trees: Platanus a. Bloodgood London Plane tree. Secondary: Lagerstroemia Tuscarora Crape Myrtle, street trees to be alternating in groups of three. Use of drought resistant shrubs and groundcover intended to complement the existing parkways to the south of this development along Markham Street, including but not limited to the following: Rhamphiolepis umbellate Dwarf Yedda Hawthorn, Muhlenbergia Lindheimeri Pink Muhly, Westringia f. Morning Light Dwarf Westringia, Lantana Gold Mound Yellow Lantana, Rosmarinus o. Huntington Carpet Prostrate Rosemary.
 - **Perris Blvd** - Per Section 6.2.1 Streetscape Landscape design guidelines and planting pallet for Arterial Roads, and figure 6.0-3 for sizing and spacing requirements of the PVCCSP. Planting will consist of the following: Primary Tree Lagerstroemia indica Tuscarora Crape Myrtle, Olea eropaea Majastic beauty fruitless Olive. Use of drought resistant shrubs and ground cover including but not limited to the following: Lantana New Gold, Nandina domestica Woods Dwarf Heavenly Bamboo, Officinalis Rosmarinus Huntington Carpet Rosemary, Aloe striata Coral Aloe, achelospermum Jasminoides Variegated Star Jasmine.
 - **Perris Blvd. Median** – The proposed development will benefit from the existing landscape maintenance district facilities, including a raised landscape median on Perris Blvd. which will serve the existing development. Therefore, the project shall annex into a new Landscape District Benefit Zone and pay its fair share of the maintenance of the existing median facilities.
 - **N/E Corner of Intersection of Markham Street and Perris Blvd.** – Provide a visually enhanced landscaped Corner to include but shall not be limited to a two tier masonry planters with stucco fascia in crescent shape to scale of setback, install trees, (in a semi-circle or crescent shape on the upper level), with two levels of drought tolerant shrubs in mid-and foreground planters, as depicted in Figure 6.0-13 and Figure 6.0-14 in the PVCCSP as a guideline for this corner.
- 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). Controllers shall include an ET based controller with weather station that is centrally controlled capable and wi-fi ready (Weather Trak ET PRO3 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. A meter cannot be shared between Flood Control District #1, Landscape Maintenance District #1, and/or Lighting Maintenance District 84-1, nor can a meter servicing on-site improvements be used to provide water and/or power to off-site improvements. All electrical and water meters shall be in locations that are easily accessible to maintenance staff while not visually obtrusive in the street scene and away from street intersections. Show location of separate water and electrical utility meters intended to serve maintenance district areas exclusively. Show locations of water and electrical meter for landscape district. Show location of water and electrical meter for flood control district. Show location of electrical meter for Traffic signal and street lighting district, on respective plans. Coordinate location of meters on landscape and civil engineering plan.
- e. **Controllers** - The off-site irrigation controllers are to be located within the right of way (preferably within the off-site landscape area). All point of connection equipment including irrigation controller pedestals, electrical meter pedestals, and backflow preventers are to be located in locations that are easily accessible to maintenance staff while not visually obtrusive in the street scene, and away from street intersections. Backflow preventers are to be screened on at least three sides with (5) gallon plant material. The fourth side shall be open to the back of the landscape area in order to allow the backflow cage to be opened without interference with plant materials. Backflow cages shall meet the required City of Perris Engineering Standards in effect at the time of approval.
- f. **Recycled Water** - If applicable. The project landscape architect shall coordinate with EMWD to verify if the site will be served with recycled water and design all irrigation and landscape plans to meet the requirements of EMWD and provide additional irrigation components as needed.
- g. **EMWD Landscape Plan Approval** – The project landscape architect shall submit a copy of all irrigation plans and specifications to EMWD for approval. The project landscape architect must confirm with EMWD that the plans have been approved by EMWD and submit written proof of approval by EMWD prior to the City approving the final Landscape Plans. Until the final landscape plan has been approved by the City of Perris, the maintenance areas depicted cannot be accepted by the City for maintenance. The developer shall coordinate both reviews to ensure acceptability of plans by both EMWD and the City of Perris, prior to approval by either agency.
- h. **Landscape Weed Barrier** - Weed cloth with a minimum expected life of 10-years shall be required under all gravel, rock, or cobble areas.
- i. **Wire Mesh and Gravel at Pull Boxes**- Provide wire mesh and gravel layer within valve boxes to prevent rodent intrusion.
- j. **Concrete Maintenance Band at Medians and Mortar Cobble turn Land** – Provide 12” wide concrete maintenance band (safety edge) around entire median. At turn pockets provide mortared cobble creek bed, round stone sized 6” to 12”.

- k. **Perimeter Walls Graffiti Coating** – Provide anti-graffiti coating at all perimeter walls. Acceptable products shall include Vitrocem Anti-Graffiti Coating or equal.
 - l. **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 - 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.
5. **One Year Maintenance and Plant Establishment Period**-The applicant will be required to provide a minimum of a one (1) year maintenance and plant establishment period, paid at the sole expense of applicant. This one-year maintenance period commences upon the successful completion of Inspection #3 discussed above, and final approval by the City. During this one-year period the applicant shall be required to maintain all landscape areas free of weeds, debris, trash, and graffiti; and keep all plants, trees, and shrubs in a viable growth condition. Prior to the start of the one-year maintenance period, the Developer shall submit a weekly Landscape Maintenance Schedule for 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 Office. Streetlights will be owned by City of Perris not SCE. Streetlights 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 Perris Blvd. and Markham Street and pay the fare share of the landscape median on Perris Blvd.
 - **Petition for Flood Control Maintenance District No. 1** -For Off-site Flood Control Facilities proposed by the project, as determined by the City Engineer.
 - Original notarized document(s) to be sent to:
Daniel Louie
Wildan Financial Services
27368 Via Industrial, #200
Temecula, CA 92590
 - a. Prior to final map recordation or final certificate of occupancy the developer shall annex into the aforementioned districts, posting an adequate maintenance performance bond to be retained by the City as required by the City Engineer. Upon receipt of deposit and Consent and Waiver Forms, the developer shall work with City to meet all required milestones for annexations.
 - i. City prepares the Engineer's Reports which includes a description of the improvements to be maintained, an annual cost estimate and annual assessment amounts.
 - ii. Reports are reviewed and approved by the property owner. The assessment ballots will be based on these Reports.

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



CITY OF PERRIS
COMMUNITY SERVICES

MEMO

Date: May 9, 2023

To: Matthew Evans, Project Planner

From: Sabrina Chavez, Director of Community Services

Cc: Arcenio Ramirez, Interim Assistant Director of Community Services
Arturo Garcia, Parks Supervisor
Joshua Estrada, Parks Coordinator

Subject: Specific Plan Amendment 22-05173 and Conditional Use Permit 22-05173 – Specific Plan Amendment (SPA) 22-05173 is a proposal to change the Zone Designation of 6.4 Acres of land located within the Perris Valley Commerce Center Specific Plan from Business Park (BP) to Light Industrial (LI) for the purpose of constructing a new Truck/Trailer Parking Facility with a 470 SF guard shack building. Conditional Use Permit (CUP) 22-05172 is necessary as a proposed “Vehicle-Related Outdoor Storage and Other Facilities” is a Conditional Use within the Light Industrial Zone designation. – Conditions

Community Services Staff reviewed SPA 22-05173 and CUP 22-05172 and offer the following condition(s):

Development Impact Fees

- The Project is subject to payment of Industrial Park Development Impact Fees.
- The Project is subject to payment of Residential Park Development Impact Fees.
- This Project is subject to payment of Public Art Development Impact Fees.

Special Districts

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

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

Planning Case File No(s): **CONDITIONAL USE PERMIT #20-05172 & SPA 22-05173**

Case Planner: **Mary Blais (951) 943-5003,**

Applicant: **Bobby Nassir**

Location: **Northwest corner of Markham street and Perris Blvd.**

**Proposal for a Specific Plan Amendment for a proposed Zone change and a CUP
for a truck/trailer parking facility with a 470 SF guard shack**

Project:

Associated Cases: **APN: 302-110-022, 302-110-023 & 302-110-024**

Reviewed By: **David J. Martinez, CBO**

Date: **08-16-2022**

SPECIFIC COMMENTS

1. None

GENERAL 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 Energy Code
 - E. 2019 California Fire Code
 - F. 2019 California Green Building Standards Code
 - G. 2019 California Plumbing Code
2. All signs if any shall be Underwriters Laboratories, or equal, approved.
3. You will have to comply with the new EV charging station requirements.
4. The entire site will have to have proper fire acce

5. You will have to comply with the Title 24 Access and ADA Access regulations for the buildings and the site.
6. Two approved exits will have to be provided for the site.
7. If the project is submitted after Friday December 30, 2022 for plan review then the project will have to comply with the new 2022 California Building Codes.

PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT

1. The following items shall be completed and/or submitted as applicable – prior to the issuance of building permits for this proposed project.
 - A. The following items shall be completed and/or submitted as applicable – prior to the issuance of building permits for this proposed project.
 - B. Precise grading plans shall be submitted and approved
 - C. Rough grading shall be completed
 - D. Compaction must be certified
 - E. The Pad elevations must be certified
 - F. The rough and finish grade must be inspected and signed off

FIRE CONDITIONS

1. Fire Conditions will be provided by Dennis Grubb and Associates

EXHIBIT B

**MITIGATION MONITORING AND
REPORTING PROGRAM** - *Due to the
size of the document, the file is available
online at:*

https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-366#docan1206_1313_479

Attachment 3

Ordinance Number (next in order) Specific
Plan Amendment 22-05173

The attachments are available online at:
https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-377#docan1206_1313_479

ORDINANCE NUMBER (Next in Order)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING SPECIFIC PLAN AMENDMENT 22-05173 TO REZONE 8.3 ACRES FROM BUSINESS PARK OFFICE (BPO) TO LIGHT INDUSTRIAL (LI) TO FACILITATE THE CONSTRUCTION AND OPERATION OF A TRUCK AND TRAILER STORAGE FACILITY LOCATED AT THE NORTHEAST CORNER OF PERRIS BLVD AND MARKHAM STREET, WITHIN THE PERRIS VALLEY COMMERCE CENTER SPECIFIC PLAN, BASED ON THE FINDINGS PROVIDED HEREIN AND SUBJECT TO THE CONDITIONS OF APPROVAL.

WHEREAS, the applicant, Bobby Nassir with Truck Terminal Properties, LLC, proposes to amend the Perris Valley Commerce Center Specific Plan ("PVCCSP") to rezone 8.3 acres from Business Park Office ("BPO") to Light Industrial ("LI") to facilitate the construction and operation of a truck and trailer storage facility located at the northeast corner of Perris Blvd and Markham Street, which is located in the PVCCSP (the "Project"); and

WHEREAS, the applicant submitted a Specific Plan Amendment ("SPA") 22-05173 and Conditional Use Permit ("CUP") 22-05172 to rezone and design review consideration of the Project; and

WHEREAS, the proposed SPA 22-05173, is considered a "project" as defined by the California Environmental Quality Act ("CEQA"); and

WHEREAS, on February 9, 2023, the Riverside County Airport Land Use Commission (ALUC) determined that the Project was consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (MARB ALUCP) based on findings and conditions, which are attached and incorporated into the Planning Conditions of Approval; and

WHEREAS, pursuant to CEQA and State CEQA Guidelines, an Initial Study ("IS") was prepared for the proposed Project and, based upon thereof, Mitigated Negative Declaration No. 2388 (SCH #2023040093) was prepared for the Project and was publicly reviewed for a thirty (30) day period in accordance with CEQA, from April 7, 2023, to May 8, 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 a Specific Plan Amendment; and

WHEREAS, the Planning Commission held a duly noticed public hearing on June 7, 2023 regarding the Project, at which time all interested persons were given full opportunity to be heard and to present evidence and prior to taking action, the Planning Commission had heard, or 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, at the conclusion of the public hearing and after consideration thereof, the Planning Commission recommended denial of the Project to the City Council; and

WHEREAS, on July 25, 2023, the City Council conducted a duly noticed public hearing regarding the Project, at which time all interested persons were given full opportunity to be heard and to present evidence for the City Council’s consideration (including all oral and written testimony from members of the public and City staff, including, but not limited to, the City staff reports and accompanying documents and exhibits); and

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

NOW, THEREFORE, THE CITY COUNCIL 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. City Council Resolution No. (next in order) found that all requirements of the California Environmental Quality Act (“CEQA”), the State CEQA Guidelines and the City’s Local CEQA Guidelines have been satisfied in the Mitigated Negative Declaration No. 2373 as it relates to the Project, which is sufficiently detailed so that all of the significant environmental effects of the Project have been adequately evaluated and mitigated, and adopted Mitigated Negative Declaration No. 2388, which findings are incorporated herein by this reference as if set forth in full.

Section 3. Specific Plan Amendment 22-05173. 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 June 7, 2023, the Planning Commission finds, with respect to Specific Plan Amendment 22-05173, that:

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

The proposed amendment to the Perris Valley Commerce Center Specific Plan land use map is consistent with the General Plan and surrounding zoning designations of Light Industrial (LI) and surrounding industrial land uses. In addition, the proposed Specific Plan Amendment promotes Goal II and Goal III of the General Plan Land Use Element.

Goal II: New development consistent with infrastructure capacity and municipal services capabilities.

Goal III: Commerce and industry to provide jobs for residents at all economic levels.

B. The Specific Plan provides adequate text and diagrams to adequately address the following issues in detail:

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

The Project proposes to 1) Amend the land use designation of 8.3 acres from Business Professional Office (BPO) to Light Industrial (LI); and 2) Allow the operation of a truck and trailer storage facility as a conditionally permitted use in the Light Industrial (LI) zone of the Perris Valley Commerce Center Specific Plan located at the northeast corner of Perris Blvd and Markham Street and will not impact areas designated as open space.

2. The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the Plan and needed to support the land uses described in the Plan.

A Mitigated Negative Declaration was prepared for the Project and determined that there would be no impacts to major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities in the area that could not be mitigated to a level that is less than significant.

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

The Project does not include changes to standards and criteria by which development will proceed, or standards for conservation, development, and utilization of natural resources.

4. A program of implementation measures including regulation, programs, public works projects, and financing measures necessary to carry out the provisions contained in paragraphs 1, 2, and 3 above.

The Project provides adequate text and diagrams to adequately address all established programs of implementation measures, including regulation programs, public works projects, and financing measures.

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 July 25, 2023, the City Council hereby determines that the Project is covered under Mitigated Negative Declaration No. 2388, approves the Project (Specific Plan Amendment (SPA) 22-05173 to amend the Perris Valley Commerce Center Specific Plan (PVCCSP) to rezone 8.3 acres from Business Park Office (BPO) to Light Industrial (LI) to facilitate the construction and operation of a truck and trailer storage facility located at the northeast corner of Perris Blvd and Markham Street; subject to the Planning Division, Building, Fire, Public Works and Engineering Departments' Conditions of Approval (COA), and incorporated herein by this reference).

Section 5. The City Council declares that should any provision, section, paragraph, sentence, or word of this Ordinance 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 Ordinance shall remain in full force and effect.

Section 6. The Mayor shall sign this Ordinance, and the City Clerk shall certify to the adoption of this Ordinance.

ADOPTED, SIGNED, and APPROVED this 25th of July 2023.

Michael M. Vargas

ATTEST:

City Clerk, Nancy Salazar

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

I, Nancy Salazar, CITY CLERK OF THE CITY OF PERRIS, CALIFORNIA, DO HEREBY CERTIFY that the foregoing Ordinance Number (next in order) was duly and regularly adopted by the City Council of the City of Perris at a regular meeting held the 25th Day of July 2023, by the following called vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

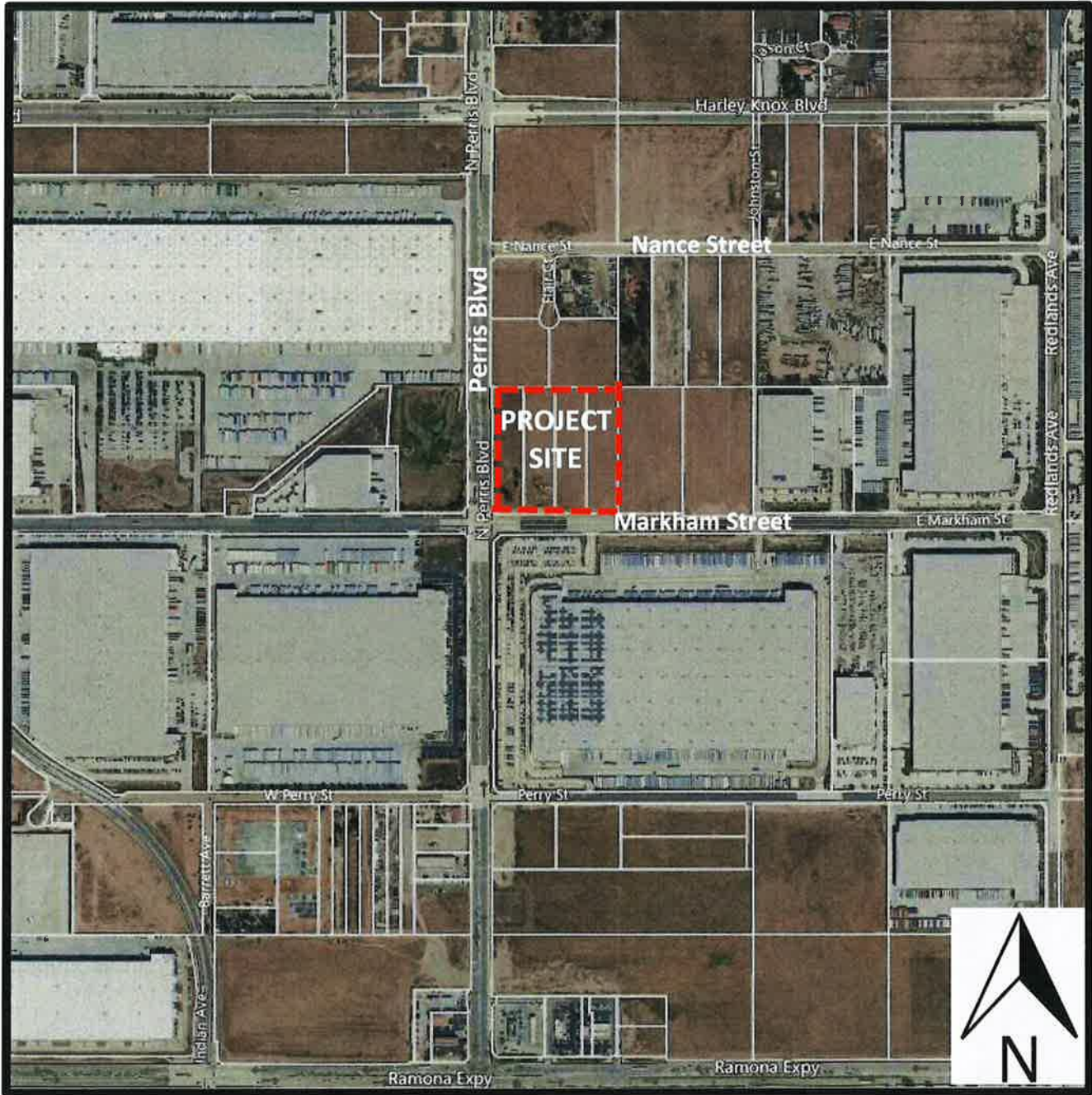
City Clerk, Nancy Salazar

Attachments:

- A. Existing and Proposed PVCC Specific Plan Maps

Attachment 4

Vicinity/Aerial Map



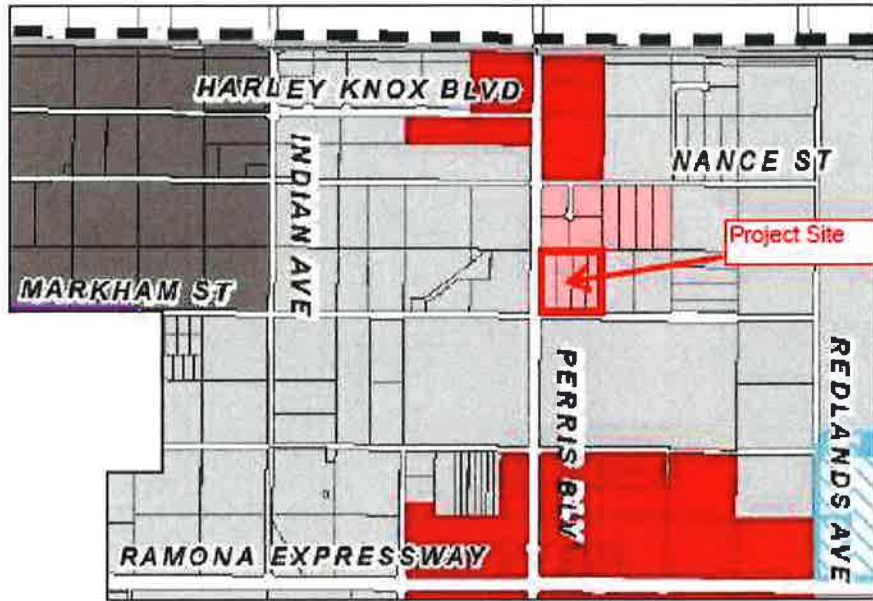
PROJECT
SITE



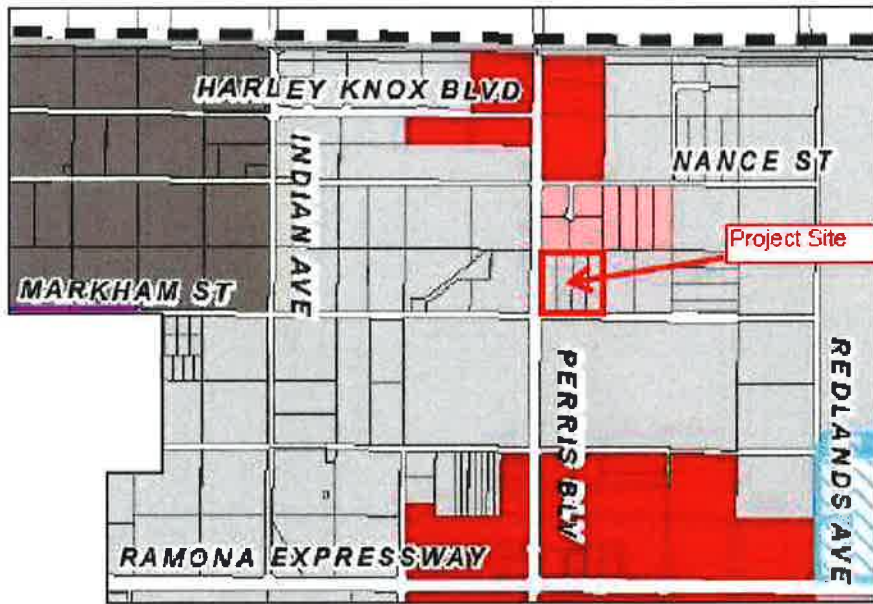
Attachment 5

Existing and Proposed Specific Plan Maps

PROPOSED CHANGE OF ZONE



Existing Zoning



Proposed Zoning



LEGEND

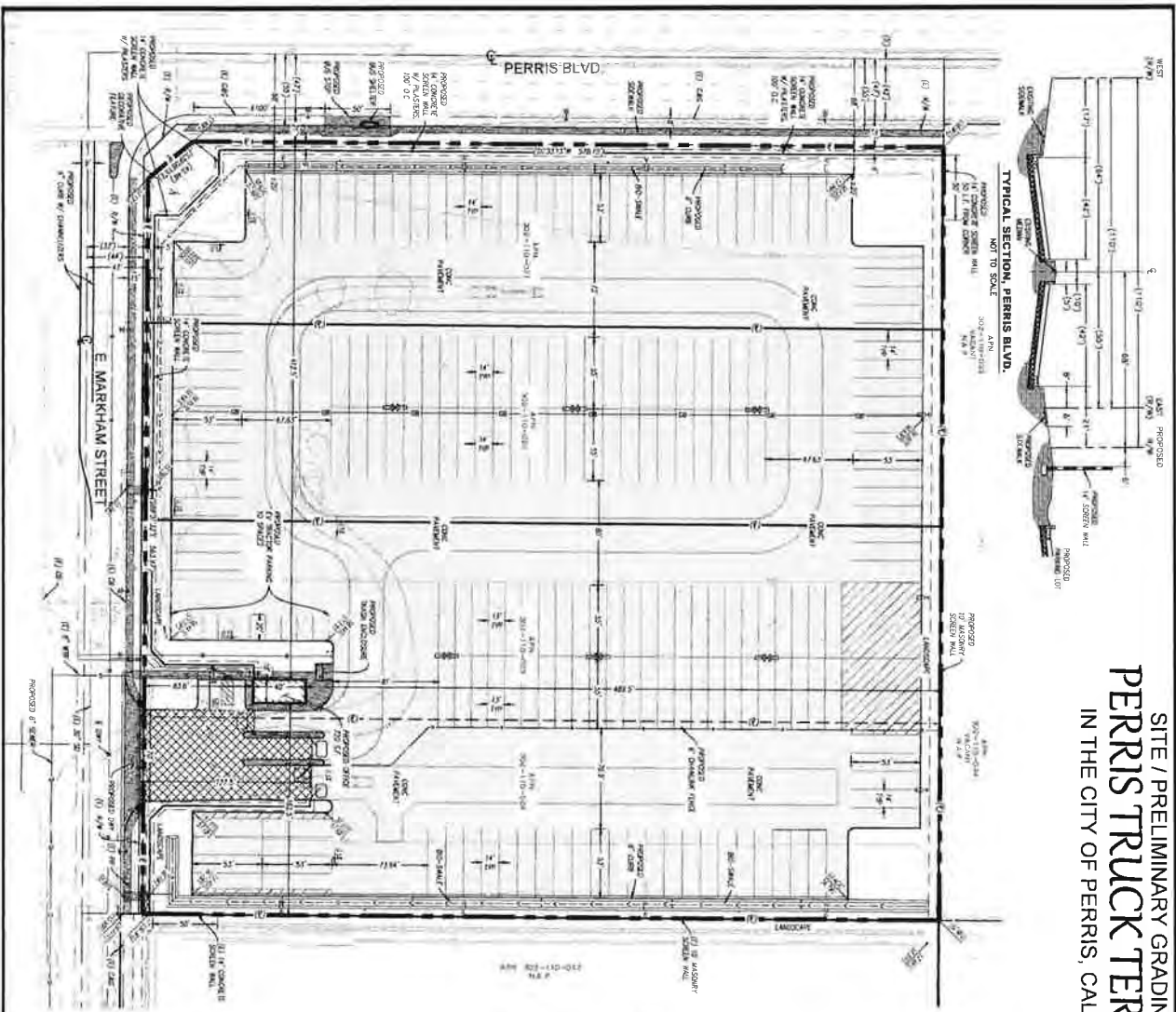
- COMMERCIAL
- BUSINESS PROFESSIONAL OFFICE
- LIGHT INDUSTRIAL
- GENERAL INDUSTRIAL

Attachment 6

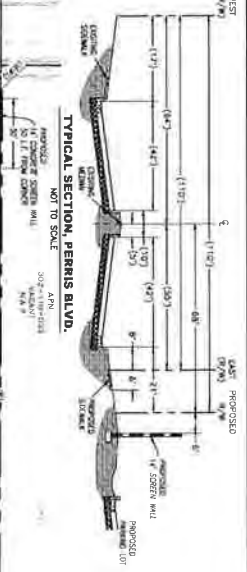
Project Plans (Site Plan, Floor Plan,
Building Elevations, Fence/Wall Plan, and
Conceptual Landscape Plan)

SITE / PRELIMINARY GRADING PLAN PERRIS TRUCK TERMINAL IN THE CITY OF PERRIS, CALIFORNIA

OWNER/APPLICANT
MANHATTAN STREET PARTNERS, LLC
1755 800 ANCHOR BOULEVARD
SANTA MONICA, CA 90404
PHONE: (310) 490-1125



TYPICAL SECTION, PERRIS BLVD.



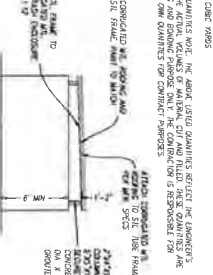
PROJECT DATA

DESCRIPTION	QUANTITY	UNIT					
MANHATTAN DOT SIZE	15,000	SF					
PROPOSED ASPHALT	3,000	SF					
PROPOSED POLYMER SAND UNDERLAY	3,000	SF					
PROPOSED 4" CONC. SIDEWALK	20	PROPOSED 6" CONC. OVER 4" ASPHALT	80	SF	PROPOSED 8" CONC. OVER 6" ASPHALT	14	SF
PROPOSED 6" CONC. OVER 4" ASPHALT	80	SF					
PROPOSED 8" CONC. OVER 6" ASPHALT	14	SF					

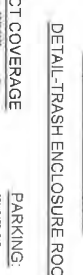
EARTHWORK QUANTITIES:

DESCRIPTION	AMOUNT	UNIT
CUT / FILL	0.00	CY
EXISTING CONC.	14.00	CY
PROPOSED CONC.	14.00	CY
PROPOSED ASPHALT	3.00	CY
PROPOSED POLYMER SAND UNDERLAY	3.00	CY
PROPOSED 4" CONC.	20.00	CY
PROPOSED 6" CONC.	80.00	CY
PROPOSED 8" CONC.	14.00	CY

DETAIL - TRASH ENCLOSURE ROOF



DETAIL - BIOTRENTION TRENCH



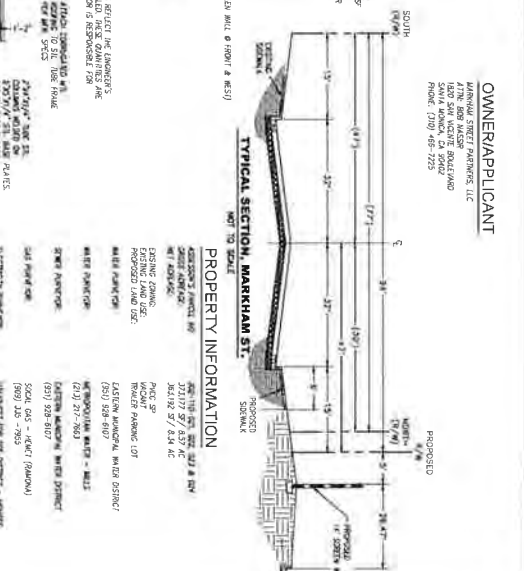
PROJECT COVERAGE

DESCRIPTION	AMOUNT	UNIT
PROPOSED ASPHALT	3,000	SF
PROPOSED POLYMER SAND UNDERLAY	3,000	SF
PROPOSED 4" CONC. SIDEWALK	20	SF
PROPOSED 6" CONC. OVER 4" ASPHALT	80	SF
PROPOSED 8" CONC. OVER 6" ASPHALT	14	SF

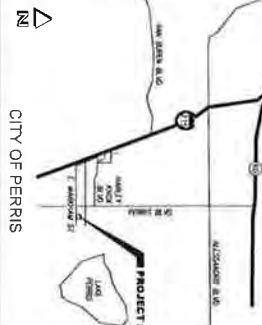
LEGEND

DESCRIPTION	SYMBOL
EXISTING ASPHALT	--- (dotted line)
EXISTING POLYMER SAND UNDERLAY	--- (dotted line)
EXISTING 4" CONC. SIDEWALK	--- (dotted line)
EXISTING 6" CONC. OVER 4" ASPHALT	--- (dotted line)
EXISTING 8" CONC. OVER 6" ASPHALT	--- (dotted line)
PROPOSED ASPHALT	--- (solid line)
PROPOSED POLYMER SAND UNDERLAY	--- (solid line)
PROPOSED 4" CONC. SIDEWALK	--- (solid line)
PROPOSED 6" CONC. OVER 4" ASPHALT	--- (solid line)
PROPOSED 8" CONC. OVER 6" ASPHALT	--- (solid line)
PROPOSED CONC. OVER ASPHALT	--- (solid line)
PROPOSED CONC. OVER CONC.	--- (solid line)
PROPOSED CONC. OVER CONC.	--- (solid line)
PROPOSED CONC. OVER CONC.	--- (solid line)
PROPOSED CONC. OVER CONC.	--- (solid line)
PROPOSED CONC. OVER CONC.	--- (solid line)
PROPOSED CONC. OVER CONC.	--- (solid line)
PROPOSED CONC. OVER CONC.	--- (solid line)

TYPICAL SECTION, MARKHAM ST.



VICINITY MAP



CITY OF PERRIS

MANADIMAN

PROPOSED SITE PLAN
PERRIS TRUCK TERMINAL
APN(S): 302-410-001, 022, 023 & 024
TITLE SHEET

NO.	DESCRIPTION	BY	APPROVED	DATE
1	ISSUED FOR PERMITS	J.P.	[Signature]	07/19/2023

NO.	DESCRIPTION	BY	APPROVED	DATE
1	ISSUED FOR PERMITS	J.P.	[Signature]	07/19/2023
2	FOR CONSTRUCTION	J.P.	[Signature]	07/19/2023

PERRIS TRUCK TERMINAL CONCEPTUAL LANDSCAPE PLAN

E. Markham Street
Perris, CA 92570
APN: 302-110-021, 022, 023 & 024

Applicant:
Markham Street Partners, LLC
1820 San Vicente Blvd.
Santa Monica, CA 90402
(310) 466-7225
Contact: Bob Nassif

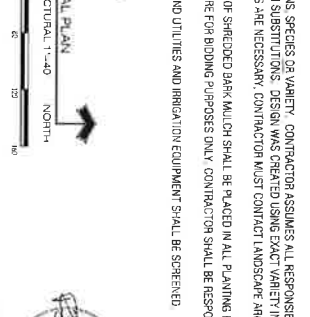


ON-SITE LANDSCAPE AREA: 52,651 SQ. FT.
OFF-SITE LANDSCAPE AREA: 12,894 SQ. FT.
TOTAL PROJECT LANDSCAPE AREA: 65,545 SQ. FT.

Planting Legend

SYMBOL	QTY	SIZE	BOTANICAL NAME	COMMON NAME	MOULTON	WATER USE
1	21	12.5"	Campanula medium	Common Bellflower	Low	22.4-23.2
2	3	12.5"	Lupinus albus	Lupinus	Low	41.1-21.7
3	13	12.5"	Platanus occidentalis	American Sycamore	Low	22.4-23.2
4	13	12.5"	Platanus occidentalis	American Sycamore	Low	22.4-23.2
5	13	12.5"	Platanus occidentalis	American Sycamore	Low	22.4-23.2
6	13	12.5"	Platanus occidentalis	American Sycamore	Low	22.4-23.2
7	13	12.5"	Platanus occidentalis	American Sycamore	Low	22.4-23.2
8	13	12.5"	Platanus occidentalis	American Sycamore	Low	22.4-23.2
9	13	12.5"	Platanus occidentalis	American Sycamore	Low	22.4-23.2
10	13	12.5"	Platanus occidentalis	American Sycamore	Low	22.4-23.2
11	13	12.5"	Platanus occidentalis	American Sycamore	Low	22.4-23.2
12	13	12.5"	Platanus occidentalis	American Sycamore	Low	22.4-23.2
13	13	12.5"	Platanus occidentalis	American Sycamore	Low	22.4-23.2
14	13	12.5"	Platanus occidentalis	American Sycamore	Low	22.4-23.2
15	13	12.5"	Platanus occidentalis	American Sycamore	Low	22.4-23.2
16	13	12.5"	Platanus occidentalis	American Sycamore	Low	22.4-23.2
17	13	12.5"	Platanus occidentalis	American Sycamore	Low	22.4-23.2
18	13	12.5"	Platanus occidentalis	American Sycamore	Low	22.4-23.2
19	13	12.5"	Platanus occidentalis	American Sycamore	Low	22.4-23.2
20	13	12.5"	Platanus occidentalis	American Sycamore	Low	22.4-23.2
21	13	12.5"	Platanus occidentalis	American Sycamore	Low	22.4-23.2
22	13	12.5"	Platanus occidentalis	American Sycamore	Low	22.4-23.2
23	13	12.5"	Platanus occidentalis	American Sycamore	Low	22.4-23.2
24	13	12.5"	Platanus occidentalis	American Sycamore	Low	22.4-23.2
25	13	12.5"	Platanus occidentalis	American Sycamore	Low	22.4-23.2
26	13	12.5"	Platanus occidentalis	American Sycamore	Low	22.4-23.2
27	13	12.5"	Platanus occidentalis	American Sycamore	Low	22.4-23.2
28	13	12.5"	Platanus occidentalis	American Sycamore	Low	22.4-23.2
29	13	12.5"	Platanus occidentalis	American Sycamore	Low	22.4-23.2
30	13	12.5"	Platanus occidentalis	American Sycamore	Low	22.4-23.2
31	13	12.5"	Platanus occidentalis	American Sycamore	Low	22.4-23.2
32	13	12.5"	Platanus occidentalis	American Sycamore	Low	22.4-23.2
33	13	12.5"	Platanus occidentalis	American Sycamore	Low	22.4-23.2
34	13	12.5"	Platanus occidentalis	American Sycamore	Low	22.4-23.2
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99	13	12.5"	Platanus occidentalis	American Sycamore	Low	22.4-23.2
100	13	12.5"	Platanus occidentalis	American Sycamore	Low	22.4-23.2

NOTES:
NO SUBSTITUTIONS, SPECIES OR VARIETY. CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR ALL ISSUES RESULTING FROM SUBSTITUTIONS. DESIGN WAS CREATED USING EXACT VARIETY INDICATED.
IF SUBSTITUTIONS ARE NECESSARY, CONTRACTOR MUST CONTACT LANDSCAPE ARCHITECT FOR SUBSTITUTION APPROVAL.
A 3" DEEP LAYER OF SHREDED BARK MULCH SHALL BE PLACED IN ALL PLANTING BEDS, EXCEPT LAWN AREAS.
PLANT COUNTS ARE FOR BIDDING PURPOSES ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR EXACT COUNT.
ALL ABOVE GROUND UTILITIES AND IRRIGATION EQUIPMENT SHALL BE SPHERED.



CONCEPTUAL PLAN
Scale ARCHITECTURAL: 1"=40'
JOB: 22-20 LAD ONE
June 30, 2022

PODF
LANDSCAPE ARCHITECTURE
PO Box 3656
San Bernardino, CA 92413
phone: (909) 886-5568
e-mail: richardpodpaddock@podf.com
www.richardpodpaddock.com
Richard Podpaddock, Landscape Architect CA # 2464



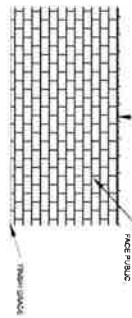
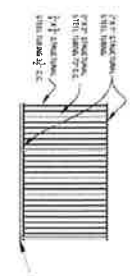
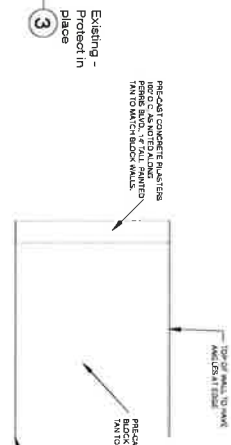
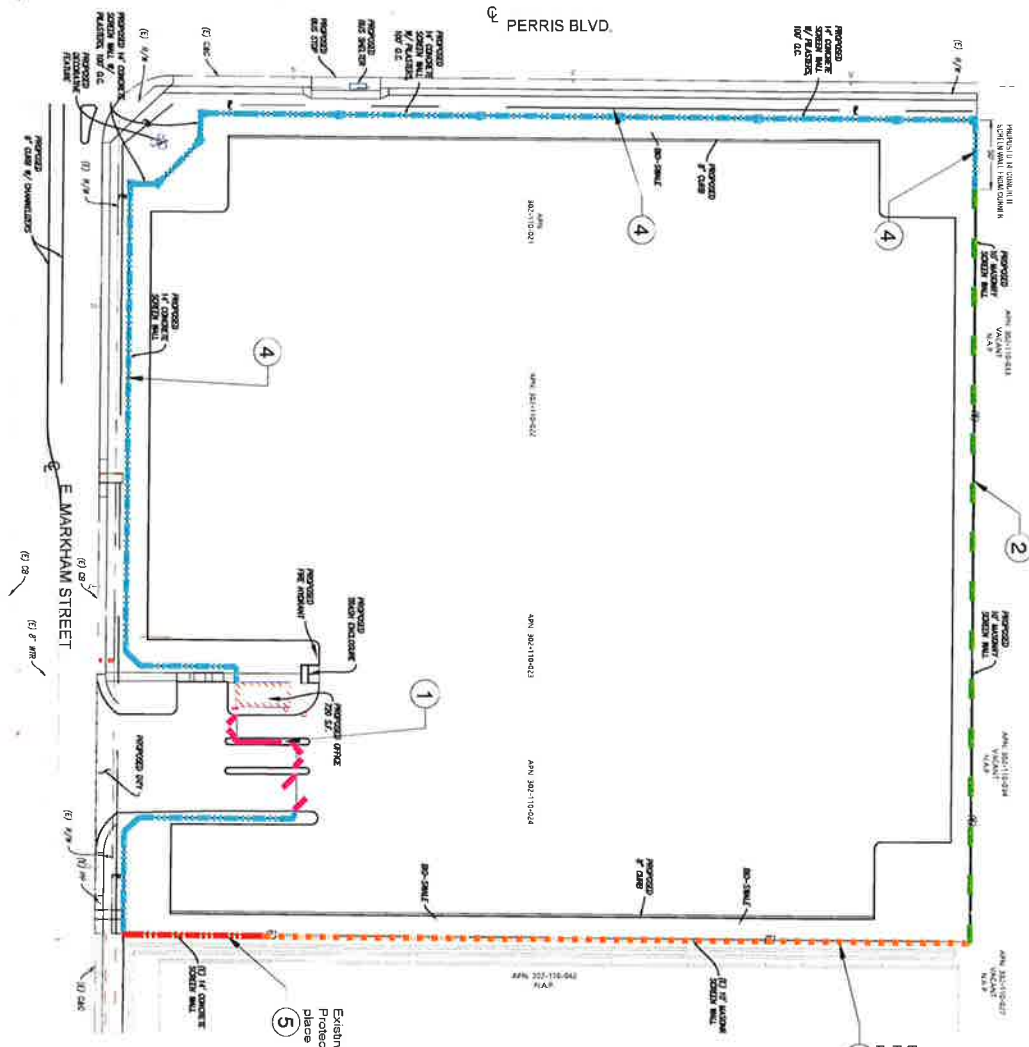
PERRIS TRUCK TERMINAL

Wall & Fence Plan

E. Markham Street
 Perris, CA 92570
 APN: 302-110-021, 022, 023 & 024

Applicant:
 Markham Street Partners, LLC
 1820 San Vicente Blvd.
 Santa Monica, CA 90402
 (310) 466-7225
 Contact: Bob Nassir

ON-SITE LANDSCAPE AREA: 52,851 SQ. FT.
 OFF-SITE LANDSCAPE AREA: 12,894 SQ. FT.
 TOTAL PROJECT LANDSCAPE AREA: 65,545 SQ. FT.



ALL CONCRETE SCREEN AND BLOCK WALLS TO HAVE AN ANTI-GRAFFITI COATING.

- WALL & FENCE LEGEND**
- ① 9' HIGH TUBULAR STEEL FENCE
 - ② 10' HIGH BLOCK WALL
 - ③ EXISTING 10' HIGH BLOCK WALL
 - ④ 14' HIGH SCREEN WALL
 - ⑤ EXISTING 14' HIGH BLOCK WALL



JOB: 22-21, LND CNE
 June 30, 2022



PO Box 3656
 San Bernardino, CA 92413
 phone: (909) 388-5568
 e-mail: rich@podf.com
 www.podf.com
 Richard Pope, Landscape Architect CA# 2664

SHEET 2 OF 2

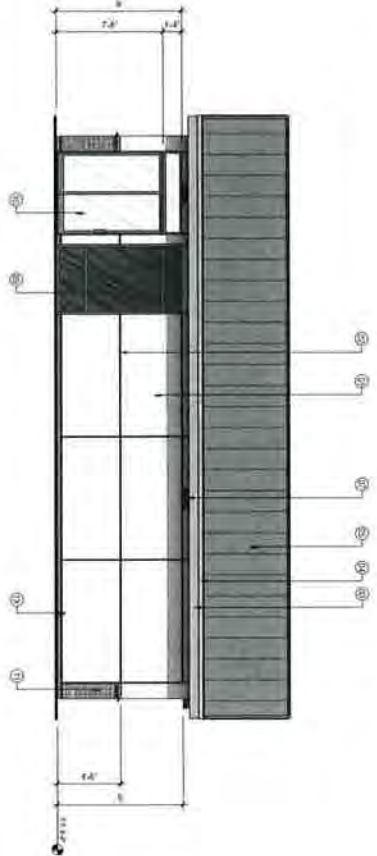


#	ITEM	COLOR	REMARKS
01	EXTERIOR POLYMER FINISH	DESIGN "TEAL" OF SET	FRESH SHIP FROM SAN HEBRO VALLE
02	CHANNEL STEEL DIVISION, CORN	NATURAL ALUMINUM	
03	2" X 4" TRIMMED WOOD - ROOF FASCIA BOARD	GRAYS - TONE ONLY	
04	ROOF EDGE FLASHING	FINISH TO MATCH	
05	STAINLESS STEEL METAL ROOF	"CALIFORNIA CLAY"	48" SPACING 1/2" O.C.
06	PRE-FABRICATED COMMERCIAL METAL WINDOWS	BLACK FINISHES WINDOW	
07	EXTERIOR LIGHTING 110 VOLT 15A	BLACK FINISH	

#	ITEM	COLOR	REMARKS
01	STEEL METAL DOOR PARTIAL WINDOW METAL FINISHES	DESIGN "CHARBET"	
02	ALUM. STAINLESS STEEL IN TYPICAL CEILING LIGHT FIXTURE	TO MATCH	
03	ALUMINUM STAINLESS STEEL W/ TYPICAL WINDOW	TO MATCH	
04	STEEL WAREHOUSING 4" ANGLED STEEL CAP	GRAY CAP COLORING SHOULD BE 12"	
05	STAINLESS STEEL WAREHOUSING	TO MATCH	
06	WELD STEELS		
07	WELDING MACHINES		APPLIED BY OWNER

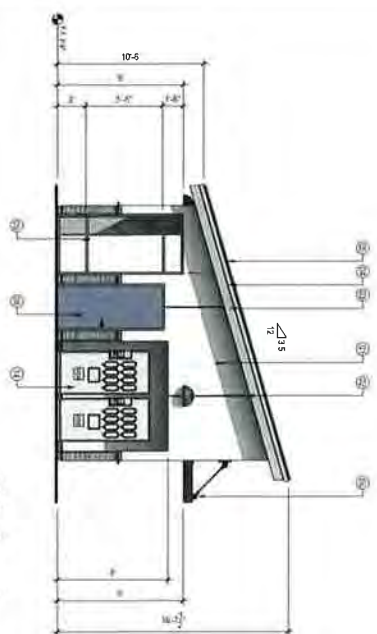
MATERIALS LEGEND & SPECIFICATIONS

MATERIALS TYP FOR ALL ELEVATIONS



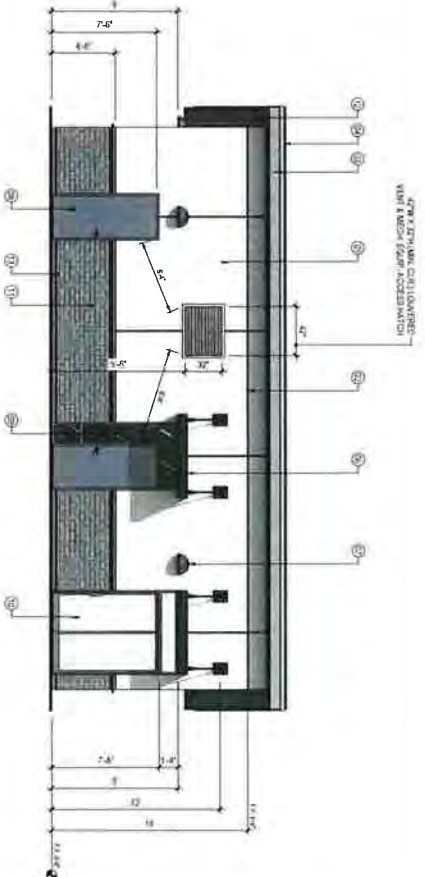
EAST ELEVATION

SCALE 1/4" = 1'-0"



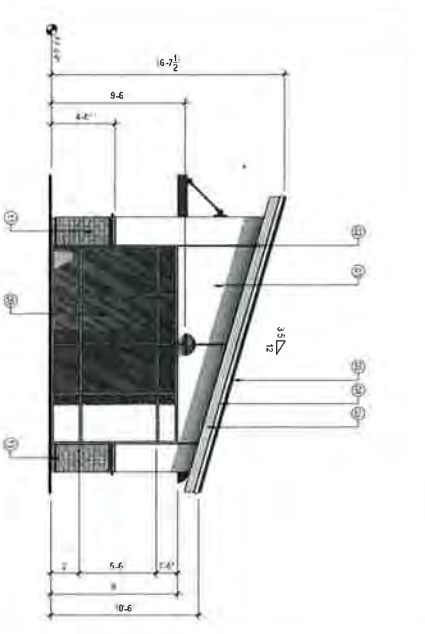
NORTH ELEVATION

SCALE 1/4" = 1'-0"



WEST ELEVATION

SCALE 1/4" = 1'-0"



SOUTH ELEVATION

SCALE 1/4" = 1'-0"

L&S
ARCHITECTS, INC.
JAC. N. LARSEN & ARCHITECTS
2220 HUNTERS TRAIL, SUITE 200
PERRIS, CA 92571
TEL: 951-251-1515
WWW.L&SARCHITECTS.COM

NO.	PREPARED BY	DATE
1	JAC. N. LARSEN	11/11/2011
2	JAC. N. LARSEN	11/11/2011
3	JAC. N. LARSEN	11/11/2011

PROJECT FOR:
TRUCK TERMINAL PROPERTIES
GUARD OFFICE NO. 2
900 EAST MARKHAM STREET
PERRIS, CA 92571

NO.	REVISION	DATE
1	ISSUE FOR PERMITS	11/11/2011
2	ISSUE FOR PERMITS	11/11/2011
3	ISSUE FOR PERMITS	11/11/2011

EXTERIOR ELEVATIONS
A-3.00

LEGEND

- EXTerior WALLS
- INTERIOR NON-BEARING VERTICAL STUD FRAMING
- PERF. STYCHO-BOND DETAILING SHEETS 4-1 TO 4-7 (20)
- SPACE LABELS (SEE SPACE LABELS THIS SHEET)
- DOOR (SEE DOOR SCHEDULE SHEET 4-4 (20))
- WINDOW (SEE WINDOW ELEVATIONS SHEET 4-4 (20))
- 2" X 4" STUDS TO EXTINGUISHER 72 MAX
- 1" X 4" STUDS TO EXTINGUISHER 72 MAX
- 1" X 4" STUDS TO EXTINGUISHER 72 MAX

CONST. NOTES

1. ALL DIMENSIONS ARE TO FINISH FACE OF STUD UNLESS NOTED OTHERWISE.
2. ALL DIMENSIONS ARE TO FINISH FACE OF STUD UNLESS NOTED OTHERWISE.
3. ALL JOINTS, CORNERS OR SPACES EXPOSED TO ALL SIZES SHALL BE NEATLY FINISHED AND APPROVED BY THE ARCHITECT.
4. ALL JOINTS, CORNERS OR SPACES EXPOSED TO ALL SIZES SHALL BE NEATLY FINISHED AND APPROVED BY THE ARCHITECT.
5. ALL JOINTS, CORNERS OR SPACES EXPOSED TO ALL SIZES SHALL BE NEATLY FINISHED AND APPROVED BY THE ARCHITECT.

OCCUPANT LOAD & AREA BREAKDOWN

FUNCTION OF SPACE #114	GR. #	AREA OF SPACE (SQ. FT.)	PERMITTED OCCUPANT CALCULATION	# OF OCC. #	SUB-TOTAL OCC. LOAD
BUSINESS AREAS	100 GROSS	475	47.5 - 100	3.2	1.5
ACCESSORY STORAGE AREAS	300 GROSS	141	101 - 200	0.3	
ACCESSORY STORAGE AREAS	300 GROSS	141	101 - 200	0.3	1.5
OCC. LOAD (SEE 114) ROOMS	750	141	101 - 200	0.3	
GROSS BLDG. AREA	750				
TOTAL BLDG. OCCUPANT LOAD:					1.5

PLUMBING LOAD ANALYSIS

OCCUPANCY #114	AREA OF SPACE #	OCC. LOAD FACTOR #	FORMULA CALCULATION	# OF OCC. #	
1000003	725 SQ. FT.	200	725 - 200	3.6	
TOTAL PLUMBING OCCUPANT LOAD					3.6
PLUMBING LOAD EACH SER. #					3.6

MIN. PLUMBING FACILITIES

USE 1 OCCUPANCY CLASSIFICATION	GROUP B	MINIMUM	MAXIMUM	MINIMUM	MAXIMUM	MINIMUM	MAXIMUM
WATER CLOSING #114	WALL	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"
WATER CLOSING #114	FLOOR	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"
WATER CLOSING #114	CEILING	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"

1. WHERE WATER CLOSERS ARE PROVIDED BY ALL-GLASSER SINGLE ACCOMMODATION TOILET FACILITIES THE QUANTITY OF WATER CLOSERS SHALL BE DETERMINED BY ALL-GLASSER SINGLE ACCOMMODATION TOILET FACILITIES THE QUANTITY PROVIDED MAY BE SHARED BETWEEN MALE & FEMALE.
2. DRINKING FOUNTAINS ARE NOT REQUIRED FOR AN OCCUPANT LOAD OF 30 OR LESS PER 2022 CBC 413.2.
3. FOUNTAINS SHALL BE PROVIDED FOR AN OCCUPANT LOAD AT A TIME SHALL BE DETERMINED BY BOTH GENDER (REFER TO 2022 CBC 413.2 EXCEPTIONS THIS SHEET).

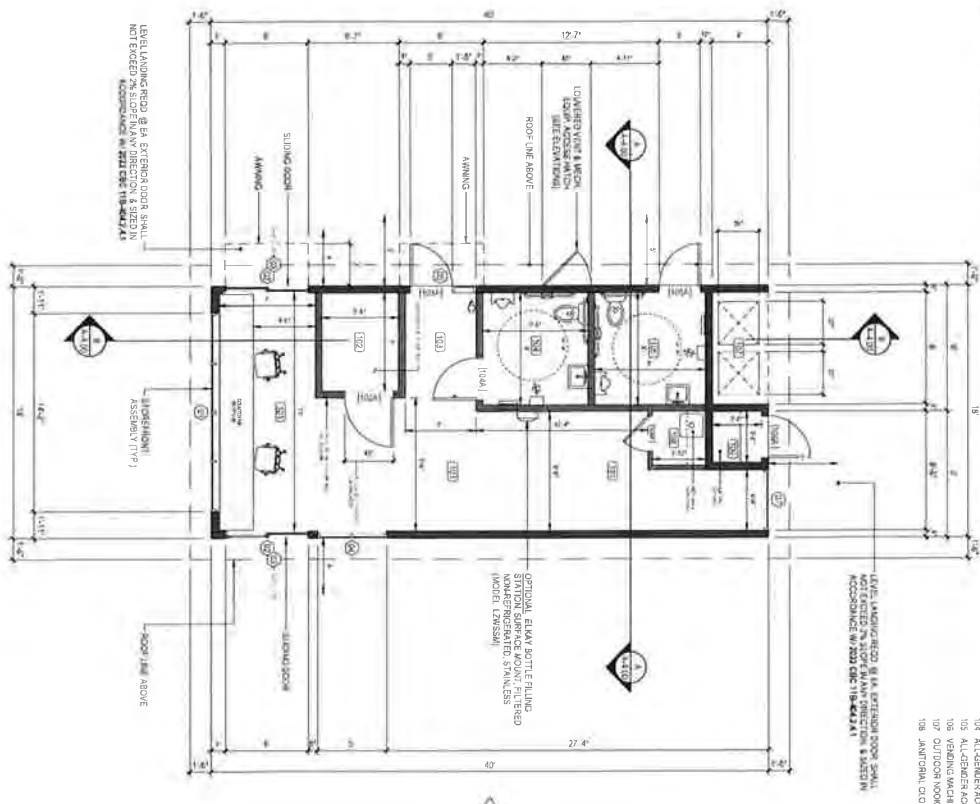
PLUMBING CODES

- 2022 CBC 421.1 REPAIRABLE FACILITIES
- REPAIRABLE FACILITIES SHALL BE PROVIDED FOR EACH SER. #
- (1) REPAIRABLE FACILITIES SHALL BE PROVIDED FOR EACH SER. #
- (2) IN OCCUPANCIES WITH A TOTAL OCCUPANT LOAD OF 30 OR LESS INCLUDING CUSTOMERS AND EMPLOYEES ONE REPAIRABLE FACILITY SHALL BE PROVIDED FOR EACH SER. #
- (3) IN BUSINESS AND MERCANTILE OCCUPANCIES WITH A TOTAL OCCUPANT LOAD OF 50 OR LESS INCLUDING CUSTOMERS AND EMPLOYEES ONE TOILET FACILITY DESIGNED FOR USE BY NO MORE THAN ONE PERSON AT A TIME SHALL BE PROVIDED FOR EACH SER. #

PROPOSED FLOOR PLAN

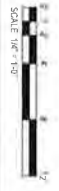
DETAILS

SHEET #	SEE DETAIL SHEET	SCALE
104	01	4:1 (1/4")
105	01	4:1 (1/4")



SPACE LABELS

- | # | DESCRIPTION |
|----|--------------------------------------|
| 01 | WALK OFF MAT |
| 02 | SERVER ROOM |
| 03 | ENTRY HALLWAY |
| 04 | TOILET ROOM |
| 05 | RECEPTION AREA |
| 06 | STORAGE ROOM |
| 07 | OUTDOOR KITCHEN (2) VENDING MACHINES |
| 08 | JANITORIAL CLOSET & SERVICE SINK |



NORTH

L&S
ARCHITECTS INC.

200 WILKINSON AVENUE, SUITE 100
PERRIS, CA 92570
TEL: 951.241.9200
WWW.LANDSARCHITECTS.COM

PROJECT FOR:
TRUCK TERMINAL PROPERTIES

GUARD OFFICE NO. 2

900 EAST MARKHAM STREET
PERRIS, CA 92571

NO.	PLUMBER'S REVIEW	DATE
1		
2		

PLAN CHECK NO. _____

PROJECT TITLE: GUARD OFFICE NO. 2

DATE: 10/15/2024

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

A-2.00

PROPOSED FLOOR PLAN
OCCUPANT LOAD & PLUMBING LOAD ANALYSIS

TRUCK TERMINAL PROPERTIES No. 2

Materials & Colors Sample Board



EXTERIOR STUCCO COLOR

ITEM #01

Dunn-Edwards: DEGR55 "Fleur De Sel"



ROOF FASCIA BOARD

ITEM #03

Dunn-Edwards: DEGR59 "Stone Gray"



WAINSCOT

ITEM #11

Dark gray cladding bricks or eq.



STANDING SEAM METAL ROOF

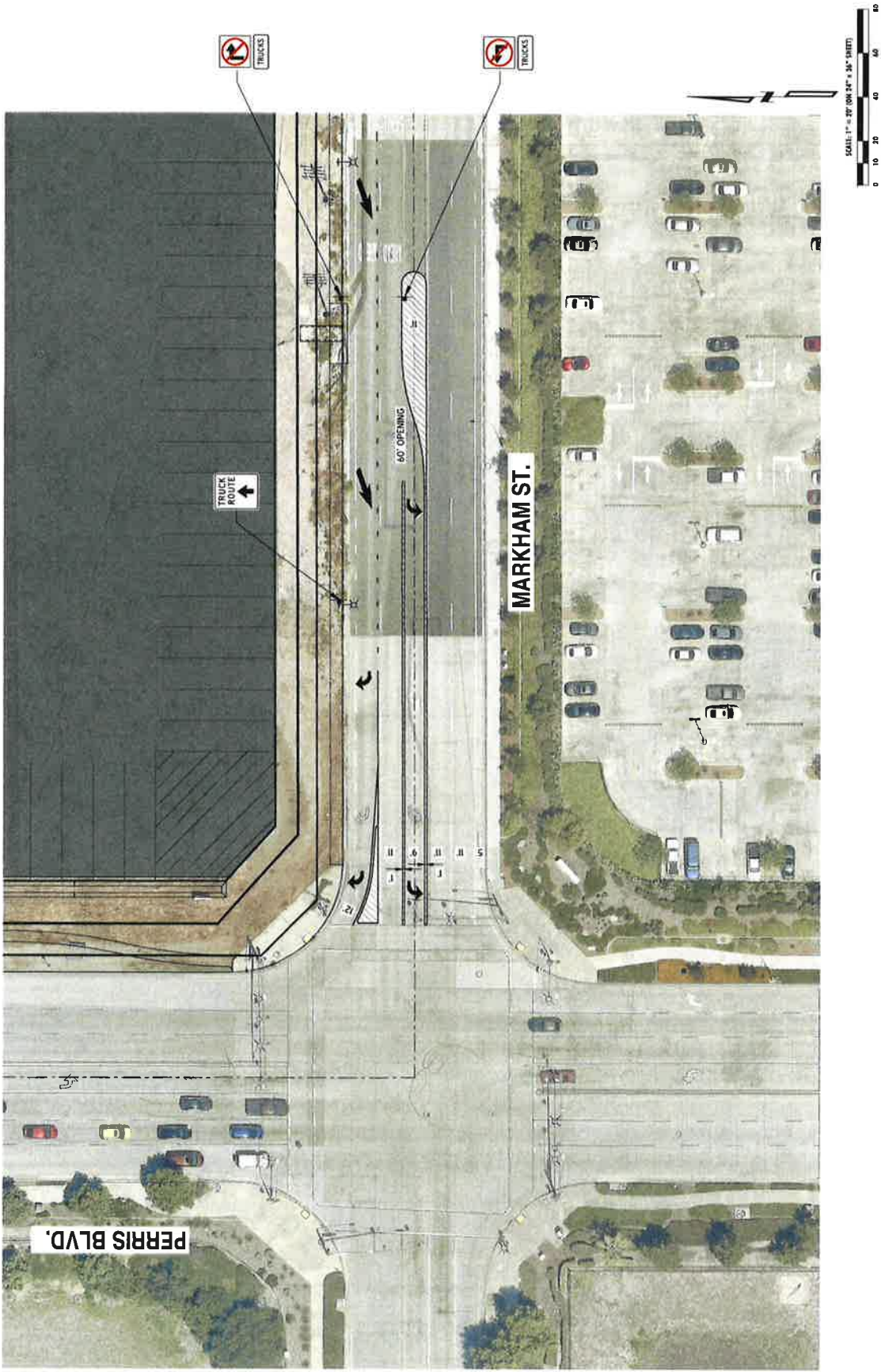
ITEM #05

"Charcoal Gray"



DOORS & STOREFRONT FRAMES **ITEM #08, 09 & 10**

Dunn-Edwards: DEGR80 "Charred" (or equal)



**EXHIBIT A:
PERRIS BOULEVARD @ MARKHAM STREET CONCEPT**

URBAN CROSSROADS
www.urbanxroads.com
 TELEPHONE: 949-660-1994

Attachment 7

Planning Commission Staff Report Without Exhibits Dated 06/07/2023 – *Due to the size of the documents, only the staff report is included as a hard copy*

The entire staff report is available at the City's Website:

https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-377#docan1206_1313_479



CITY OF PERRIS

PLANNING COMMISSION

AGENDA SUBMITTAL

- MEETING DATE:** June 7, 2023
- SUBJECT:** Specific Plan Amendment (SPA) 22-05173 and Conditional Use Permit (CUP) 22-05172 - A proposal to 1) amend 8.3 acres at the northeast corner of Markham Street and Perris Boulevard from Business Park Office (BPO) Zone to Light Industrial (LI) Zone within the Perris Valley Commerce Center Specific Plan (PVCC SP); and 2) to facilitate a Conditional Use Permit to establish and operate a truck and trailer storage facility. (APNs:302-110-021 to -024). Applicant: Bobby Nassir, Truck Terminal Properties, LLC.
- REQUESTED ACTION:** Adopt Resolution No. 23-16 recommending that the City Council adopt the Mitigated Negative Declaration No. 2388 and the Mitigation Monitoring and Reporting Program; and approve Specific Plan Amendment (SPA) 22-05173 and Conditional Use Permit (CUP) 22-05172 to facilitate the construction and operation of a truck and trailer storage facility, based on the findings and the Conditions of Approval.
- CONTACT:** Kenneth Phung, Director of Development Services
-

PROJECT SITE BACKGROUND

The project site is vacant and consists of 4 parcels totaling 8.3 acres. The site is relatively flat and consists of disturbed vegetation. There is a concrete trough with a concrete slab on the southwest portion of the project site. Historical aerials indicate that the property was used for agricultural purposes in the past. The project is surrounded by vacant land to the north, Perris Truck Terminal (in construction) to the east that obtained City Council approval of the same rezone request on October 26, 2021, by the same owner/operator, a detention basin to the west for the Home Depot warehouse, and an Amazon warehouse building to the south.

PROJECT DESCRIPTION

The applicant is requesting approval of an amendment to the Perris Valley Commerce Center Specific Plan (PVCC SP) to rezone 8.3-acres of Business Park Office (BPO) Zone to Light Industrial (LI) Zone, and a Conditional Use Permit (CUP) for site plan review, and establishment and operation of a truck and trailer storage facility. The truck/trailer facility includes a 720-square-foot office/guard shack consisting of two restrooms, and an office area, 201 truck/trailer spaces, 14 feet in width by 53 feet in depth, three (3) passenger vehicle parking spaces, landscaping along the perimeter of the project site, and two (2) bioswales along the easterly and westerly property lines. A 14-foot-high concrete screen wall is proposed along the Perris Boulevard and Markham Street frontages to screen trucks and trailers from public view.

As part of this project, a bus stop and shelter are proposed on Perris Boulevard, as well as a meandering sidewalk to continue the existing sidewalk pattern to the south. Furthermore, the

applicant is proposing a 30-year covenant restricting the property from being developed with a warehouse facility, which was the same condition placed on the truck terminal that is under construction to the east of the site. In addition, the applicant has offered a community contribution totaling \$489,000 to the City of Perris for purposes to be determined by the city, including but not limited to the Perris Downtown Skill Training & Job Placement Center.

In submitting the request, the applicant identified the following reasons for the proposed land use change:

- Consistency with the truck terminal approved just east of the site that obtained City Council approval on October 26, 2021, and land use consistency with the industrial zoned properties to the south (i.e., Amazon warehouse) and east (i.e., Home Depot Warehouse).
- To fulfill a need for a truck terminal for industrial operators whose operation exceed their capacity and park their trucks on the street; and
- Provide options for local independent truck drivers in Perris who have expressed a need for a truck parking facility closer to their home.

To facilitate the implementation of this trailer/truck parking facility, a Parcel Merger is recommended as a condition of approval to merge the existing 4 parcels into a single 8.3-acre parcel.

Operational Characteristics

The proposed facility will provide storage for semi-trucks and trailers serving local warehousing and logistics operations as well as private independent trucking operators. Typical operational characteristics include: 1) owners/operators will pick up trailers with their semi-trucks; 2) owners/operators will drive their personal vehicles to the site and drive off with their semi-trucks; and 3) semi-truck owner/operator will be dropped off to pick up their semi-truck, leaving the parking space vacant. The applicant indicated that the facility will operate 24 hours a day and 7 days a week. A security guard is anticipated to be on-site 24 hours a day. Security cameras and 8-foot-high automatic gates will be provided to control access to the site. Also, restroom facilities will be open 24 hours a day and 7 days a week for staff, security guards, and truck drivers.

PROJECT ANALYSIS

The table below 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
<p>Consistency with the General Plan</p> <p>Subject to the approval of the Specific Plan Amendment, the Project would be consistent with the General Plan land use designation with the following policies from the Safety and Land Use Elements:</p> <p><u>Safety Element:</u></p> <p>Policy S-6.1 – Ensure new development complies with the development requirements of the AICUZ (Air Installation Compatibility Use Zones) Land Use Compatibility Guidelines and ALUP (Airport Land Use Plan) Airport Influence Areas for March Air Reserve Base.</p> <p>Policy S-6.2 – Effectively coordinate with March Air Reserve Base, and the March Inland Port Airport Authority on development within its influence areas.</p> <p><u>Land Use Element:</u></p> <p>Policy II - New development consistent with infrastructure capacity and municipal services capabilities.</p> <p>Policy III.A - Commerce and industry to provide jobs for residents at all economic levels to accommodate diversity in the local economy. The proposed truck and trailer storage facility would produce jobs within the vicinity of the area.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Consistency with the Perris Valley Commerce Center (PVCC) Specific Plan</p> <p>Subject to the approval of the Specific Plan Amendment, the Project would be consistent with the Light Industrial (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.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Consistency with the March Air Reserve Base/Inland Port Airport</p> <p>The proposed Project area is located within Zone D (other Airport Environs) of the March Air Reserve Base/Inland Port Airport Influence Area, which has no development restrictions subject to a deed notice and disclosure of an aviation easement and notice of "airport in the vicinity" to future property owners.</p> <p>Also, on February 9, 2022, the Riverside County Airport Land Use Commission (ALUC) determined the Project is "Consistent" with the 2014 March Air Reserve Base Land Use Compatibility Plan (MARB ALUCP).</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

COMPLIANCE WITH APPLICABLE DEVELOPMENT STANDARDS

The table below summarizes compliance with the Light Industrial (LI) Zone of the PVCC SP subject to the approval of the land use change, 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		.02 percent	<input checked="" type="checkbox"/>	<input type="checkbox"/>
FAR (Floor Area Ratio)	0.75		0.2	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Maximum Building Height	50 feet		20 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Setbacks	Front Setback:	10 feet	78 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Markham Street				
	Street Side Yard:				
	Perris Blvd (west)	15 feet	412.5 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Interior Side (east)	0 feet	162.5 feet		
	Rear Yard (north)		494 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Maximum Landscape Coverage	12 percent		12 percent	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Parking Standards Chapter 19.69 – Parking Development Standards					
Use	Standard	Required	Proposed	Consistent	Inconsistent
720-square-foot Office	1 space for 300 square feet	3 spaces	3 spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>

COMPLIANCE WITH OTHER APPLICABLE REQUIREMENTS

- **Building Elevations/Architecture**

The proposed office/guard shack utilizes varying colors and materials to distinguish the building's base, body, and cap, as required by the PVCC SP. The building proposes anodized aluminum storefront windows, stucco (Fleur De Sel color), and stone wainscot

extending 4.5 feet from the base of the building. Metal awnings are also proposed to define the main entrance and building fenestrations. The shed rooftop will include a standing seam metal roof material (Charcoal Gray color). Overall, the building is compatible with the truck and trailer storage project to the east and the PVCC SP architectural standards for small office buildings.

- **Fencing, Lighting, and Security**

A combination of decorative screen walls and fencing is proposed for screening, privacy, noise control, and security. A 14-foot-high decorative concrete wall with intermittent pilasters will screen the truck and trailer storage facility from Perris Boulevard and Markham Street. In addition, a line-of-sight study was completed demonstrating that the 14-foot-tall wall will adequately screen the truck and trailer storage facility from public view and comply with the screening requirements of the PVCC Specific Plan. To further reduce any potential views of the trailers and semi-trucks, a condition of approval is recommended requiring a 14-foot-high wall along the north property line for a 50-foot segment extending from the front wall to the rear of the site. A 10-foot-high wall is proposed for the remainder of the site along the north side. The existing 10-foot-high fence along the east property line will be protected in place. Automatic gates will be provided at the project entrance to secure the site. Also, LED security lighting is provided throughout the truck/trailer parking area to illuminate the site during nighttime operations. Security will be provided by a combination of an on-site security guard and video cameras.

- **Landscaping**

The proposed conceptual landscape plan has been designed to provide adequate plant materials along the street frontages in front of the screen walls, the interior perimeter of the site, and adjacent to the building. The proposed on-site landscaping area totals approximately 43,789 square feet, or approximately 12% of the site. As proposed, the conceptual landscaping is in compliance with the landscape requirements of the PVCC Specific Plan.

- **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, Redlands Avenue, and Markham Street as depicted in the exhibit below.



Truck access to and from Ramona Expressway and Perris Boulevard is prohibited. The project will have one access point on Markham Street, which will be utilized by all passenger vehicles, and semi-trucks. The proposed access gates are set back approximately 122.5 feet from Markham Street to allow queuing of trucks/trailers prior to entering the parking facility.

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 (NOI) to adopt a Mitigated Negative Declaration (NOI) was published with a 30-day public review period starting on April 7, 2023, and ending on May 8, 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 2388 has been available for public review at the Development Services public counter and on the City's website.

During the thirty-day comment period, the City received three (3) comment letters from Riverside County Flood Control and Water Conservation District, Eastern Municipal Water District (EMWD), and Riverside Transit Agency (RTA). The Riverside County Flood Control and EMWD letters were informational in nature and did not trigger any changes to the project or the completed environmental review. Also, RTA stated that they had no comments for the project.

The comment letters and Responses to Comments are included under Exhibit E. None of the comments or responses constituted "significant new information" or met any of the conditions in Section 15088.5 of the State CEQA Guidelines that would require recirculation of the IS/MND.

PUBLIC HEARING NOTICE:

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

RECOMMENDATION:

Adopt Resolution No. 23-16 recommending that the City Council adopt the Mitigated Negative Declaration No. 2388 and the Mitigation Monitoring and Reporting Program; and approve Specific Plan Amendment (SPA) 22-05173 and Conditional Use Permit (CUP) 22-05172 to facilitate the construction and operation of a truck and trailer storage facility, based on the findings and 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 23-16 with Conditions of Approval (Planning, Engineering, Public Works, Building & Safety) and the Mitigation Monitoring and Reporting Program
- B. Aerial Map
- C. Existing and Proposed PVCC Specific Plan Maps
- D. Project Plans (Site Plan, Floor Plan, Building Elevations, Fence/Wall Plan, and Conceptual Landscape Plan)
- E. Comment Letters/ Responses to Comments
- F. Initial Study/MND, and Associated Technical Studies

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

http://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-fore/366#docan1206_1313_479

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

Attachment 8

Mitigated Negative Declaration, Associated Studies, Responses to Comments, and MMRP – *Due to the size of the document, the file is available online at:*

https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-366#docan1206_1313_479

Attachment 9

Applicant's Letter - Dated June 26, 2023

MARKHAM STREET PARTNERS, LLC

July 6, 2023

City of Perris
Planning Department
101 N. D Street
Perris, CA 92570

Subject: Specific Plan Amendment (SPA) 22-05173 and Conditional Use Permit (CUP) 22-05172 (APNs: 302-110-021 to -024)

To Whom It May Concern:

Markham Street Partners (the "Applicant") submitted a Specific Plan Amendment (SPA) 22-05173 and Conditional Use Permit (CUP) 22-05172 to: 1) amend 8.3 acres at the northeast corner of Markham Street and Perris Boulevard from Business Park Office (BPO) to Light Industrial (LI) Zone within the Perris Valley Commerce Center Specific Plan (PVCC SP); and 2) to facilitate a Conditional Use Permit to establish and operate a truck and trailer storage facility (APNs: 302-110-021 to -024).

The Planning Commission included the following five reasons for recommending denial of the proposed development:

- Requested additional landscaping, and a landscape feature at the corner of Perris Blvd & Markham Street
- Requested shading for EV truck spaces
- Noted concern for truck maneuverability or turning radius inside the entrance of the site
- Not in favor of changing BPO to LI to accommodate Truck Terminals on Perris Blvd
- Noted concern for trucks exiting Markham Street westbound, turning onto Perris Blvd

LANDSCAPING – The Planning Commission has expressed a desire for increased landscaping, including a feature at the corner of Perris Blvd and Markham Street.

In response, the Applicant has moved the wall along Perris Blvd approximately seven feet (7') east, in order to provide additional landscaping along Perris Blvd.

In addition, the Applicant redesigned the wall at the corner of Perris Blvd & Markham Street to enhance landscaping and add a decorative feature. The Applicant would accept Council direction on desired decorative feature, if provided.

Furthermore, the project's landscaping has now been increased from 12% to approximately 15%.

SHADING FOR EV TRUCK SPACES – The Planning Commission has expressed concern for the welfare of drivers while parked during charging, for example, in summer months.

In response, the Applicant has committed to providing shading in the future, when EV charging stations are installed.

TRUCK MANEUVERABILITY – The Planning Commission has expressed concern regarding truck turning radius inside the entrance of the site.

In response, the Applicant has redesigned the site to increase truck maneuverability by approximately 60%, from 51 feet, to 81 feet (see Site Plan).

BPO TO LI ON PERRIS BLVD – The Planning Commission is not in favor of changing BPO to LI along Perris Blvd, and is not in favor of Truck Terminals along Perris Blvd.

The Applicant understands the City's desire to maintain BPO along Perris Blvd. This, however, would require a driveway on Perris Blvd. The only driveway alternative on this long, narrow parcel would be on Markham Street, near the intersection with Perris Blvd, which is not feasible for traffic safety reasons.

Since it is not practical to maintain this long, narrow lot as BPO with no driveway options, the best use is as proposed, including the parcel in the larger LI development, with no driveways on Perris Blvd or near the intersection with Markham Street.

With all the site plan revisions, the parcel under consideration now has 24% dedicated to landscaping, which is far in excess of typical City standards.

TRUCKS EXISTING WESTBOUND ON MARKHAM – The Planning Commission expressed concerns with trucks exiting Markham Street westbound, and turning left to Perris Blvd.

In response, the Applicant will provide signage throughout the property that indicates no truck traffic permitted on Perris Blvd. In addition, the Applicant is willing to add lane channelizers to prevent left-hand turns from Markham Street onto Perris Blvd.

CONCLUSION – City Planning Staff made the appropriate findings for approval of the development. The Planning Commission did not receive any public comments in opposition to the development. Any concerns raised by the Planning Commission itself have been addressed by the Applicant.

The proposed development is consistent with land use rezone and land use approvals for property to the east and south. It also fulfills a need for industrial operators who, when business exceeds capacity, are forced to use city streets for overflow truck parking. The project additionally provides options for local, independent truck drivers in Perris who have expressed a need for truck parking facilities closer to home.

Additional benefits that this development provides to the City:

- The project location is surrounded by industrial warehouses. Thus, the development promotes keeping truck traffic local, and away from other parts of the city.
- This project will prevent another warehouse from being built at the site, as the Applicant has committed to a 30-year deed restriction on warehouse construction.
- The Applicant would commit approximately \$500,000 in funding for the City Occupation Development Center.

For reasons outlined above, Markham Street Partners respectfully requests the City Council review and approve the proposed land use change. I remain at the Council's disposal for any additional questions or concerns, and thank the Council in advance for the consideration.

Sincerely,

Bobby Nassir
Managing Member

Cc: Kenneth Phung – Director of Development Services
Nathan Perez – City of Perris Planning Department

Attachment 10

Emailed Letter in Support - Dated June 6,
2023

From: [Adriana Mitchell](#)
To: [Nathan Perez](#); [Bobby Nassir](#)
Subject: Public Hearing for Truck Terminal on Markham
Date: Tuesday, June 6, 2023 10:23:50 AM

Dear Mr. Perez,

Per your Public Hearing Notice, notifying residents and owners of properties surrounding the proposed truck terminal applicant, Bobby Nassir, I would like to say the following:

Two years ago, Mr. Nassir had introduced himself and provided us with his plans of a truck terminal he would like to put in the 9 acres, he purchased behind my mother's home. He listened to our concerns regarding noise, and pollutants, air and ground. He reassured us that most of the trucks were all electric and would not violate our concerns. Also, there would be lights at night in the terminal providing security to his and her areas.

When building his cinder block fence, Mr. Nassir was careful not to encroach on our property, that borders his. He was in contact with us and his crew to ascertain this.

I believe he will be a good neighbor, providing jobs, a clean environment and landscaping to the Perris community.

Sincerely,

Adriana Mitchell/Ines Siedloczek
115 E. Nance St.
Perris, CA 92571