



# CITY OF PERRIS

## CITY COUNCIL

### AGENDA SUBMITTAL

11.B.

- MEETING DATE:** September 12, 2023
- SUBJECT:** Specific Plan Amendment 19-05287 and Development Plan Review 19-00012 – *Continued from the August 29, 2023 meeting.* A proposal to rezone 15.6 acres from Commercial Zone to Light Industrial Zone to facilitate the development of a 347,918 square-foot industrial building located at the southwest corner of Ramona Expressway and Perris Boulevard. Applicant: PR Partners, LLC.
- REQUESTED ACTION:** Adopt Resolution (*next in order*) to deny SPA 19-05287 and DPR 19-00012 for the proposed rezone of 15.6 acres from Commercial Zone to Light Industrial Zone to facilitate the development of a 347,918 square foot industrial building located at the southwest corner of Ramona Expressway and Perris Boulevard;
- Or
- Adopt Resolution (*next in order*) certifying the Environmental Impact Report (SCH: 2021050021); adopting the Mitigation Monitoring and Reporting Program, the Findings of Fact; and approving Alternative 2 for Development Plan Review 19-00012 to facilitate the construction of a smaller industrial building totaling 304,572 square feet on 13.6 acres and a commercial development totaling 6,960 square feet on the remainder 2 acres, based on the findings and the Conditions of Approval; and
- Introduce the First Reading of the Ordinance (*next in order*) approving Specific Plan Amendment 19-05287 to change the zone of 13.6 acres of a 15.6-acre site from the Commercial (C) Zone to Light Industrial (LI) Zone within the Perris Valley Commerce Center Specific Plan (PVCCSP) and making the necessary findings in support thereof.
- CONTACT:** Kenneth Phung, Director of Development Services
- 

#### BACKGROUND:

At the City Council meeting on August 29, 2023, the Council voted 5-0 to continue the PR Partners industrial project to allow staff and the applicant additional time to address technical matters related to the project.

The City Council initially heard this project at the July 26, 2022, and voted 5-0 to continue the proposal to amend 15.6 acres located on the south side of Ramona Expressway between Indian

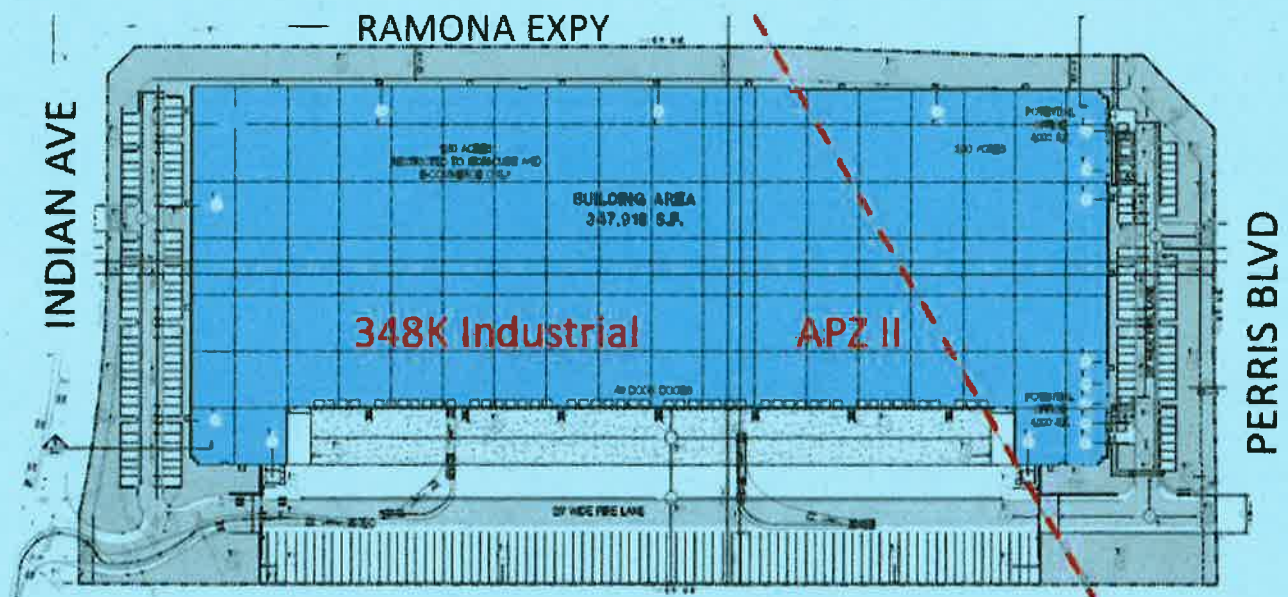
Avenue and Perris Boulevard from Commercial (C) Zone to Light Industrial (LI) Zone to facilitate the development of a 347,918 square foot industrial building to an off-calendar date at the request of the applicant; during the City Council deliberation.

The applicant requested the continuance to work through concerns expressed by the Council, which were also communicated by the Planning Commission during their May 18, 2022, meeting, as summarized below:

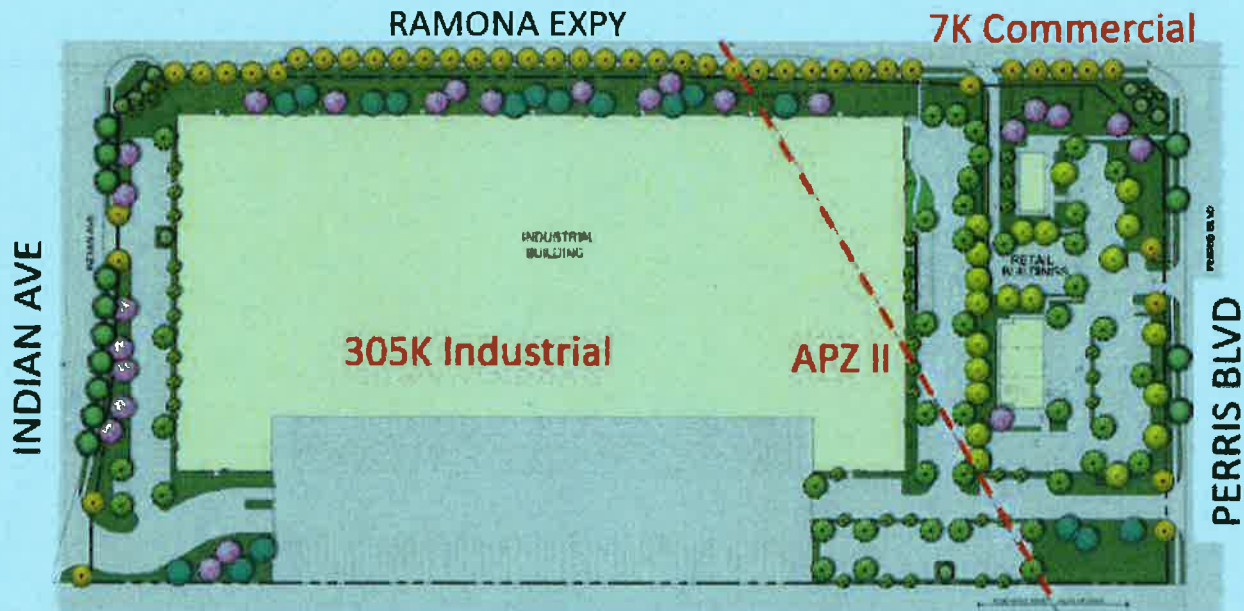
- The industrial warehouse project would not be appropriate for the project site, as the vision for the intersection of Perris Boulevard and Ramona Expressway is for a commercial corridor,
- The Alternative 2 Conceptual Site Plan, analyzed in the EIR, containing a commercial component along the Perris Boulevard frontage and an industrial component behind it with frontage on Ramona Expressway, provides balanced land uses consistent with the vision of the PVCCSP and surrounding development pattern.
- Revisions to the project for consistency with Alternative 2 would be subject to a recommended condition of approval requiring the construction of at least a portion of the commercial component to be fully operational prior to issuance of a certificate of occupancy for the industrial component of the project.

The exhibit below and on the following page illustrates the proposed changes that have been made between the proposal previously presented to the City Council and the newly developed layout for the Alternative 2 project, which now includes the architecture for the commercial center at the southwest corner of Ramona Expressway and Perris Boulevard.

### Original Applicant Proposed Site Plan



## Applicant Revised Proposed Alternative 2 Site Plan



An Alternative 2 site layout was presented before the Planning Commission (PC) with land set-aside for the commercial area, and the PC voiced support for Alternative 2 proposal as approximately 2/3 of the site is within the Accident Potential Zone II Zone of the March Air Reserve runway, which would not have permitted traditional commercial retail uses such as restaurants within this area. However, the applicant requested to not present Alternative 2 as an approval consideration for Council, but instead only present an approval or denial recommendation for the exclusively industrial project. But in consideration of the City Council comments and discussion during deliberations at the Council meeting on July 26, 2022, the applicant has now prepared the site plan for the commercial area and architecture to reflect Alternative 2 as the preferred proposed project for Council consideration.

### *Public Comments at the July 26, 2022 Council Meeting*

At the meeting, a total of seven (7) members of the Laborers' International Union of North America (LIUNA) and Southwest Carpenters Union spoke in support of the project, as the development would allow them to work closer to home.

A total of five (5) people spoke in opposition to the project; three (3) of them were from the Center for Community Action and Environmental Justice, and two (2) were Perris residents; they expressed concerns with the reduction of commercially zoned properties and emphasized that warehouses should be developed in industrially zoned areas.

### **PROJECT DESCRIPTION:**

Since the July 26, 2022, Council hearing, the applicant has revised the project to include two acres of the 15.6-acre project site for commercial development containing 6,960 square feet of commercial buildings along the Ramona Expressway/Perris Boulevard/Indian Avenue frontages and 13.6 acres for the proposed industrial building, which resulted in an area reduction of the industrial building from 347,918 square feet to 304,572 square feet.

With the reduction to the industrial building's square footage, the applicant has adjusted their community benefit contribution previously from \$1,000,000 to \$915,000 for park and open space projects. Also, the project will still include a condition requiring off-site tree planting outside of the project area or payment of an equivalent in-lieu fee, in addition to being conditioned to provide an enhanced signage monumentation with landscaping at the southwest corner of Ramona Expressway and Perris Boulevard for the new commercial area, as the intersection is a prominent commercial corridor in the City of Perris. And as previously stated, there is now a condition of approval requiring the construction of at least one retail building within the commercial component of the project and that the commercial use be fully operational prior to issuance of a certificate of occupancy for the industrial component of the project.

The following changes are also included in the overall project revisions:

#### *Industrial Development*

For the industrial development, the passenger vehicle parking increased from 128 to 151 spaces. The truck parking decreased from 82 to 61 spaces. The number of dock doors decreased from 49 to 38 docks. The landscape coverage decreased from 16.2 % to 16%. The interior office space increased from 8,000 to 20,000 square feet.

#### *Commercial Development*

For the commercial development, two commercial buildings are proposed consisting of a 2,010 square foot single-tenant fast food restaurant and a 4,950 square foot three-tenant retail/food commercial building. A total of 76 passenger vehicle parking spaces are provided with 16% landscaping coverage. The applicant has agreed to the construction of at least one commercial building and to have the commercial use fully operational prior to the issuance of a certificate of occupancy for the industrial building.

#### *Site Circulation*

The site has been designed to provide five points of access. On Indian Avenue, the southern driveway will provide full turning access for truck traffic only to the industrial component of the site, and the northern driveway will provide right-in/right-out access for passenger vehicles only to the industrial component of the site.

On Ramona Expressway, one driveway is proposed, restricted to right-in-only access for passenger vehicles to the commercial component of the site. The right turn lane will need to be extended approximately 70 feet to the west to allow for additional deceleration.

On Perris Boulevard, the northern driveway will provide right-in/right-out access for passenger vehicles only to the commercial component of the site, and the southern driveway will provide right-in/right-out access for passenger vehicles only to the industrial component of the site.

### **FINAL ENVIRONMENTAL IMPACT REPORT:**

An Environmental Impact Report (EIR) has been completed in accordance with the California Environmental Quality Act (CEQA) requirements (Attachment 10). The EIR concludes that all impacts have been identified as less than significant or have been reduced to below the level of significance with implementation of mitigation measures.

Following the July 26, 2022, continuation of the project by the City Council, the project has been revised to pursue EIR Alternative 2 – Lower Intensity Industrial, which analyzed a smaller industrial site on 13.6 acres, located at the southeast corner of Ramona Expressway and Indian Avenue, and a commercial site on 2 acres, located at the southwest corner of Ramona Expressway and Perris Boulevard. Memorandums have been prepared analyzing the revised project impacts to Air Quality, Greenhouse Gas Emissions, Energy, Health Risk Assessment, Noise, and Traffic and Vehicle Miles Travelled (VMT) and were found not to have greater impacts than what was in the EIR Alternative 2 – Lower Intensity Industrial. No additional comments have been received since the notification of the updated CEQA document.

The commercial development on 2 acres of the project site is predicated on the boundaries of the MARB/Inland Port Airport Land Use Compatibility Plan zones (MARB/IPA LUCP), where approximately 75 % of the project site, proposed to be developed with the industrial building, is zoned B1-APZ II and the remainder 25% of the project site, proposed to be developed with commercial uses, is zoned C1. The B1-APZ II Zone prohibits residential uses, children's schools and daycare centers, libraries, hospitals and congregate care facilities, hotels and motels, restaurants, and places of assembly, and limits the number of people per acre to an average of 50 and no more than 100. The C1 Zone allows 3 dwelling units per acre, prohibits children's schools and daycare centers, libraries, hospitals and congregate care facilities, hotels and motels, and places of assembly, and limits the number of people to an average of 100 and no more than 250. As proposed, on January 12, 2023, the project was deemed to be consistent with the MARB/IPA LUCP by the Riverside Airport Land Use Commission.

The revised project site plan is similar to the development characteristics of Alternative 2, analyzed in the EIR, except it does not propose a vehicle fuel station and instead proposes commercial uses. The additional information provided in the Memorandum and the supporting technical analyses concludes that the potential environmental impacts of the revised project site plan would be similar to or less than those identified for the Lower Intensity Industrial Alternative 2 in the DEIR and similar to those of the original proposed project evaluated in the DEIR.

In the event fast-food drive-through restaurants are proposed, the air quality, greenhouse gas, noise, and traffic technical studies prepared for the proposed revised site plan include a “worst case analysis” for future double drive-throughs for two fast-food restaurant uses. Therefore, additional studies would not be needed for these businesses if proposed but would be subject to the granting of a Conditional Use Permit.

#### **RECOMMENDATION:**

Section 19.54.010(1) of the Municipal Code authorizes the Planning Commission to review and recommend to the City Council approval or denial of proposed requests for zone change. The Planning Commission determined that the Project, as originally proposed, did not adequately address the Commission's issues of concern and recommended denial of the Project. Therefore, per the Planning Commission's action, Staff is carrying forth the Planning Commission's recommendations that the City Council adopt Resolution (next in order) to not certify the EIR (SCH: 2021050021) for the 347,918 square foot industrial building located at the southwest corner of Ramona Expressway and Perris Boulevard.

However, since the applicant has modified the proposed project to address the notable concerns expressed by the City Council and Planning Commission, if the Council wishes to approve the revised Project there is an Alternate Resolution (next in order) certifying the EIR, adopting the

Mitigation Monitoring and Reporting Program and Findings of Fact, and approving Alternative 2 for Development Plan Review 19-00012; and introduce the first reading of the Ordinance (next in order) approving Specific Plan Amendment 19-05287 to facilitate the construction of a smaller industrial building totaling 304,572 square feet on 13.6 acres and a commercial development totaling 6,960 square feet on the remainder 2 acres, based on the findings and the Conditions of Approval.

---

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

---

Prepared by: Chantal Power, AICP, Contract Planner  
Reviewed by: Patricia Brenes, Planning Manager

**REVIEWED BY:**

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

Assistant City Manager MB

Deputy City Manager ER

**Attachments:**

1. Resolution Number (*next in order*) denying the SPA 19-05287 and DPR 19-00012
2. Resolution Number (*next in order*) certifying the EIR, adopting the Mitigation Monitoring and Reporting Program, and the Findings of Fact; and approving the Alternative 2 Project and Revised Conditions of Approval (Planning, Engineering, Public Works, Community Services, and Building & Safety)  
*Due to the size of the environmental documents, they are available online at:*  
[https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-269#docan1206\\_1313\\_479](https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-269#docan1206_1313_479)
3. Ordinance Number (*next in order*) Approving Specific Plan Amendment 19-05287
4. Vicinity / Aerial Map
5. PVCCSP Existing and Proposed Land Use Plan
6. MARB/ IPA ALUC Map
7. Project Plans (Site Plan, Floor Plan, Building Elevations, Conceptual Landscape Plans, and Sight Line Studies)
8. Planning Commission Report Without Exhibits - Dated May 18, 2022  
*Due to the size of the documents, only the staff report is included as a hard copy. The entire staff report packet is available online at:*  
[https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-269#docan1206\\_1313\\_479](https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-269#docan1206_1313_479)
9. City Council Agenda Packet - Dated July 26, 2022  
*Due to the size of the files, the documents are available online at:*

[https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-269#docan1206\\_1313\\_479](https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-269#docan1206_1313_479)

10. City Council Agenda Report – Dated August 29, 2023 (continuance request to September 12, 2023)

11. Final Environmental Impact Report (including DEIR)

*Due to the size of the files, the documents are available online at:*

[https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-269#docan1206\\_1313\\_479](https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-269#docan1206_1313_479)

Consent:

Public Hearing: X

Business Item:

Presentation:

Other:

# ATTACHMENT 1

Resolution Number (*next in order*) Denying  
SPA 19-05287 and DPR 19-00012



**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 19-05287 AND DEVELOPMENT PLAN REVIEW 19-00012 FOR THE PROPOSED REZONING OF 15.6 ACRES FROM COMMERCIAL TO LIGHT INDUSTRIAL TO FACILITATE THE DEVELOPMENT OF A 347,918 SQUARE FOOT INDUSTRIAL BUILDING LOCATED AT THE SOUTH SIDE OF RAMONA EXPRESSWAY BETWEEN INDIAN AVENUE AND PERRIS BOULEVARD, SUBJECT TO THE FINDINGS CONTAINED HEREIN.**

**WHEREAS**, the Ramona, Perris and Indian Industrial Development Project (“Project”) is a proposal to rezone 15.6 acres from Commercial Zone to Light Industrial Zone to facilitate the development of a 347,918 square-foot industrial building located at the south side of Ramona Expressway between Indian Avenue and Perris Boulevard; and

**WHEREAS**, applications for Specific Plan Amendment 19-05287, and Development Plan Review 19-00012 (collectively, the “Project”) were submitted to amend the Perris Valley Commerce Center (“PVCC”) Specific Plan from Commercial (“C”) to Light Industrial (“LI”) to facilitate the development of a non-refrigerated industrial development; and

**WHEREAS**, the proposed applications collectively are considered a “project” as defined by the California Environmental Quality Act (“CEQA”), and the Ramona, Perris and Indian Industrial Development is the project title; and

**WHEREAS**, the Planning Commission conducted a duly noticed regular public hearing on May 18, 2022 regarding the Project, and recommended denial of the Project 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; and made the following findings in support of the denial:

The Planning Commission found that SPA 19-05287 did not satisfy the requirements of Perris Municipal Code Section 19.54.040(b) pertaining to the findings required by Perris Municipal Code Section 19.54.040(b)(1) as follows:

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

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

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

**WHEREAS**, on July 26, 2022, the City Council conducted a duly noticed public hearing on the project, and continued the project for revisions related to the retention of approximately 2 acres for commercial use on the southwest corner of Ramona Expressway and Perris Boulevard; and

**WHEREAS**, on September 12, 2023, the City Council conducted a duly noticed public hearing on the project, which includes, without limitation, consideration of oral and written testimony from the public and materials in the agenda report, attachments/exhibits thereto, and accompanying documents for the Environmental Impact Report (State Clearinghouse No. 2021050021), Specific Plan Amendment 19-05287, and Development Plan Review 19-00012; 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 public hearings; and

**WHEREAS**, pursuant to California Environmental Quality Act (Public Resources Code Section 21000, et seq. (“CEQA”)), Pub. Res. Code Sec. 21080(b)(5) and the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000, et seq.) Section 15270, a project that is denied or rejected is exempt from the requirements of CEQA; and

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

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

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

**Section 2.** Based on the forgoing and substantial evidence presented to the City Council at the public hearing for this Project, including, but not limited to, the information contained in the agenda submittal and supporting exhibits and all oral and written presentations and testimony made by City staff and members of the public at the public hearing on August 29, 2023, the City Council hereby finds the following:

**A. Specific Plan Amendment 19-05287**

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

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

*The SPA 19-05287 is not consistent with the General Plan Land Use Map, which designated the entire project site for commercial uses. Although the project proposes to retain the portion of the site fronting Perris Boulevard for commercial use, the project requires a Specific Plan Amendment to rezone of the remaining portion of the site because the proposed land use is not consistent with the PVCCSP or General Plan. Additionally, the SPA 19-05287 must be consistent with the PVCCSP Vision and Objectives. Thus, SPA 19-05287 is inconsistent with the following PVCCSP Vision and Objectives:*

- Ensure a balance of land uses that maintain and enhance the City’s fiscal viability, economic diversity and environmental integrity.

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

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

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

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

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

**B. Development Plan Review 19-00012**

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

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

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

- Ensure a balance of land uses that maintain and enhance the City's fiscal viability, economic diversity and environmental integrity.

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

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

**Section 3.** Based upon the forgoing and all oral and written testimony and presentations made by members of the public and City staff (including, but not limited to, the agenda submittal and its exhibits) at the public hearing on July 26, 2021, the City Council hereby denies Specific Plan Amendment 19-05287 and Development Plan Review 19-00012.

**Section 4.** 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 5.** The Mayor shall sign this Resolution and the City Clerk shall certify to the adoption of this Resolution.

**ADOPTED, SIGNED and APPROVED this 12<sup>th</sup> day of September, 2023.**

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

ATTEST:

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

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

I, **Nancy Salazar**, CITY CLERK OF THE CITY OF PERRIS, CALIFORNIA, DO HEREBY CERTIFY that the foregoing Resolution Number (*next in order*) was duly and regularly adopted by the City Council of the City of Perris at a regular meeting held on the 12<sup>th</sup> day of September 2023, by the following called vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

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

## ATTACHMENT 2

Resolution Number (*next in order*) Certifying the EIR, Adopting the Mitigation Monitoring and Reporting Program, and the Findings of Fact; and Approving th Alternative 2 Project and Revised Conditions of Approval

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

*Due to the size of the documents, only the staff report is included as a hard copy. The entire staff report packet is available online at:*

[https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-269#docan1206\\_1313\\_479](https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-269#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, CERTIFYING AND ADOPTING THE ENVIRONMENTAL IMPACT REPORT (STATE CLEARINGHOUSE #2021050021), AND THE MITIGATION MONITORING AND REPORTING PROGRAM, AND APPROVING DEVELOPMENT PLAN REVIEW 19-00012 TO FACILITATE THE DEVELOPMENT OF A 304,572 SQUARE FOOT NON-REFRIGERATED INDUSTRIAL WAREHOUSE ON 13.66 ACRES AND, BASED UPON FINDINGS HEREIN AND SUBJECT TO THE CONDITIONS OF APPROVAL AND THE MITIGATION MONITORING AND REPORTING PROGRAM.**

**WHEREAS**, the applicant, Lars Anderson with PR Partners, LLC., proposes to amend the Perris Valley Commerce Center Specific Plan (“PVCCSP”) to change the zoning designation from Commercial (C) to Light Industrial (LI) and construct the Ramona, Perris and Indian Industrial Development Project, which is a 304,572 sq. ft. non-refrigerated industrial/warehouse buildings along with the required improvements on a 13.66-acre site located on the south side of Ramona Expressway between Indian Avenue and Perris Boulevard; and

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

**WHEREAS**, the proposed SPA 19-05287 and DPR 19-00012 are considered a “project” as defined by the California Environmental Quality Act (“CEQA”); and

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

**WHEREAS**, the City, as lead agency, determined that an Environmental Impact Report (“EIR”) should be prepared pursuant to CEQA in order to analyze all potentially significant adverse environmental impacts of the Project, which includes, without limitation, DPR 19-00012 and SPA 19-05287; and

**WHEREAS**, between December 21, 2021 and February 7, 2022, the Draft Environmental Impact Report (EIR) was made available for public review and comment during a state-mandated 45-day public review period; and

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

**WHEREAS**, the Planning Commission conducted a duly noticed regular public hearing on May 18, 2022 regarding the Project, and recommended denial of the Project 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; and made the following findings in support of the denial:

The Planning Commission found that SPA 19-05287 did not satisfy the requirements of Perris Municipal Code Section 19.54.040(b) pertaining to the findings required by Perris Municipal Code Section 19.54.040(b)(1) as follows:

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

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

- Ensure a balance of land uses that maintain and enhance the City’s fiscal viability, economic diversity and environmental integrity.

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

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

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

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

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

**WHEREAS**, on July 26, 2022, the City Council conducted a duly noticed public hearing on the Project, and continued the project for revisions related to the retention of approximately 2 acres for commercial use on the southwest corner of Ramona Expressway and Perris Boulevard; and

**WHEREAS**, on August 29, 2023, the City Council conducted a duly noticed



public hearing on the Project, and continued the project at the applicant's request to address late comment letters received by the City regarding this Project; and

**WHEREAS**, on September 12, 2023, the City Council conducted a duly noticed public hearing on the Project, which includes, without limitation, consideration of oral and written testimony from the public and materials in the agenda report, attachments/exhibits thereto, and accompanying documents for the Environmental Impact Report (State Clearinghouse No. 2021050021), Specific Plan Amendment 19-05287, and Development Plan Review 19-00012; 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, including the Environmental Impact Report (State Clearinghouse No. 2021050021) and all oral and written evidence presented to the City during all Project meetings and hearings; and

**WHEREAS**, the City Council's certification of the Environmental Impact Report (State Clearinghouse No. 2021050021) 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, BE IT RESOLVED** by the City Council of the City of Perris, as follows:

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

**Section 2.** Based on the forgoing, the information contained in the agenda submittal and supporting attachments/exhibits and all oral and written presentations and testimony made by City staff and members of the public at the public hearing on September 12, 2023, the Environmental Impact Report (State Clearinghouse No. 2021050021) ("EIR") prepared for the Project (including all comments received), substantial evidence in light of the whole record, and in accordance with the City of Perris ("City") guidelines for implementing the CEQA, the City Council hereby determines pursuant to Section 15090 of the CEQA Guidelines that the final EIR was completed in compliance with CEQA, was presented to the decision-making body of the lead agency, and that the decision-making body reviewed and considered the information contained in the final EIR prior to approving the Project, and the final EIR reflects the lead agency's independent judgment and analysis. In connection therewith and based upon the forgoing, the City Council finds as follows:

- A. No significant environmental effects would occur that could not be mitigated to a less than significant level; and
- B. A Mitigation Monitoring and Reporting Program was prepared to avoid or substantially lessen significant environmental effects of the Project; and
- C. The lead agency has identified the Planning Division as the custodian of the Mitigation Monitoring and Reporting Program; and
- D. A Statement of Overriding Considerations was not prepared for the final EIR as there were no significant and unavoidable impacts identified in connection with the Project.

**Section 3.** Based on the forgoing, the information contained on the agenda submittal and supporting attachments/exhibits and all oral and written presentations and testimony made by City staff and members of the public at the public hearing on September 12, 2023, the City Council further finds the following regarding Development Plan Review 19-00012:

**Development Plan Review 19-00012**

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

The Project is located in Planning Area Three of the General Plan Land Use Element. Though Planning Area Three is subtitled: Agricultural Preserve Area, the purpose statement of Planning Area Three indicates that the transition of this area from agricultural to commercial and industrial uses should be encouraged to "enhance the economy of the City", due to the proximity to the I-215 freeway, and several distribution centers in the surrounding area. Additionally, there are no lands within the City boundaries designated or zoned for agricultural uses. Further, as part of the 2005 City of Perris General Plan update, it is the General Plan's policy to orderly convert agricultural lands to other approved land uses with the modernization of the City. The change of use from Commercial to Light Industrial is consistent with the General Plan purpose for this area of the Perris Valley Commerce Center Specific Plan (PVCCSP) and can be conditioned to be consistent with the PVCCSP with proposed Specific Plan Amendment (SPA 19-05287).

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

The subject site is physically suitable to accommodate the Project. The shape, size, access, and availability of utilities and services are all adequate to accommodate the proposed 304,572 square foot industrial warehouse and retention of approximately 2 acres for commercial use on the southwest corner of Ramona Expressway and Perris Boulevard. Additionally, because the site is primarily located in the Accident Potential

Zone of the March Air Reserve Base, an industrial use of this nature would ensure that the Project does not exceed the people per acre allowed in this restrictive zone of the Airport Land Use Compatibility Zone.

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

The Project site is located approximately 8,300 feet southeast of the southerly end of Runway 14-32 of the March Air Reserve Base/Inland Port Airport and is subject to its Airport Land Use Compatibility Plan (ALUCP). The Project site is within Zone B1 – APZ II (Inner Approach/Departure Zone), and Zone C1 (Primary Approach/Departure Zone) within which industrial uses of this type are not prohibited or discouraged due to safety risks. The B1 – APZII zone limits average intensity to 50 people per acre and no more than 100 people per acre, and the C1 zone limits average intensity to 100 people per acre, and no more than 250 people per acre. The Project as revised has been reviewed and conditionally approved by ALUC on January 12, 2023, and would therefore not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.

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

As conditioned, the Project's proposed architecture for the warehouse meets or exceeds the design standards for the PVCCSP Light Industrial (LI) Zone, as it was designed to provide architectural elements mimicking commercial frontage. The Project proposes an architecturally enhanced building with varying roofline heights, steel canopy awnings, glazed glass building elements along street facing elevation at consistent intervals to mimic a commercial facade. Finishes on the exterior of the building include wood cement board siding, concrete panels, blue glazed spandrel and vision glass, and paint in shades of white and grey concrete walls. Additionally, 2 acres on the southwest corner have been retained for commercial use, which will be approved separately under a Conditional Use Permit application.

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

Good quality landscaping is provided throughout the Project site, including street trees along Ramona Expressway, Indian Avenue, 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. Approximately 16% of the Project site will be landscaped which exceeds the 12% coverage required in the PVCCSP.

- F. The safeguards necessary to protect the public health, safety and general welfare have been required for the proposed project.*

An Environmental Impact Report (State Clearinghouse No. 2021050021), memorandums related to the pursual of EIR Alternative 2 – Lower Intensity Industrial, Findings of Fact, and Mitigation Monitoring and Reporting Program (“MMRP”) have been prepared for the purpose of mitigating any potential impacts of the Project to a level that is less than significant. Rezoning the property to Light Industrial for an industrial warehouse development would not be injurious to the public health, safety and general welfare and is conditioned and mitigated to reduce any potential impacts for the proposed industrial use.

**Section 4.** Based on the forgoing, the information contained on the agenda submittal and supporting attachments/exhibits and all oral and written presentations and testimony made by City staff and members of the public at the public hearing on September 12, 2023, the City Council hereby certifies and adopts the Environmental Impact Report (State Clearinghouse No. 2021050021), Findings of Fact, and the MMRP.

**Section 5.** Based on the forgoing, the information contained on the agenda submittal and supporting attachments/exhibits and all oral and written presentations and testimony made by City staff and members of the public at the public hearing on September 12, 2023, the City Council hereby approves Development Plan Review 19-00012 subject to the Mitigation Monitoring and Reporting Program and Conditions of Approval, which are attached hereto and incorporated herein by this reference.

**Section 6.** 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 to the adoption of this Resolution.

***ADOPTED, SIGNED and APPROVED this 12<sup>th</sup> day of September, 2023.***

---

Mayor, Michael M. Vargas

ATTEST:

---

City Clerk, Nancy Salazar

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

I, **Nancy Salazar**, CITY CLERK OF THE CITY OF PERRIS, CALIFORNIA, DO HEREBY CERTIFY that the foregoing Resolution Number (*next in order*) was duly and regularly adopted by the City Council of the City of Perris at a regular meeting held on the 12th day of September 2023, by the following called vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

---

City Clerk, Nancy Salazar

**Attachments:**

1. Conditions of Approval (Planning, Engineering, Public Works, and Building & Safety)
2. Environmental Impact Report, Mitigation Monitoring and Reporting Program, and Findings of Fact  
*Due to the size of the files, the environmental documents are available online at:*  
[https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-269#docan1206\\_1313\\_479](https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-269#docan1206_1313_479)

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

**RECOMMENDED REVISED CONDITIONS OF APPROVAL**

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

**September 12, 2023**

---

**PROJECT:** Proposal to amend the Perris Valley Commerce Center Specific Plan (PVCCSP) to change the zoning designation of approximately 13.6-acres located at the southeast corner of Ramona Expressway and Indian Avenue from Commercial (C) to Light Industrial (LI) to facilitate the development of a 304,572 square foot industrial building and commercial development on the remainder 2 acres of the project site as proposed by Alternative 2 of the Project EIR. **Applicant:** PR Partners, LLC.

---

**General Requirements:**

1. **Approval Period for Development Plan Review 19-00012.** In accordance with P.M.C. Section 19.50.080, Expiration and Extension of Time, this approval shall expire three (3) years from the date of City Council approval. Within three years, the applicant shall demonstrate the beginning of substantial construction as contemplated by this approval, which shall thereafter be diligently pursued to completion, or substantial utilization. A maximum of three (3) one-year extensions may be requested. A written request for extension shall be submitted to the Planning Division at least ten (10) days prior to the initial (and any subsequent extension) expiration of the Development Plan Review.
2. **Mitigation Monitoring Program.** The project shall fully comply with all provisions of the adopted Mitigation Monitoring and Reporting Program (MMRP) for Environmental Impact Report (SCH: 2021050021). The MMRP Checklist is attached to reduce potential aesthetic, air quality and greenhouse gas, biological resources, cultural resources, energy, geology and soils, hazards and hazardous materials, noise, transportation, tribal cultural resources, and wildfire impacts, and shall be implemented in accordance with the timeline, reporting and monitoring intervals listed.
3. **City Ordinances and Business License.** The subject business shall maintain compliance with all local and City Ordinances, including but not limited to an annual fire inspection and maintenance of a City business license.
4. **Specific Plan Compliance.** The project shall conform to the standards of the Perris Valley Commerce Center Specific Plan (PVCCSP).
5. **Conformance to Approved Plans.** Development of the project site, building elevations, and conceptual landscaping shall conform substantially to the approved set of plans presented at the **September 12, 2023**, City Council meeting, or as amended by these conditions. Any deviation shall require appropriate Planning Division review and approval.
6. **Building Official/Fire Marshal.** The proposed project shall adhere to all requirements of the Building Official/Fire Marshal. The applicant shall submit a fire access and fire underground plan prior to construction drawings. Water, gas, sewer, electrical

transformers, power vaults, and separate fire/water supply lines (if applicable) must be shown on the final set of construction plans pursuant to the requirements of the Building Official. All Planning Division and Engineering Department Conditions of Approval shall be reproduced in full on construction drawings and grading plans, located immediately following the cover sheet of such plans. The applicant shall annotate each Condition on the construction plans to indicate the manner by which each condition has been satisfied (i.e., sheet and detail numbers).

7. **City Engineer's Conditions.** The project shall comply with all requirements of the City Engineer's Conditions of Approval dated August 31, 2023.
8. **Fire Department Conditions.** The project shall comply with all Conditions of Approval by the Fire Department dated April 12, 2022 consisting of the following requirements:
  - a. Prior to the to the issuance of a grading permits a fire department access plan shall be submitted to the City of Perris for review and approval. The fire department access plan shall comply with the requirements specified by the City of Perris Guideline for Fire Department Access & Water Requirements for Commercial & Residential Development, and the California Fire Code, Chapter 5.
  - b. Prior to the to the issuance of a grading permits, evidence of sufficient fire flow of 1500 GPM for 2- hours shall be provided to the City of Perris. The City of Perris Building and Fire Marshal Water Available/Fire Flow Form shall be utilized.
  - c. All required fire hydrants shall be installed and operational prior to building construction. All fire hydrants shall remain operational during construction.
  - d. All required fire hydrants shall be readily visible and immediately accessible. A clear space of not less than 3-feet shall be maintained at all times.
  - e. Prior to construction a temporary address sign shall be posted and clearly visible from the street.
  - f. The permanent building address shall be provided and either internally or externally lighted during hours of darkness. The address shall be clearly visible from the street fronting the property and comply with California Fire Code Section 505.1 for size and color.
  - g. City of Perris approval shall be obtained prior to the storage and/or use of hazardous materials as defined by the California Fire Code.
  - h. Prior to building final, the building shall be provided with a Knox Lock key box located no more than seven feet above the finished surfaced and near the main entrance door.
9. **Public Works Conditions.** The project shall comply with all Conditions of Approval by the Public Works Department dated August 31, 2023.
11. **Building Conditions:** The project shall comply with all Conditions of Approval by the Building Department dated July 6, 2020.

12. **ADA Compliance.** The project shall conform to all disabled access requirements in accordance with the State of California, Title 24, and Federal Americans with Disabilities Act (ADA).
13. **Southern California Edison.** The applicant shall contact the Southern California Edison (SCE) area service planner (951) 928-8323 to complete the required forms prior to commencement of construction.
14. **Exterior Downspouts.** Exterior downspouts are not permitted on the elevations of any building where exposed to public view. Interior downspouts are required.
15. **Screening of Roof-Mounted Equipment.** Parapet walls shall prevent public views of roof-mounted equipment.
16. **Utilities.** All utility facilities attached to buildings, including meters and utility boxes, shall be enclosed within cabinets, as appropriate, and/or painted to match the building to which they are affixed.
17. **Waste Hauling.** The developer shall use only the City-approved waste hauler for all construction and other waste disposal.
18. **Graffiti** located on site shall be removed within 48 hours. The site shall be maintained in a graffiti-free state at all times. Graffiti shall be painted over in panels and not patches. The paint used in the removal of graffiti shall match the existing color.
19. **Property Maintenance.** The project shall comply with provisions of Perris Municipal Code 7.06 regarding Landscape Maintenance, and Chapter 7.42 regarding Property Maintenance. In addition, the project shall comply with the one-year landscape maintenance schedule identified in Public Works Department Condition of Approval No. 5, dated February 10, 2021.
20. **Indemnification.** The developer/applicant shall indemnify, protect, defend, and hold harmless, the City and any agency or instrumentality thereof, and/or any of its officers, employees and agents from any and all claims, actions, or proceedings against the City, or any agency or instrumentality thereof, or any of its officers, employees and agents, to attack, set aside, void, annul, or seek monetary damages resulting from an approval of the City, or any agency or instrumentality thereof, advisory agency, appeal board or legislative body including actions approved by the voters of the City, concerning SPA 19-05287 and DPR 19-00012. The City shall promptly notify the developer/applicant of any claim, action, or proceeding for which indemnification is sought and shall further cooperate fully in the defense of the action.
21. **Fish and Game Fee.** Within three (3) days of Planning Commission approval, the applicant shall submit a check to the City Planning Division, payable to "Riverside County Clerk-Recorder" for payment of State Fish and Game filing fees and the County documentary handling fee. In accordance with Section 711.4 of the State Fish and Game Code, no project shall be operative, vested, or final until the filing fees have been paid.
22. **Preliminary Water Quality Management Plan (PWQMP).** A Preliminary WQMP was prepared for the proposed project site. All PWQMPs were determined to be in substantial



compliance, in concept, with the Riverside County WQMP Manual requirements. Additional Engineering Department review is required to determine if the proposed retention basin is adequately sized to meet the minimum 100-year storm event volumes. The following two conditions apply:

- a. The development shall be subject to all provisions of City of Perris Ordinance Number 1194, which establishes stormwater/urban runoff management and discharge controls to improve water quality and comply with federal regulations, and any subsequent amendments, revisions, or ordinances pertaining thereto.
  - b. The structural BMPs selected for this project have been approved in concept. The owner shall submit a Final WQMP including plans and details providing the elevations, slopes, and other details for the proposed structural BMPs including the Retention Basin. The Public Works Department shall review and approve the Final WQMP text, plans and details.
23. **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:**

24. **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 24 inch box tree per 5,000 square feet 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.) or provide funding equivalent to such cost at the discretion of the City prior to issuance of the building permit for the industrial project.
25. **Community Recreation Amenity Fee.** The developer/property owner will pay a \$915,000 community benefit fee that will go towards park and recreation development projects in the City, such as the Cooper Creek project or the San Jacinto Trials project, at the City's discretion for the industrial project. Payment shall be remanded to the City on the following schedule: \$415,000 due prior to issuing the Certificate of Occupancy, an additional \$250,000 no later than one year after the first payment, and the final \$250,000 no later than one year after the second payment. If the property is sold to another developer/property owner, the entirety of the payment shall be paid upon the closing of the sale.
26. **Project Phasing Plan.** Prior to the issuance of a Temporary or Final Certificate of Occupancy for the Industrial Project, the developer/applicant shall have completed the construction of one commercial building of the commercial component of the Project, with all City inspections complete and signed off, and at least one of the commercial businesses in operation and open to the public. Any proposed drive through businesses shall obtain approval of Conditional Use Permit prior to securing the necessary building permits or requesting certificate of occupancy for the commercial component.

27. **Enhanced Corner Monumentation at the Southeast Corner of Indian Avenue and Ramona Expressway.** Prior to building permit issuance, a corner cutback shall be provided at the southwest corner of Ramona Expressway and Perris Boulevard for the commercial project to include an enhanced entry monumentation consisting of the multi-layer landscaping, water feature, and signage identifying the development is within the Perris Valley Commerce Center Specific Plan subject to the approval of the City.
28. **Perris Boulevard Emergency Access and Knox Box.** The southerly drive access along Perris Boulevard shall be gated and used as emergency access only, with a Knox Box installed for Fire Department access.
29. **RTA Bus Stop.** An ADA bus stop shall be constructed on the southeast corner of Ramona Expressway and Indian Avenue in accordance with the Riverside Transit Authority (RTA) standard requirements, and as indicated on the project plans.
30. **Employee Amenities.** A minimum of one (1) indoor employee amenity and two (2) outdoor employee amenities shall be provided. The indoor amenity may include cafeterias to weight rooms. The outdoor amenities include an outdoor break area with overhead shade trellis, and either a bocce ball court or exercise area with equipment.
31. **On-street Parking.** On-street parking of vehicles, trucks, or trailers associated with the project is strictly prohibited.
32. **Screen Walls.** An 8-foot high tubular steel fence would be provided along the southern boundary of the site. An 8-foot high metal gate is also proposed at the southern-most driveway located on Indian Avenue and at the western drive aisle separating the industrial project from the commercial project. These gates are each 40-feet in length and will be located after the access to the east and west parking and building entry areas. This fenced area will serve to separate the site from the proposed commercial property to the west, the existing property to the south and to secure the trailer parking stalls.
33. **Signs.** This approval does not include signs, which shall conform to the Perris Crossing Sign Program. Applicant shall apply for a separate sign permit and all signs shall be reviewed and approved by the Planning Division prior to the issuance of building permits.
34. **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.
35. **March Air Reserve Base.** Notice regarding proximity to the March Air Reserve Base (i.e. to be provided by March Air Reserve Base) shall be given to all prospective purchasers of the property and tenants of the building. The project shall comply with the following Conditions of Approval issued by the Airport Land Use Commission on January 12, 2023:

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

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

- a. Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
- b. Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
- c. Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)
- d. Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
- e. Children's schools, day care centers, libraries, hospitals, skilled nursing and care facilities, congregate care facilities, hotels/motels, restaurants, places of assembly (including, but not limited to places of worship and theaters), buildings with more than 2 aboveground habitable floors, hazardous materials, and critical community infrastructure facilities.
- f. Highly noise-sensitive outdoor nonresidential uses. Examples of noise-sensitive outdoor nonresidential uses that are prohibited include, but are not limited to, major spectator-oriented sports stadiums, amphitheaters, concert halls and drive-in theaters.
- g. Any other uses not permitted in (Accident Potential Zone I/Accident Potential Zone II) pursuant to DoDI 4165.57 Appx. 2, Tbl. 1.
- h. Other Hazards to Flight.

**Avigation Easement.** Prior to issuance of building permits, the landowner shall convey an avigation easement to the March Inland Port Airport Authority or its successor in interest or provide evidence that such easement has been previously conveyed. The Airport Authority may waive this requirement in the event that the Authority determines that pre-existing avigation easements dedicated to the United States of America are sufficient to address its needs. Contact the March Joint Powers Authority at (951) 656-7000 for additional information.

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

**Detention Basins.** Any proposed detention basins or facilities shall be designed and maintained to provide for a maximum 48-hour detention period following the design storm,

and remain totally dry between rainfalls. Vegetation in and around the detention basins that would provide food or cover for birds would be incompatible with the airport operations and shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature. Landscaping in and around the detention basin(s) shall not include trees or shrubs that produce seeds, fruits, or berries.

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

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

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

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

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

**ALUC Review.** This project has been evaluated as consisting of (within Zone B1-APZ-II) 274,150 square feet of e-commerce warehouse area (no office area proposed) and (within Zone C1) a portion of the main industrial building including 10,422 square feet of warehouse area, 10,000 square feet of first floor office area, and 10,000 square feet of second floor office mezzanine area; a standalone 2,010 square foot restaurant building with an 8 car stack drive-thru which includes 1,206 square feet of dining area and 804 square feet of kitchen area; a 4,950 square foot mixed retail/restaurant building with 14 car stack drive-thru which includes: 1,050 square feet of dining area and 700 square feet of kitchen area (fast food restaurant), 960 square feet of dining area and 640 square feet of kitchen area (inline restaurant), and 1,600 square feet of retail area. Any increase in building area, change in use to any higher intensity use, change in building location, or modification of the tentative parcel map lot lines and areas will require an amended review to evaluate consistency with the ALUCP compatibility criteria, at the discretion of the ALUC Director.

**Fire Sprinkler System.** Zoned fire sprinkler systems shall be required throughout the industrial building.

**FAA OES Clearance.** Review and the necessary clearances from the FAA OES is required for all temporary construction cranes.

**Prior to Grading Permit Issuance:**

36. **Water Quality Management Plan (WQMP).** The applicant shall submit a final WQMP substantially in conformance with the approved Preliminary WQMP including, but not limited to, plans and details providing the elevations, slopes, and other details for the proposed structural source control BMPs, and vegetative swales. The Public Works Department shall review and approve the final WQMP plans and details.
37. **Partial Tentative and Partial Final Cancellation Process Completion.** Approval of this Project is conditioned upon the applicant completing the Partial Tentative and Partial Final Cancellation process through the City Council of the City of Perris, in accordance with Government Code § 51200 et seq, pursuant to the Williamson Act of 1965, and Perris Municipal Code Chapter 19.74, prior to grading permit issuance.
38. **Planning Clearance.** The applicant shall first obtain clearance from the Planning Division verifying that all pertinent conditions of approval have been met.

**Prior to Building Permit Issuance:**

39. **Site Lighting Plan.** The site lighting plan shall conform to the requirements of the City's adopted Mount Palomar Ordinance and be submitted to the Planning Division for final review and approval. Full cutoff fixtures shall be used to prevent light and glare above the horizontal plane of the bottom of the lighting fixture. A minimum of one (1) foot-candle of light shall be provided in parking and pedestrian areas.
40. **Trash Enclosures.** A covered trash enclosure constructed to City standards and in compliance with the California Building Code 2022 is required. The trash enclosure shall be easily accessible to the tenant and be screened by landscaping from the public view. The split-face blocked wall trash enclosure shall have an overhead trellis treatment. Elevations shall be included in the final landscape plans for review and approval by the Planning Division.
41. **Landscaping Plans.** Prior to issuance of building permits, three (3) copies of Construction Landscaping and Irrigation Plans shall be submitted to the Planning Division for approval, accompanied by the appropriate filing fee. The landscape and irrigation plan shall be prepared by a California registered landscape architect and conform to the requirements of Chapter 19.70 of the Municipal Code. The location, number, genus, species, and container size of the plants shall be shown. The landscaping shall be consistent with the conceptual landscape plan.
  - a. **BMPs for Water Quality.** All BMPs (vegetated swales, detention basins, etc.) shall be indicated on the landscape plans with appropriate planting and irrigation, including the detention basin.
  - b. **Landscape Inspections.** The project applicant shall inform the on-site project manager and the landscape contractor of their responsibility to call for final landscape inspection

after all the landscaping and irrigation has been installed and is completely operational. Before calling for a final inspection, a "Certificate of Compliance" form shall be completed and signed by the designer/auditor responsible for the project, and submitted to the project planner for approval.

42. **Fees.** Prior to issuance of building permits, the developed shall pay the following fees:
- a. Stephen's Kangaroo Rat Mitigation Fees of \$500.00 per acre
  - b. Development Impact Fees
  - c. Multiple Species Habitat Conservation Plan fees
  - d. Statutory school fees in effect to all appropriate school districts
  - e. RBBD fees
  - f. District drainage fees
  - g. All fees identified on Conditions of Approval from other department or instituted prior to issuance of a building

**Prior to Issuance of Occupancy Permits:**

43. **Assessment and Community Facilities Districts.** The project shall be annexed into any assessment, community facilities, or similar district that provides funding for maintenance, services, or public improvements that benefit the project. The costs and benefits shall be described in the applicable district and annexation documents. The developer shall complete all actions required to complete such annexation prior to the issuance of a Certificate of Occupancy. This condition shall apply only to districts existing at the time the project is approved (or all requirements have been met for a certificate of occupancy, as applicable). Such districts may include but are not limited to the following:
- i. Landscape Maintenance District No. 1;
  - ii. Flood Control Maintenance District No. 1;
  - iii. Maintenance District No. 84-1;
  - iv. Perris North Public Safety Community Facilities District 2001-3; and
  - v. Transportation Uniform Mitigation Fee.
  - vi. Community Facilities District No. 2018-02 (public services district)
44. **Final Inspection.** The applicant shall obtain occupancy clearance from the Planning Division by scheduling a final Planning inspection after final sign-offs from the Building Division and Engineering Department. Planning Staff shall verify that all pertinent conditions of approval have been met. The applicant shall have all required paving, parking, walls, site lighting, landscaping and automatic irrigation installed and in good condition.

**END OF CONDITIONS**



# CITY OF PERRIS

JOHN POURKAZEMI, CITY ENGINEER

## *CONDITIONS OF APPROVAL*

P8-1455

August 31, 2023

DPR 19-00012 – PR Partners LLC

SWC Ramona Expy. & Perris Blvd.

APN 303-060-020

Lot 1 – TM 30217 (MB 310/070)

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. City ordinances and the following conditions are essential parts and requirements occurring in one is as binding as though occurring in all. They are intended to be complimentary and to describe the conditions for a complete design of the improvements. Unless otherwise noted, all onsite and offsite improvements as conditioned shall be installed prior to issuance of any occupancy permits. All questions regarding the true meaning of the conditions shall be referred to the City Engineer's office.

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

### **General Conditions:**

1. The project grading shall be in a manner to perpetuate existing natural drainage patterns. Any deviation from this, concentration or increase in runoff must have approval of adjacent property owners and City Engineer. The developer/property owner shall accept the offsite runoff and convey to acceptable outlet as approved by the City Engineer.

2. Prior to issuance of any permit, the developer/property owner shall secure City's and appropriate agencies' approvals of all improvement plans.

3. 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.

4. Truck Access to and from the site shall be limited to I-215/Harley Knox Boulevard Interchange, Harley Knox Boulevard and Indian Avenue; and alternatively to and from I-215/Placentia Avenue Interchange, Placentia Avenue and Indian Avenue. Truck access to and from Ramona Expressway and Perris Boulevard is prohibited.

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

**Prior to issuance of Grading Permit:**

6. The uses of the commercial site shall be determined and based on this determination, the project's Traffic Engineer shall verify and validate that the traffic conditions as identified in the underlying Traffic Impact Analyses have been satisfied.

7. The developer/property owner shall sign the consent and waiver form to join the City's Lighting and Landscape Districts including the raised landscaped medians, and City's Flood Control District as appropriate. The existing and proposed streetlights, traffic signals and the raised landscaped medians shall be maintained by the City and cost paid by the developer/property owner through the said annexations.

8. Ramona Expressway is classified as an Expressway (184'/134') per General Plan. Adequate right-of-way shall be dedicated to accommodate 92 foot half width right-of-way and the designated right turn lane pocket at Perris Boulevard, the width and length of the right turn pocket shall be determined by the project's Traffic Engineer, as determined and approved by the City Engineer.

9. Perris Boulevard is classified as a Primary Arterial (128'/94') per General Plan. Adequate right-of-way shall be dedicated to accommodate 64 foot half width right-of-way, as determined and approved by the City Engineer.

10. Indian Avenue is classified as a Secondary Arterial (94'/70') per General Plan. Adequate right-of-way shall be dedicated to accommodate 47 foot half width right-of-way, as determined and approved by the City Engineer.

**ENGINEERING DEPARTMENT**

101 N "D" ST., PERRIS, CA 92570  
TEL.: (951) 943-6100



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

12. 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.

13. One driveway only is permitted on Ramona Expressway; this driveway shall accommodate access to the commercial site only, shall be restricted to right-in only and shall not exceed 14 feet in width.

14. Two driveways only shall be permitted on Perris Boulevard; both driveways shall be designated for auto access only and shall be restricted to right-in/right-out only and shall not exceed 26 feet in width. The northerly driveway shall accommodate access to the commercial site and the southerly driveway shall accommodate access to the industrial site - the warehouse.

15. The northerly driveway on Indian Avenue shall be designated for auto access only and shall be restricted to right-in/right-out only and shall not exceed 26 feet in width.

16. The southerly driveway on Indian Avenue shall be aligned with the existing driveway to the west and shall be designated for truck access only.

17. The driveways shall be per County of Riverside Standard No. 207A and shall include wet set concrete truncated domes to accommodate ADA.

18. The existing underground tributary drainage system at Indian Avenue discharges onto the site and is conveyed easterly in an earthen ditch along Ramona Expressway.

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

Also, the developer/property shall collect the roadways' tributary runoff and generated onsite runoff onsite and convey it into the existing 54 inch storm drain pipe in Perris Boulevard that discharges into the existing channel at the northeast corner of Ramona Expressway and Perris Boulevard as approved by the City Engineer.

All onsite runoff shall be treated onsite prior to discharge.

**ENGINEERING DEPARTMENT**

101 N "D" ST., PERRIS, CA 92570

TEL.: (951) 943-6100

19. Basin design shall be per Riverside County Flood Control and Water Conservation District (RCFCD) and City of Perris design standards and guidelines.

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

- a. Onsite Grading and Erosion Control Plans – Plans shall show the approved WDID No.
- b. Street Improvement Plans
- c. Traffic Signal Plans
- d. Signing and Striping Plans
- e. Final Drainage Plan, Hydrology and Hydraulic Report
- f. Geotechnical/Soils Report
- g. Final WQMP (for reference)
- h. Street Light Plans prepared by a registered Electrical Engineer per City of Perris Safety Lighting Standards

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

**Prior to issuance of Building Permit:**

21. There are two uses proposed for the site, a commercial use and an industrial use – for a warehouse – therefore, prior to issuance of a Building Permit, a tentative parcel map shall be filed with the City for review and approval and shall be recorded.

22. 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.

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

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

25. Paved access shall be provided to the proposed buildings per the Precise Grading Plan.

26. The developer/property owner shall submit a compaction certification from the Soils Engineer in compliance with the approved geotechnical/soils report.

**Prior to issuance of Certificate of Occupancy:**

27. Ramona Expressway along the property frontage within the dedicated right-of-way shall be improved to provide for full half width asphalt paving from south of the raised median (using a TI of 11.0 and PG 70-10) including the right turn lane pocket, 8 inch curb and gutter, Class I Shared Use Path (10 foot wide sidewalk) set back from the curb and gutter – location as approved by Public Works Department, Planning Department and City Engineer – per City of Perris Active Transportation Plan, and street lights subject to the photometric analysis, per City of Perris, County of Riverside and Caltrans standards, as determined and approved by the City Engineer.

28. Perris Boulevard along the property frontage within the dedicated right-of-way shall be improved to provide for full half width asphalt paving from west of the raised median (using a TI of 11.0 and PG 70-10), 8 inch curb and gutter, 6 foot wide sidewalk set back from the curb and gutter – location as approved by Public Works Department, Planning Department and City Engineer, Class IIB bicycle lane per City of Perris Active Transportation Plan, and street lights subject to the photometric analysis, per City of Perris, County of Riverside and Caltrans standards, as determined and approved by the City Engineer.

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

The existing raised landscaped median on Indian Avenue along the property frontage shall be extended southerly to accommodate a designated left turn pocket into the truck designated driveway, as determined and approved by the City Engineer.

The withstand truck traffic, the full width of the existing concrete pavement on Indian Avenue shall be extended to south of the southerly driveway, as determined and approved by the City Engineer.

30. The condition of the existing pavement on Ramona Expressway, Perris Boulevard and Indian Avenue along the property frontage shall be evaluated by the developer/property owner's soils engineer to determine the extent of pavement rehabilitation, as determined and approved by the City Engineer.

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

32. The developer/property owner shall pay the City \$175,000 for their contribution towards the implementation of interim and ultimate improvements to I-215/Ramona Expressway interchange, I-215/Harley Knox Boulevard interchange and other improvements. This one time contribution is above and beyond RBBB and other City fees and it is not reimbursable.

33. Associated existing signing and striping shall be refreshed and any pavement or appurtenances damaged or broken during the development of this project shall be repaired or removed and replaced or grind and overlaid 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.



# CITY OF PERRIS

## PUBLIC WORKS DEPARTMENT LANDSCAPE DIVISION

Weed Abatement

NPDES Services

Flood Control and Landscape Districts

# MEMORANDUM

**Date:** August 31, 2023

**To:** Chantal Power, Project Planner

**From:** Joseph Rivera, Program Coordinator

**By:** Chris Baldino, Landscape Inspector

**Subject:** **DPR 19-00012– Conditions of Approval 2<sup>nd</sup> Submittal**

Proposal to construct a 304,572 s.f. concrete warehouse building and 4 fast food restaurants on a 16-acre site. Project is located at S/W corner of Perris Blvd. and Ramona Expressway, within the Perris Valley Commerce Center Specific Plan.

- 
- 1. Dedication and/or Landscape Maintenance Easement.** Offer of Dedication and Landscape Maintenance Easement for City landscape maintenance district shall be provided as follows:
    - **Perris Boulevard** – Provide offer of dedication as needed to provide for standard full half (arterial 128' ROW, 64' half width) Street, raised median, curb gutter, sidewalk, and off-site landscaping requirements, per City General Plan. Including a minimum 17' public parkway from the face of curb.
    - **Ramona Expressway** - Provide offer of dedication as needed to provide for standard full half (Expressway 184' ROW, 92' half width) Street, raised median, curb gutter, 10' shared use sidewalk, and off-site landscaping requirements, per City General Plan, including a minimum 25' public parkway from back of curb.
    - **Indian Avenue**- City Engineer will verify existing dedications. Provide offer of dedication as needed to provide for full half (secondary arterial 94' ROW, 47' half width) Street, raised median, curb, gutter, sidewalk, and off-site landscaping requirements, per City General Plan, including minimum 12' public parkway from back of curb.
  - 2. Landscape Maintenance Easement and Landscape Easement Agreement.** The developer shall provide, for review and approval, a landscape easement, complete with a legal plat map and legal description of the City of Perris. The Developer shall provide an additional landscape easement, acceptable to the City of Perris for frontage along Ramona Expressway and Perris Boulevard, to provide for a public parkway width to match the development of the northwest corner of the intersection. The minimum easement required shall be 3', respectively. The total public parkway along Perris Boulevard will be 20' from the face of curb. The Developer shall provide an additional landscape easement at the intersections of Indian Avenue and Ramona Expressway, and at Perris Boulevard and Ramona Expressway to provide for an enhanced corner cut back area. The total public parkway at corner cut back shall be 26.5' from back of curb at Indian and Ramona Expressway, and 64.5' from back of curb at Perris Boulevard and Ramona Expressway. The City shall record the same with the Riverside County Recorder's Office, and the recorded instrument shall be returned to the City Clerk of the City of Perris for filing.

3. **Landscaping Plans.** Three (3) copies of Construction Landscaping and Irrigation Plans for the off-site landscaping, including any medians or other landscape areas along the dedications shall be submitted to the Planning Department for approval and shall be accompanied by the appropriate filing fee. The landscape and irrigation plan shall be prepared by a registered landscape architect and conform to the requirements of Chapter 19.70 of the Municipal Code. The location, number, genus, species, and container size of the plants shall be shown. This landscape plan shall be titled "Off-site Landscape Plan DPR 19-00012" and shall be exclusive of any private property, on-site landscaping. Elements of the Landscape Plan shall include but not be limited to:
- **Landscape Limits** – This project will be built in two phases; all improvements shall be shown on one set of plans for both phases as one cohesive set of plans. Phase 1 improvements shall provide mainline stub ups and a junction box of irrigation station wires to account for future Phase 2 improvements. The limits of right-of-way areas or easement areas, defined by concrete mow curbs, fully dimensioned, that are to be annexed into the Landscape Maintenance District. A planting palette and hardscape plan intended to meet the design intent of the Landscape Guidelines in effect for the area; or if no such guidelines exist the design intent of neighboring development, as determined by the Engineering Administration and Special Districts Division, including:
    - **Perris Boulevard (phase 1)**- Primary Tree: *Platanus Acerfolia*'Columbia', (used at surrounding development). Use drought resistant shrubs and ground cover intended to complement the existing parkways and existing raised median along Perris Blvd., (see PVCCP Section 6.2.1 Expressway Landscaping Figure 6.0-3 and Arterial Landscaping 6.0-4).
    - **Perris Boulevard Median (phase 1)**- 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. Existing landscape within existing raised landscape median shall remain and shall be protected in place. The developer shall replace missing, dead, or diseased/dying plants, trees, ground cover, hardscape and irrigation components disturbed by any work developer is required to perform in the right-of-way, prior to acceptance of existing landscaping into LMD.
    - **Ramona Expressway (phase1/phase 2)**- Primary Tree: *Platanus Acerfolia*'Columbia', (used at surrounding development). Use drought resistant shrubs and ground cover intended to complement the existing parkways and existing raised median along Perris Blvd., (see PVCCP Section 6.2.1 Expressway Landscaping Figure 6.0-3 and Arterial Landscaping 6.0-4).
    - **Ramona Expressway Median (phase 2)**- The proposed development will benefit from the existing landscape maintenance district facilities, including a raised landscape median on Ramona Expressway which will serve the existing development. Therefore, the project shall annex into a new Landscape District Benefit Zone and pay its fair share of the maintenance of the existing median facilities. Existing landscape within existing raised landscape median shall remain and shall be protected in place. The developer shall replace missing, dead, or diseased/dying plants, trees, ground cover, hardscape and irrigation components disturbed by any work developer is required to perform in the right-of-way, prior to acceptance of existing landscaping into LMD.
    - **Intersection of Ramona Expressway and Perris Boulevard (S/W Corner) (phase 1)**- Visual enhancement may include but shall not be limited to two tier masonry planters with stucco fascia in

crescent shape to scale of setback, proposed by applicant either on Private property or public property. Private or project signage shall contain elements of the City's neighborhood and entry monument design. Examples are shown in Figure 6.0-13 and design elements are to be provided by the City of Perris. Install trees, (in a semi-circle or crescent shape on the upper level), with two levels of drought tolerant shrubs in mid- and foreground planters.

- **Indian Avenue-Primary Street Tree-** Platnus Acerfolia "Platnus Acerfolia" (London Plane Tree) (in lieu of PVCCSP Brachychiton Populneua); as a secondary accent tree use Lagerstroemia 'Natchez "Crape Myrtle"; Shrubs- (in lieu of PVCCSP shrubs) use Muhlenbergia Capillaris, Hesperaloe Parviflora "Red Yucca", and Lantana Montevidensis, "Trailing Lantana."
- **Indian Avenue Median-** The proposed development will benefit from the existing landscape maintenance district facilities, including a raised landscape median on Indian Ave, which will serve the existing development. Therefore, the project shall annex into a new Landscape District Benefit Zone and pay its fair share of the maintenance of the existing median facilities. Existing landscape within existing raised landscape median shall remain and shall be protected in place. The developer shall replace missing, dead or diseased/dieing plants, trees, ground cover, hardscape and irrigation components disturbed by any work developer is required to perform in the right-of-way, prior to acceptance of existing landscaping into LMD.
- **Infiltration Swales, Retention Basins, other BMP's-** BMP's required for the project shall not encroach within the City's right-of-way off-site LMD landscape areas.
- **Mounding or Planted Slopes-**Any mounding or planted slopes within the City's right-of-way off-site LMD landscape areas shall not exceed a 3:1 slope.
- **Irrigation** – A list of irrigation system components intended to meet the performance, durability, water efficiency, and anti-theft requirements for Special District landscape areas as determined by the Engineering Administration and Special Districts Division. Components shall include, but not be limited to Salco or GPH flexible PVC risers, Sentry Guard Cable Guard and Union Guard, backflow Wilkens Model 375 (or equal), flow sensor Creative Sensor Technology FS1-TI5-001 or Data Industrial or equal. Controller shall include an ET based controller with weather station that is centrally controlled capable and wi-fi ready (WeatherTrak ET Pro3 Smart Controller, or equal, with Rain Sensor). At the discretion of the Engineering Administration and Special Districts Division public landscape areas utilizing no more than 6 valves/stations, programmed to irrigate consecutively, and none simultaneously, may propose the use of an alternative ET based controller with weather station that is centrally controlled capable and wi-fi ready, such as the Weathermatic System or equal. The proposed system shall be complete with wireless weather station, aircard with flow, one year bundle service, blade antenna and flow sensor.
- **Benefit Zone Quantities** – Include a Benefit Zone quantities table (i.e. SF of planting areas, turf, number of trees, SF. of hardscape, etc.) in the lower right hand corner of the cover sheet for off-site landscape areas, indicating the amount of landscaping the district will be required to maintain.
- **Meters** – Each District is required to be metered separately. All electrical and water meters shall be located in locations that are easily accessible to maintenance staff while not visually obtrusive in the street scene and away from street intersections. Show location of separate water and electrical utility meters intended

to serve maintenance district areas exclusively. Show locations of water and electrical meter for landscape district. Show location of water and electrical meter for flood control district. Show location of electrical meter for Traffic signal and street lighting district, on respective plans. Coordinate location of meters on landscape and civil engineering plan.

- **Controllers** - The off-site irrigation controllers are to be located within the right of way (preferably within the off-site landscape area). All point of connection equipment including irrigation controller pedestals, electrical meter pedestals, and backflow preventers are to be located in locations that are easily accessible to maintenance staff while not visually obtrusive in the street scene, and away from street intersections. Backflow preventers are to be screened on at least three sides with (5) gallon plant material. The fourth side shall be open to the back of the landscape area in order to allow the backflow cage to be opened without interference with plant materials. Backflow cages shall meet the required City of Perris Engineering Standards in effect at the time of approval.
  - **Recycled Water** - If applicable. The project landscape architect shall coordinate with EMWD to verify if the site will be served with recycled water and design all irrigation and landscape plans to meet the requirements of EMWD and provide additional irrigation components as needed.
  - **EMWD Landscape Plan Approval** – The project landscape architect shall submit a copy of all irrigation plans and specifications to EMWD for approval. The project landscape architect must confirm with EMWD that the plans have been approved by EMWD and submit written proof of approval by EMWD prior to the City approving the final Landscape Plans. Until the final landscape plan has been approved by the City of Perris, the maintenance areas depicted cannot be accepted by the City for maintenance. The developer shall coordinate both reviews to ensure acceptability of plans by both EMWD and the City of Perris, prior to approval by either agency.
  - **Landscape Weed Barrier** - Weed cloth with a minimum expected life of 10-years shall be required under all mulched areas.
  - **Wire Mesh and Gravel At Pull Boxes**- Provide wire mesh and gravel layer within valve boxes to prevent rodent intrusion
4. **Landscape Inspections.** The project applicant shall inform the on-site project manager and the landscape contractor of their responsibility to call for only “OFF-SITE” landscape and irrigation inspections at the appropriate stages of construction. Inspections shall be scheduled at least two working days (Monday through Friday) prior to the actual inspection. Contact Public Works-Engineering Administration/Special Districts at (951) 657-3280 to schedule inspections.
- **Inspection #1** - Trenches open, irrigation installed, and system pressurized to 150 PSI for four hours.
  - **Inspection #2** - Soil prepared, and plant materials positioned and ready to plant.
  - **Inspection #3** - Landscaping installed, with all equipment and irrigation system fully operational.
  - **Inspection #4** - A joint inspection with the Development Inspector and LMD Inspector and Applicant to request for “Start of 1 year Maintenance Period” submitted, with all required turn-over submittal items provided to Public-Works Special Districts and Storm Water Division.
  - **Turn-Over (Inspection #5)**– On or about the one-year anniversary of Inspection #4, Developer shall



call for an inspection to allow the City to review and identify any potential irrigation system defects, dead plants, weed, debris or graffiti; stressed, diseased, or dead trees; mulch condition, hardscape or other concerns with the landscape installation; or to accept final turn over of the landscape installation. At his sole expense, the Developer shall be responsible for rectifying system and installation deficiencies, and the one-year maintenance period shall be extended by the City until all deficiencies are cured to the satisfaction of the City. If in the opinion of the City's Landscape Inspector the landscape installation is in substantial compliance with the approved landscaping plans, the irrigation and communication system is functioning as intended, and the landscape installation is found to be acceptable to the City, then the Inspector shall recommend to the City's Special District Coordinator to accept turn-over of water and electrical accounts, wi-fi communication contracts and the entire landscape installation.

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) 956-2120 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.** The proposed development will benefit from existing "downstream" flood control facilities, including pipe and catch basins, which serve the existing development. Therefore, the project shall annex into a new Flood Control District Benefit zone and pay its fair share for the maintenance of these downstream facilities. However, any "new" Flood Control District facilities required by the City Engineer's Office shall be installed and fully operational and approved by final inspection by the City Engineer's Office. Prior to acceptance for maintenance of "Off-site" flood control facilities by the Public Works-Engineering and Administration Division/Special Districts the developer shall contact the Public Works Special Districts Division at (951) 657-3280 to schedule the delivery of all required turn-over submittal items including as-built storm drain plans in electronic PDF format, one large format photo-copy of as-built plans, storm drain video report in electronic format, and hardcopy of video report with industry standard notations and still photos made during video runs (i.e. facilities sizes, off-sets or damage, facility type, dirt and debris, etc.). The flood

control facilities shall be turned over in a condition acceptable to the City, and the developer shall make all necessary repairs and perform initial maintenance to the satisfaction of the City.

9. **Assessment Districts.** Prior to permit issuance, developer shall deposit \$5,250 per district, \$15,750 total due. Payment is to be made to the City of Perris, and the check delivered to the City Engineer's Office. Payment shall be accompanied by the appropriate document for each district indicating intent and understanding of annexation, to be notarized by property owner(s):
- **Consent and Waiver for Maintenance District No. 84-1-New Street** lighting proposed by the project, as determined by the City Engineer
  - **Consent and Waiver for Landscape Maintenance District No. 1** –New off-site parkway landscape proposed by the project along Indian Avenue, Perris Boulevard, and Ramona Expressway. In addition, the proposed development benefits from existing improvements, and shall pay its fair share of the existing landscape median maintenance located along Indian Avenue, Perris Boulevard, and Ramona Expressway fronting the development.
  - **Petition for Flood Control Maintenance District No. 1** - For Off-site Flood Control Facilities proposed by the project. For off-site Flood Control Facilities proposed by the project, including paying a fair share cost of Lateral E-2, 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.



# **Dennis Grubb and Associates, LLC**

*Assisting Cities Build Safe Communities*

## *Fire Department Development Review Comments*

April 13, 2022

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

**Subject: Preliminary Review for Warehouse; DPR19-00012**

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

1. The project shall comply with all requirements set forth by the California Code of Regulations Title 24 Parts 1-12 respectively.
2. The adopted edition of the California Code of Regulations, Title 24, Parts 1 through 12, and the Perris Municipal Code shall apply at the time the architectural plans are submitted for construction permits.
3. Prior to the to the issuance of a grading permits a fire department access plan shall be submitted to the City of Perris for review and approval. The fire department access plan shall comply with the requirements specified by the City of Perris Guideline for Fire Department Access & Water Requirements for Commercial & Residential Development, and the California Fire Code, Chapter 5.
4. Prior to the to the issuance of a grading permits, evidence of sufficient fire flow of 4000 GPM for 4 hours shall be provided to the City of Perris. The City of Perris Building and Fire Marshal Water Available/Fire Flow Form shall be utilized
5. A fire department access road complying with the CFC, Chapter 5 and the approved fire department access plans shall be installed prior to building construction.
6. All required fire hydrants shall be installed and operational prior to building construction. All fire hydrants shall remain operational during construction.
7. All required fire hydrants shall be readily visible and immediately accessible. A clear space of not less than 3-feet shall be maintained at all times.

8. Prior to construction a temporary address sign shall be posted and clearly visible from the street.
9. The permanent building address shall be provided and either internally or externally lighted during hours of darkness. The address shall be clearly visible from the street fronting the property and comply with California Fire Code Section 505.1 for size and color.
10. City of Perris approval shall be obtained prior to the storage and/or use of hazardous materials as defined by the California Fire Code.
11. The building shall be provided with an automatic fire sprinkler system in accordance with NFPA 13. Construction plans shall be submitted for review and approval to the City of Perris prior to installation.
12. Prior to building final, the building shall be provided with a Knox Lock key box located no more than seven-feet above the finished surfaced and near the main entrance door.
13. Prior to the issuance of a Certificate of Occupancy the building shall be provided with an emergency radio communication enhancement system. The emergency radio communication enhancement system shall meet the requirements of CFC § 510 and all applicable subsection. The system shall be installed and inspected by the City of Perris Building Department before the Certificate of Occupancy is issued. The requirement can be waived by the Fire Marshal if the building is evaluated by an Emergency Radio Communication Specialist license by FCC, who certifies the building meets the emergency communications capability as specified by the California Fire Code § 510. The certification shall be in the form of a written report which outlines the analysis used in determining the building meets the emergency communications without an enhancement system.

Respectfully,



Dennis Grubb, CFPE

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

Planning Case File No(s): DEVELOPMENT PLAN REVIEW #19-00012

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

Applicant: Mike Naggar and Associates

Location: SW Corner of Perris Blvd and Ramona Express Way

Project: Proposal to construct a 347,000 SF warehouse

APN(s): 303-060-020

Reviewed By: David J. Martinez, CBO

Date: 7-6-2020

**BUILDING AND SAFETY CONDITIONS**

1. Shall comply with the latest adopted State of California 2019 editions of the following codes as applicable:
  - A. 2019 California Building Code
  - B. 2019 California Electrical Code
  - C. 2019 California Mechanical Code
  - D. 2019 California Plumbing Code
  - E. 2019 California Energy Code.
  - F. 2019 California Fire Code
  - G. 2019 California Green Building Standards Code.
2. Automatic fire suppression systems shall be installed in all new construction when the gross area of the building exceeds 3,500 sf.
3. You will be required to provide proper fire access to the entire site.
4. You will have to comply with the new Electric Vehicle charging station requirements.

**PRIOR TO ISSUANCE OF BUILDING/CONSTRUCTION PERMITS**

1. The following items shall be completed and/or submitted as applicable – prior to the issuance of building permits for this project:
  - A. Precise grading plans shall be approved
  - B. Rough grading completed

- C. Compaction certification
- D. Pad elevation certification
- E. Rough grade inspection signed off

**FIRE CONDITIONS: To Be provided by Dennis Grubb**



## ATTACHMENT 3

Ordinance Number (*next in order*) Approving  
Specific Plan Amendment 19-05287

**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 19-05287 TO THE PERRIS VALLEY COMMERCE CENTER SPECIFIC PLAN (PVCCSP) TO CHANGE THE LAND USE DESIGNATION OF APPROXIMATELY 13.6 ACRES FROM COMMERCIAL (C) TO LIGHT INDUSTRIAL (LI) TO FACILITATE THE DEVELOPMENT OF A 304,572 SQUARE FOOT NON-REFRIGERATED INDUSTRIAL WAREHOUSE BUILDING, LOCATED ON THE SOUTHEAST CORNER OF RAMONA EXPRESSWAY INDIAN AVENUE AND MAKING FINDINGS IN SUPPORT THEREOF.**

**WHEREAS**, the applicant, Lars Anderson with PR Partners, LLC., proposes to amend the Perris Valley Commerce Center Specific Plan (“PVCCSP”) to change the zoning designation from Commercial (C) Zone to Light Industrial (LI) Zone and construct the Ramona, Perris and Indian Industrial Development Project, which is a 304,572 sq. ft. non-refrigerated industrial/warehouse buildings along with the required improvements on a 13.6-acre site located on the south side of Ramona Expressway between Indian Avenue and Perris Boulevard; and

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

**WHEREAS**, the proposed SPA 19-05287 will not conflict with the goals, policies, and implementation measures set forth in the General Plan; and

**WHEREAS**, the proposed SPA 19-05287 and DPR 19-00012 are considered a “project” as defined by the California Environmental Quality Act (“CEQA”);

**WHEREAS**, Environmental Impact Report (SCH: 2021050021) was prepared for the Project (DPR 19-00012 and SPA 19-05287); and

**WHEREAS**, the Planning Commission conducted a duly noticed public hearing on May 18, 2022, regarding Environmental Impact Report (SCH: 2021050021), SPA 19-05287, and DPR 19-00012, at which time the Planning Commission recommended that the City Council not certify Environmental Impact Report (SCH: 2021050021), and deny SPA 19-05287, and DPR 19-00012 after considering all oral and written testimony submitted by members of the public and City staff including, without limitation, the materials in the agenda submittal and accompanying documents; and

**WHEREAS**, on July 26, 2022, the City Council conducted a duly noticed public

hearing on the Project, and continued the project for revisions related to the retention of approximately 2 acres for commercial use on the southwest corner of Ramona Expressway and Perris Boulevard; and

**WHEREAS**, on August 29, 2023, the City Council conducted a duly noticed public hearing on the Project, and continued the project to allow the applicant additional time to address technical matters regarding the project; and

**WHEREAS**, on September 12, 2023, the City Council conducted a duly noticed public hearing on Environmental Impact Report (SCH: 2021050021), SPA 19-05287, and DPR 19-00012, at which time all interested persons were given full opportunity to be heard to present evidence; and

**WHEREAS**, by Resolution Number (*next in order*), the City Council certified Environmental Impact Report (SCH: 2021050021) for the proposed SPA 19-05287 and DPR 19-00012; 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 without limitation all oral and written evidence presented to the City during all project meetings and public hearings; and

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

**NOW, THEREFORE**, City Council of the City of Perris hereby ordains as follows:

**Section 1.** The above recitals are all true and correct and are incorporated herein as if set forth in full.

**Section 2.** City Council Resolution No. (*next in order*) found that all the requirements of the California Environmental Quality Act (“CEQA”), the State CEQA Guidelines and the City’s Local CEQA Guidelines have been satisfied in Environmental Impact Report (SCH: 2021050021) 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. Further, City Council Resolution No. (*next in order*) certified and adopted Environmental Impact Report (SCH: 2021050021) and the related Mitigation Monitoring and Reporting Program and Findings of Fact. Therefore, City Council Resolution no. (*next in order*)’s findings related to, certification of, and adoption of the Environmental Impact Report (SCH: 2021050021) and the related Mitigation Monitoring and Reporting Program and Findings of Fact for the Project are incorporated herein by this reference as if set forth in full.

**Section 3.** The City Council further finds, based upon the forgoing and the information contained within the agenda submittal and accompanying attachments/exhibits, as well as all oral and written testimony and presentations made by members of the public and City

staff at the public hearing on September 12, 2023, with respect to the Project, the following regarding Specific Plan Amendment 19-05287:

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

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

- 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.*

SPA 19-05287 proposes to amend the land use designation of 13.6 acres of the Perris Valley Commerce Center Specific Plan from Commercial to Light Industrial, 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.*

An Environmental Impact Report (SCH:2021050021) 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. Specifically, the following were found to be consistent with the PVCCSP and General Plan :

- The proposed Project will install or make fair share contributions toward necessary infrastructure, pay established development impact fees (DIF), and pay regional impact fees (Traffic Uniform Mitigation Fee or TUMF for traffic, Multiple Species Habitat Conservation Plan fees to protect biological species and habitat, etc.);

- The analysis in the Initial Study and other sections of this EIR conclude the Project will not result in significant impacts related to hazards or hazardous conditions (e.g., flooding, wildfires, earthquakes) with implementation of the recommended standard conditions and mitigation measures;
  - Section 4.10 of the EIR demonstrates the Project will help further the City's circulation goals and policies regarding non-vehicular transportation. It also demonstrates the Project will have less than significant impacts relative to VMT and will make various adjacent street improvements for planning and engineering purposes;
  - Although LOS is no longer a CEQA-required topic, the Project will make and/or fund appropriate street, traffic signal, and other appropriate intersection improvements to support the proposed development consistent with the City's development review process;
  - A biological assessment was conducted on the Project site. Section 4.3 of the EIR demonstrates the Project will not have significant impacts on biological resources with implementation of a number of standard conditions and mitigation measures recommended in the PVCCSP EIR;
  - Section 4.7 of the EIR demonstrates the Project will not result in significant impacts to either short- or long-term water quality through preparation and implementation of a Storm Water Pollution Prevent Plan and a Water Quality Management Plan;
  - The Project will comply with current State Green Building Code and EMWD water conservation requirements. The Project will not result in significant impacts relative to solid waste generation;
  - EIR Section 4.12 demonstrates the Project will comply with established waste reduction and recycling programs including construction waste; and
  - Section 4.7 of the EIR demonstrates the Project will not be subject to flooding and the proposed drainage system will accommodate onsite runoff so that there will be no significant increase in downstream offsite runoff.
3. *Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.*

Section 4.0 On-Site Design Standards and Guidelines, Section 5.0 Off-Site Design Standards and Guidelines, Section 6.0 Landscape Standards and Guidelines, Section 7.0 Commercial Standards and Guidelines, Section 8.0 Industrial Design Standards and Guidelines, Section 9.0 Business/Professional Office Standards and Guidelines, Section 10.0 Residential Design Guidelines, and Section 11.0 Public Standards and

Guidelines of the PVCCSP provide for standards for conservation, development, and the utilization of natural resources, where applicable. The Project does not propose any amendments to these sections of the existing specific plan.

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.*

Several sections of the PVCCSP provide implementation measures including regulation, programs, public works projects, and financing measures necessary to carry out the provisions related to the major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities. Specifically, Chapter 3.0 – Infrastructure Plan, Section 4.2.1 – General On-Site Project Development Standards and Guidelines, Section 13.0 – Implementation and Administrative Process, Section 13.3.4 – Community Improvements, and Section 13.4 – Financing and Maintenance Mechanisms adequately address infrastructure implementation programs and financing measures. None of these sections of the PVCCSP will be amended in conjunction with the proposed Specific Plan Amendment.

**Section 3.** Based on the forgoing, the information contained on the staff report and supporting attachments/exhibits and all oral and written presentations and testimony made by City staff and members of the public presented at the public hearing on September 12, 2023, the City Council hereby approves Specific Plan Amendment 19-05287 (attached hereto) changing the land use designation of 13.6 acres of the Perris Valley Commerce Center Specific Plan from Commercial to Light Industrial.

**Section 4.** 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 5.** The Mayor shall sign this Ordinance and the City Clerk shall certify to the adoption of this Ordinance, and shall cause the same to be published and posted pursuant to the provisions of law in this regard, and this Ordinance shall take effect thirty days after its final passage.

***ADOPTED, SIGNED and APPROVED this 12<sup>th</sup> day of September 2023.***

---

Mayor, Michael M. Vargas

ATTEST:

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

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

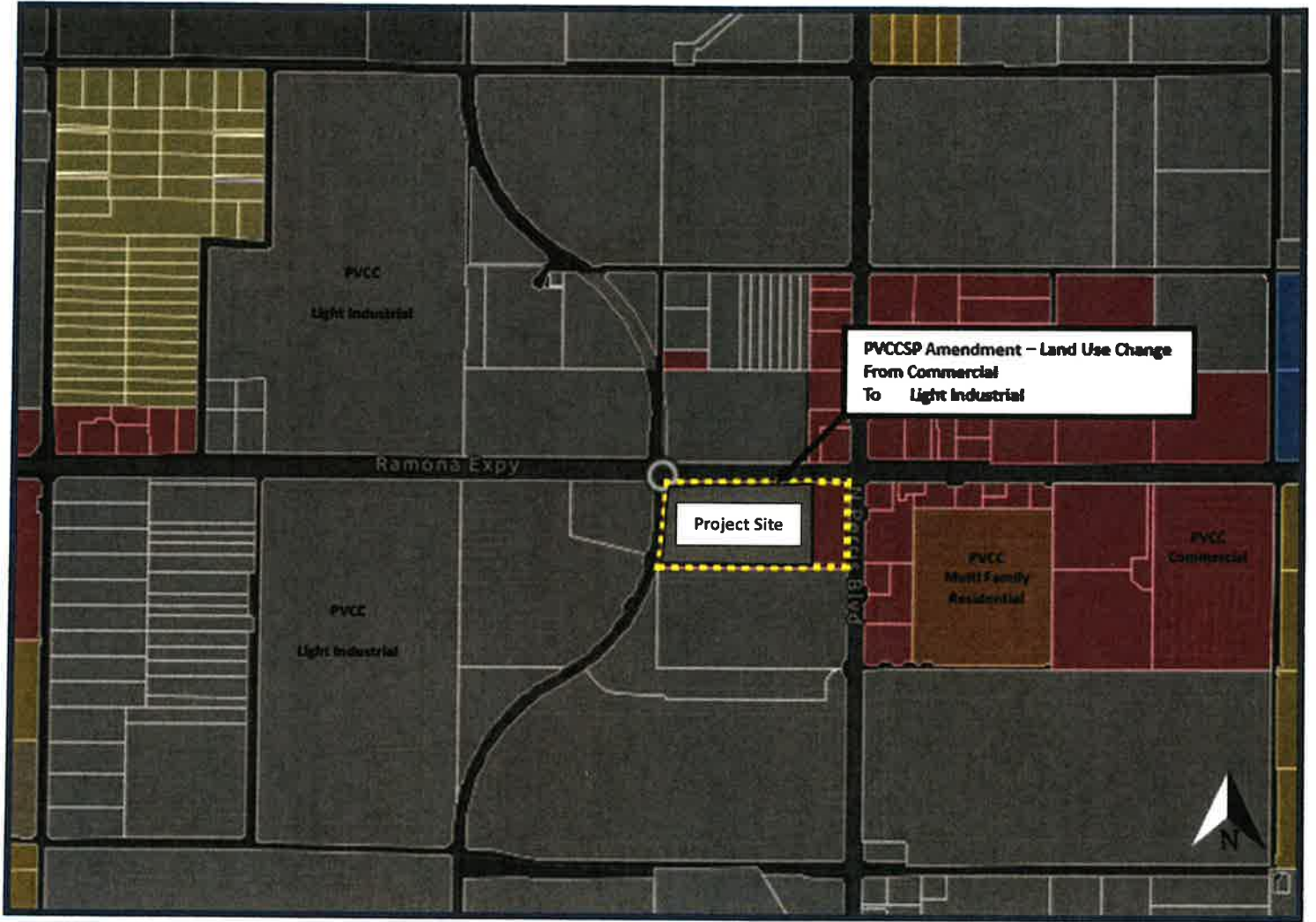
I, **Nancy Salazar**, CITY CLERK OF THE CITY OF PERRIS, CALIFORNIA, DO HEREBY CERTIFY that the foregoing Ordinance Number \_\_\_ was duly and regularly adopted by the City Council of the City of Perris at a regular meeting held the 12<sup>th</sup> day of September 2023, by the following called vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

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

**Attachments:**

- 1. SPA Land Use Map Amendment
  - 2. Environmental Impact Report, Mitigation Monitoring and Reporting Program, and Findings of Fact
- Due to the size of the files, the environmental documents are available online at:*
- [https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-269#docan1206\\_1313\\_479](https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-269#docan1206_1313_479)



PVCCSP Proposed Land Use Map



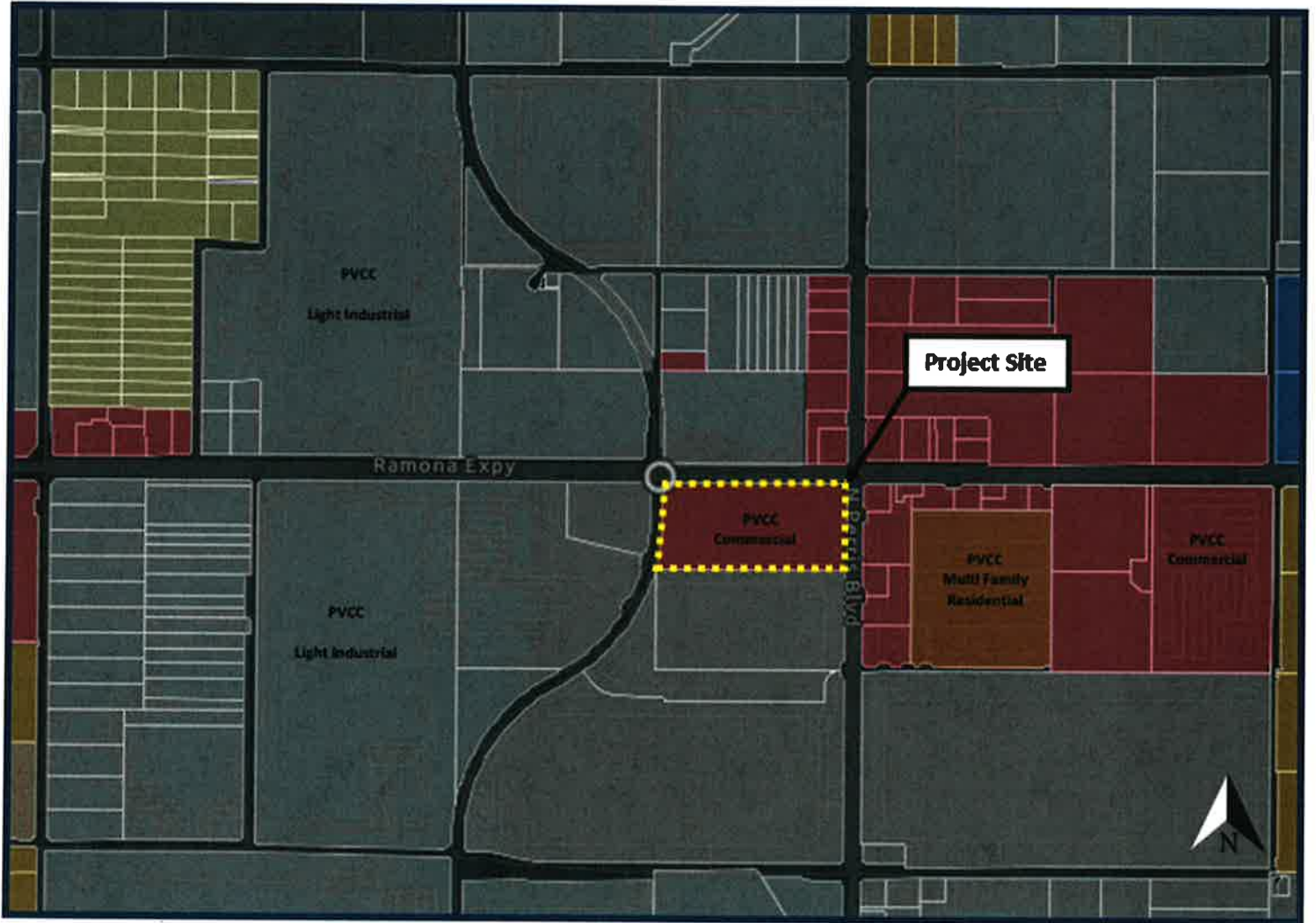
# ATTACHMENT 4

## Vicinity/Aerial Map

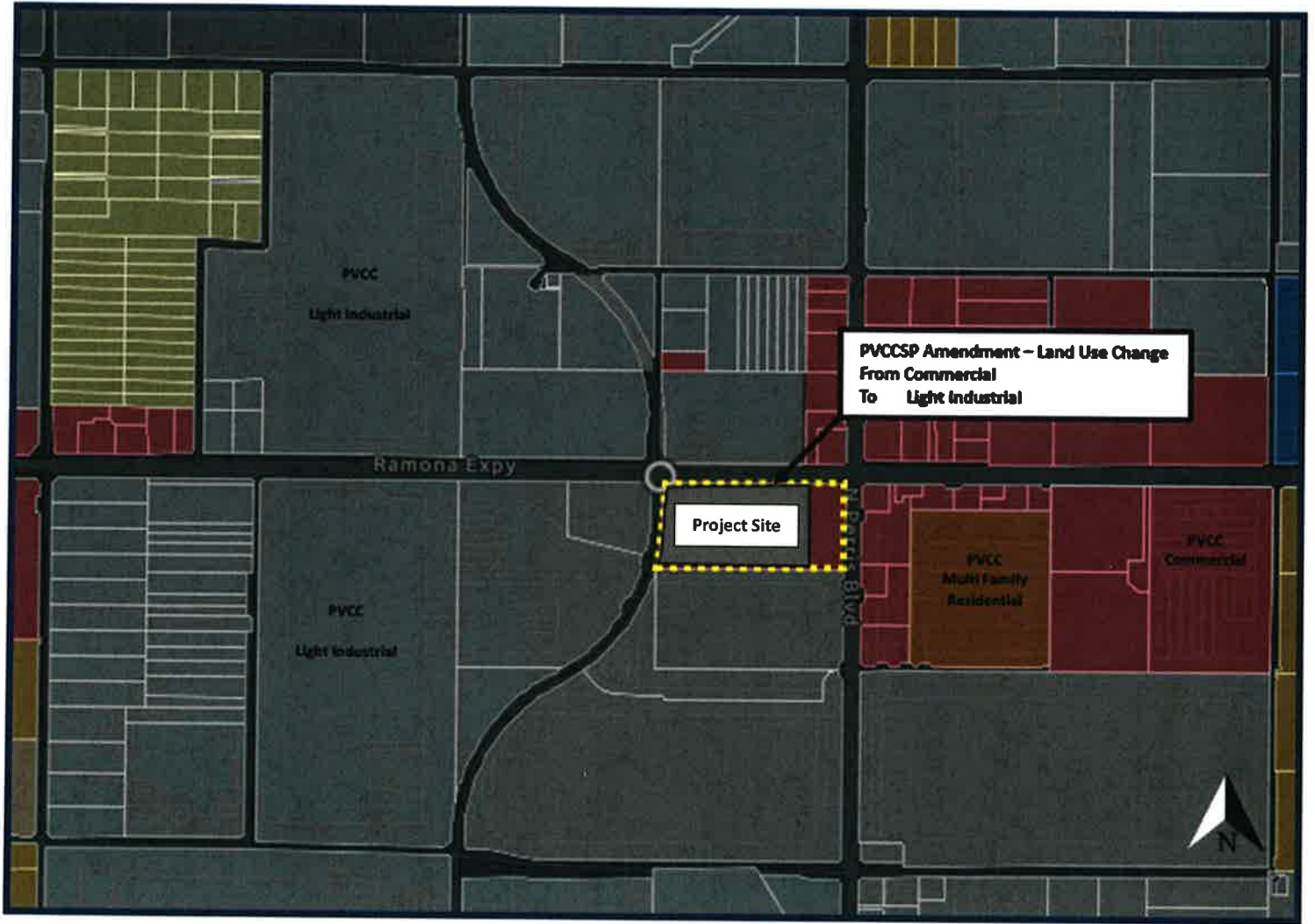


## ATTACHMENT 5

### PVCCSP Existing and Proposed Land Use Map



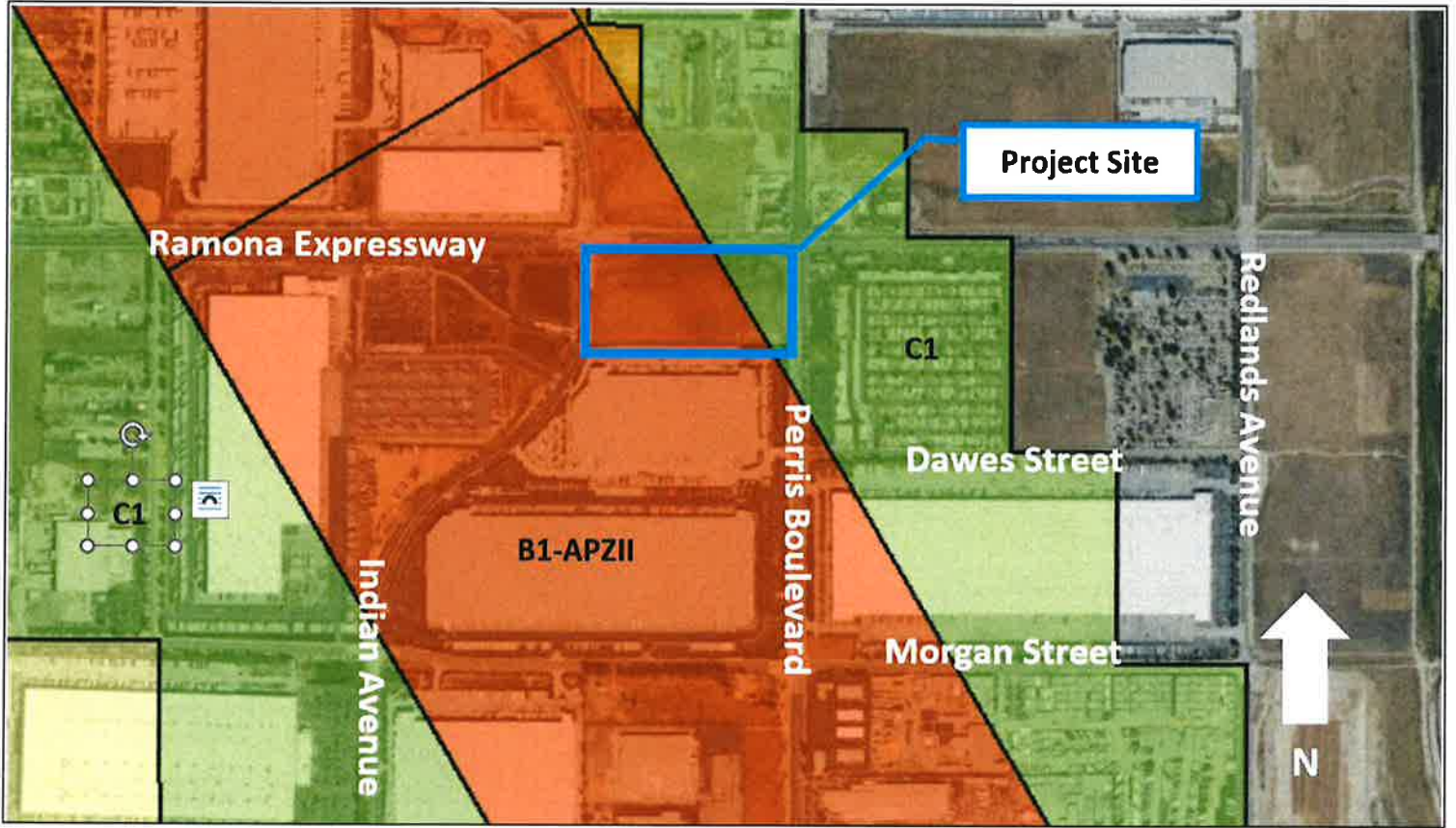
PVCCSP Existing Land Use Map



PVCCSP Proposed Land Use Map

# ATTACHMENT 6

## MARB/IPA ALUC MAP



# ATTACHMENT 7

## Project Plans

(Site Plan, Floor Plan, Building Elevations,  
Conceptual Landscape Plans, and Sight Line  
Studies)





PERSPECTIVE VIEW AT CORNER OF RAMONA & PERRIS  
PERRIS, CA.











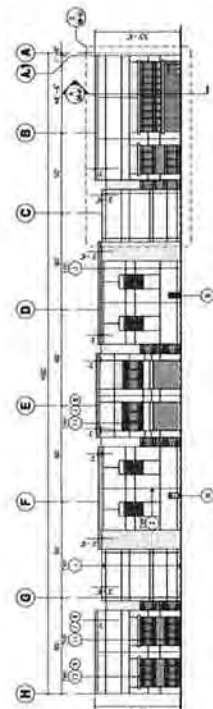
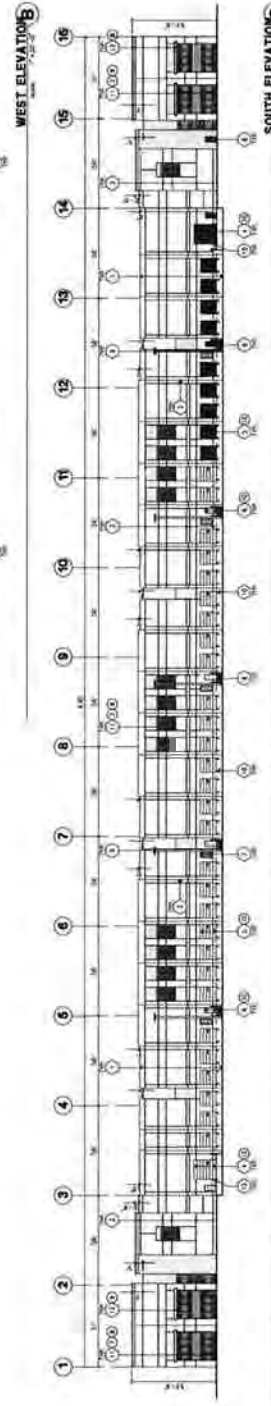
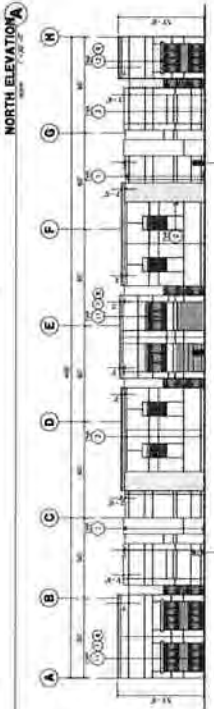
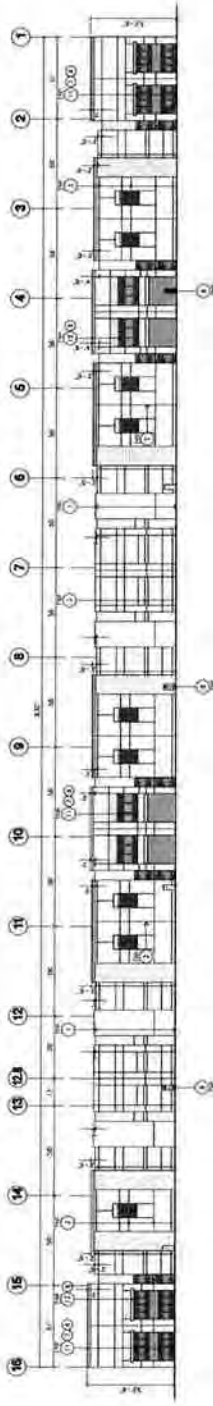




CONCEPTUAL BUILDING ELEVATIONS  
RAMONA EXPY. & INDIAN AVE.  
CITY OF PERRIS, CA







**NORTH ELEVATION**

**WEST ELEVATION**

**SOUTH ELEVATION**

**EAST ELEVATION**

**ELEVATION COLOR LEGEND/SCHEDULE**

- 1 CONCRETE, TILT-UP PANEL COLOR SYSTEM RULINGS SA 7029 FINE WHITE
- 2 CONCRETE, TILT-UP PANEL COLOR SYSTEM RULINGS SA 7021 CREW SHERIN
- 3 CONCRETE, TILT-UP PANEL COLOR SYSTEM RULINGS SA 7074 ONYX
- 4 CONCRETE, TILT-UP PANEL COLOR SYSTEM RULINGS SA 7074 NETWORK GRAY
- 5 CONCRETE, TILT-UP PANEL COLOR SYSTEM RULINGS SA 7074 SPARKLE
- 6 CONCRETE, TILT-UP PANEL COLOR SYSTEM RULINGS SA 7074 ALL DAY
- 7 CONCRETE, TILT-UP PANEL COLOR SYSTEM RULINGS SA 7074 ALL DAY
- 8 CONCRETE, TILT-UP PANEL COLOR SYSTEM RULINGS SA 7074 ALL DAY
- 9 CONCRETE, TILT-UP PANEL COLOR SYSTEM RULINGS SA 7074 ALL DAY
- 10 CONCRETE, TILT-UP PANEL COLOR SYSTEM RULINGS SA 7074 ALL DAY
- 11 CONCRETE, TILT-UP PANEL COLOR SYSTEM RULINGS SA 7074 ALL DAY
- 12 CONCRETE, TILT-UP PANEL COLOR SYSTEM RULINGS SA 7074 ALL DAY
- 13 CONCRETE, TILT-UP PANEL COLOR SYSTEM RULINGS SA 7074 ALL DAY
- 14 CONCRETE, TILT-UP PANEL COLOR SYSTEM RULINGS SA 7074 ALL DAY
- 15 CONCRETE, TILT-UP PANEL COLOR SYSTEM RULINGS SA 7074 ALL DAY
- 16 CONCRETE, TILT-UP PANEL COLOR SYSTEM RULINGS SA 7074 ALL DAY

**ELEVATION GENERAL NOTES**

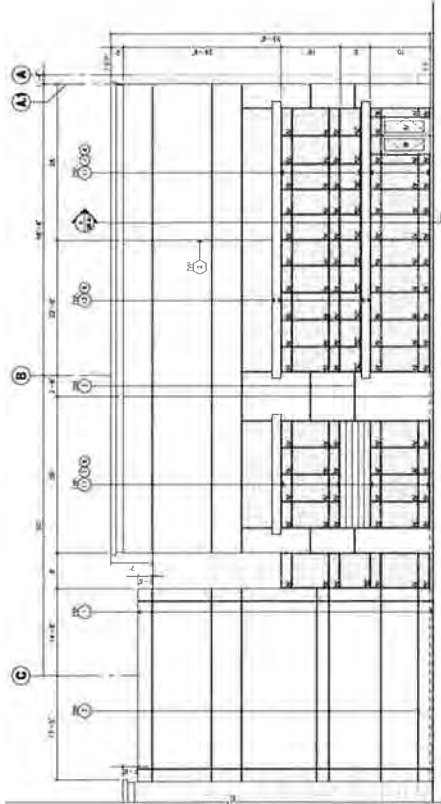
- 1. ALL PAINT COLORS TO BE MATCHED TO THE COLOR CHARTS PROVIDED BY THE MANUFACTURER.
- 2. ALL PAINTS TO BE APPLIED TO THE SURFACE OF THE MATERIAL AS SPECIFIED.
- 3. ALL PAINTS TO BE APPLIED TO THE SURFACE OF THE MATERIAL AS SPECIFIED.
- 4. ALL PAINTS TO BE APPLIED TO THE SURFACE OF THE MATERIAL AS SPECIFIED.
- 5. ALL PAINTS TO BE APPLIED TO THE SURFACE OF THE MATERIAL AS SPECIFIED.
- 6. ALL PAINTS TO BE APPLIED TO THE SURFACE OF THE MATERIAL AS SPECIFIED.
- 7. ALL PAINTS TO BE APPLIED TO THE SURFACE OF THE MATERIAL AS SPECIFIED.
- 8. ALL PAINTS TO BE APPLIED TO THE SURFACE OF THE MATERIAL AS SPECIFIED.
- 9. ALL PAINTS TO BE APPLIED TO THE SURFACE OF THE MATERIAL AS SPECIFIED.
- 10. ALL PAINTS TO BE APPLIED TO THE SURFACE OF THE MATERIAL AS SPECIFIED.
- 11. ALL PAINTS TO BE APPLIED TO THE SURFACE OF THE MATERIAL AS SPECIFIED.
- 12. ALL PAINTS TO BE APPLIED TO THE SURFACE OF THE MATERIAL AS SPECIFIED.
- 13. ALL PAINTS TO BE APPLIED TO THE SURFACE OF THE MATERIAL AS SPECIFIED.
- 14. ALL PAINTS TO BE APPLIED TO THE SURFACE OF THE MATERIAL AS SPECIFIED.
- 15. ALL PAINTS TO BE APPLIED TO THE SURFACE OF THE MATERIAL AS SPECIFIED.
- 16. ALL PAINTS TO BE APPLIED TO THE SURFACE OF THE MATERIAL AS SPECIFIED.

**ELEVATION KEYNOTES**

- 1. CONCRETE, TILT-UP PANEL
- 2. CONCRETE, TILT-UP PANEL
- 3. CONCRETE, TILT-UP PANEL
- 4. CONCRETE, TILT-UP PANEL
- 5. CONCRETE, TILT-UP PANEL
- 6. CONCRETE, TILT-UP PANEL
- 7. CONCRETE, TILT-UP PANEL
- 8. CONCRETE, TILT-UP PANEL
- 9. CONCRETE, TILT-UP PANEL
- 10. CONCRETE, TILT-UP PANEL
- 11. CONCRETE, TILT-UP PANEL
- 12. CONCRETE, TILT-UP PANEL
- 13. CONCRETE, TILT-UP PANEL
- 14. CONCRETE, TILT-UP PANEL
- 15. CONCRETE, TILT-UP PANEL
- 16. CONCRETE, TILT-UP PANEL

**GLAZING LEGEND**

- 1. GLAZING TYPE: CLEAR
- 2. GLAZING TYPE: CLEAR
- 3. GLAZING TYPE: CLEAR
- 4. GLAZING TYPE: CLEAR
- 5. GLAZING TYPE: CLEAR
- 6. GLAZING TYPE: CLEAR
- 7. GLAZING TYPE: CLEAR
- 8. GLAZING TYPE: CLEAR
- 9. GLAZING TYPE: CLEAR
- 10. GLAZING TYPE: CLEAR
- 11. GLAZING TYPE: CLEAR
- 12. GLAZING TYPE: CLEAR
- 13. GLAZING TYPE: CLEAR
- 14. GLAZING TYPE: CLEAR
- 15. GLAZING TYPE: CLEAR
- 16. GLAZING TYPE: CLEAR

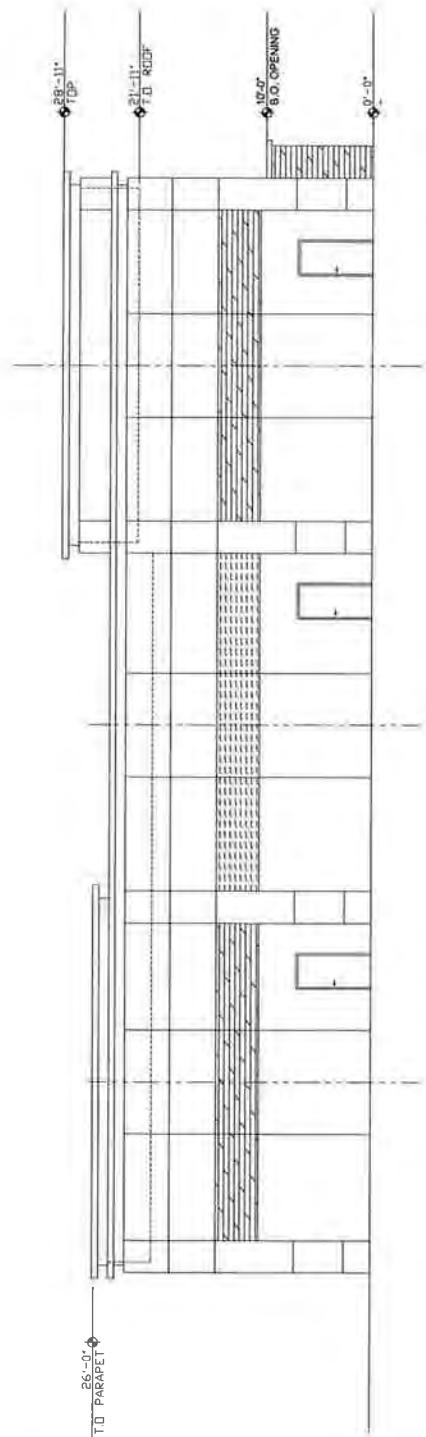
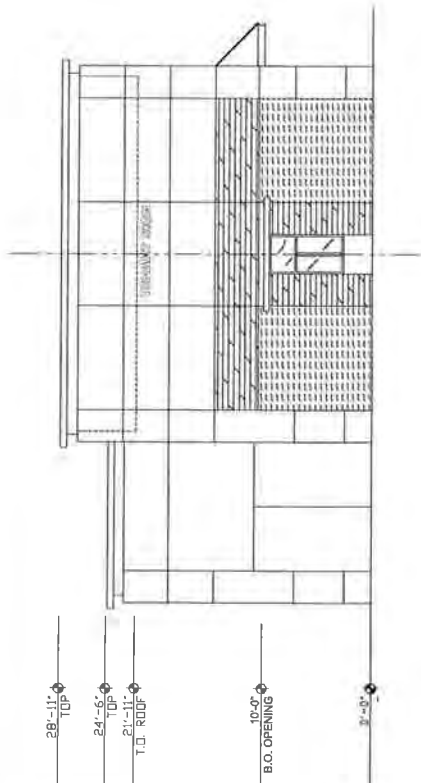
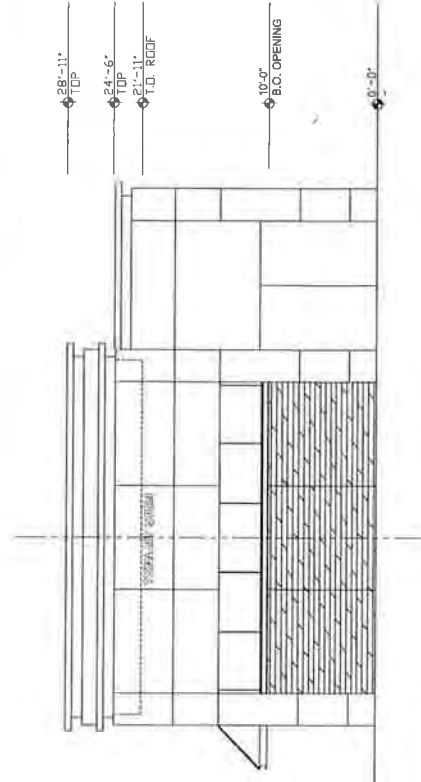


**ENLARGED EAST ELEVATION**









PROJECT TITLE:

**PROPOSED RESTAURANT  
AND RETAIL**

Expressway Commerce Center  
Ramona Expwy. and Perris Ave

**DARREN MADHULSKY**  
ARCHITECT

Copyright © 2023  
Darren Madhulsky  
Architects Inc.  
All Rights Reserved. No part of this drawing may be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Darren Madhulsky Architects Inc.



REVISIONS


SCHEMATIC

A1.3

March 8, 2023





## ATTACHMENT 8

### Planning Commission Staff Report Without Exhibits – Dated May 18, 2022

*Due to the size of the documents, only the staff report is included as a hard copy. The entire staff report packet is available online at:*

[https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-269#docan1206\\_1313\\_479](https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-269#docan1206_1313_479)





# CITY OF PERRIS

## PLANNING COMMISSION

### AGENDA SUBMITTAL

**MEETING DATE:** May 18, 2022

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

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

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

---

#### **PROJECT DESCRIPTION AND BACKGROUND:**

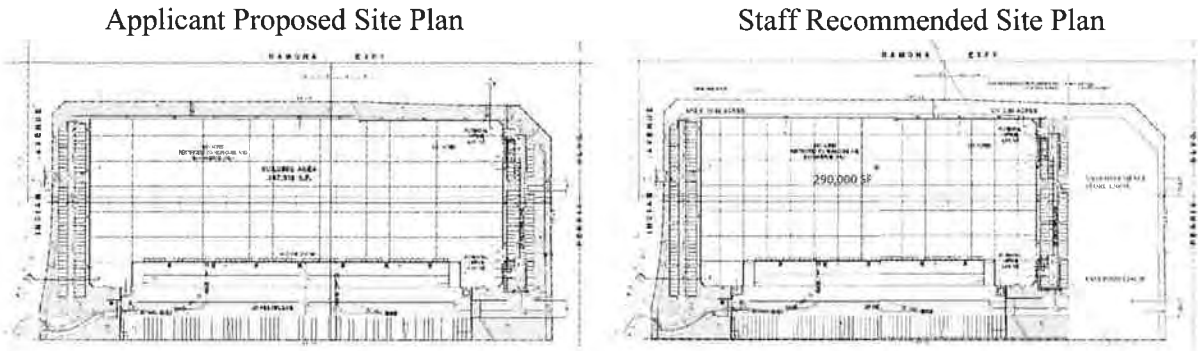
PR Partners, LLC. (Applicant) is requesting a Specific Plan Amendment (SPA 19-05287) and Development Plan Review (DPR 19-00012), to amend the Perris Valley Commerce Center Specific Plan (PVCCSP) to change the zoning designation of the 15.66-acre project site from Commercial (C) to Light Industrial (LI)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

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

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

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

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



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

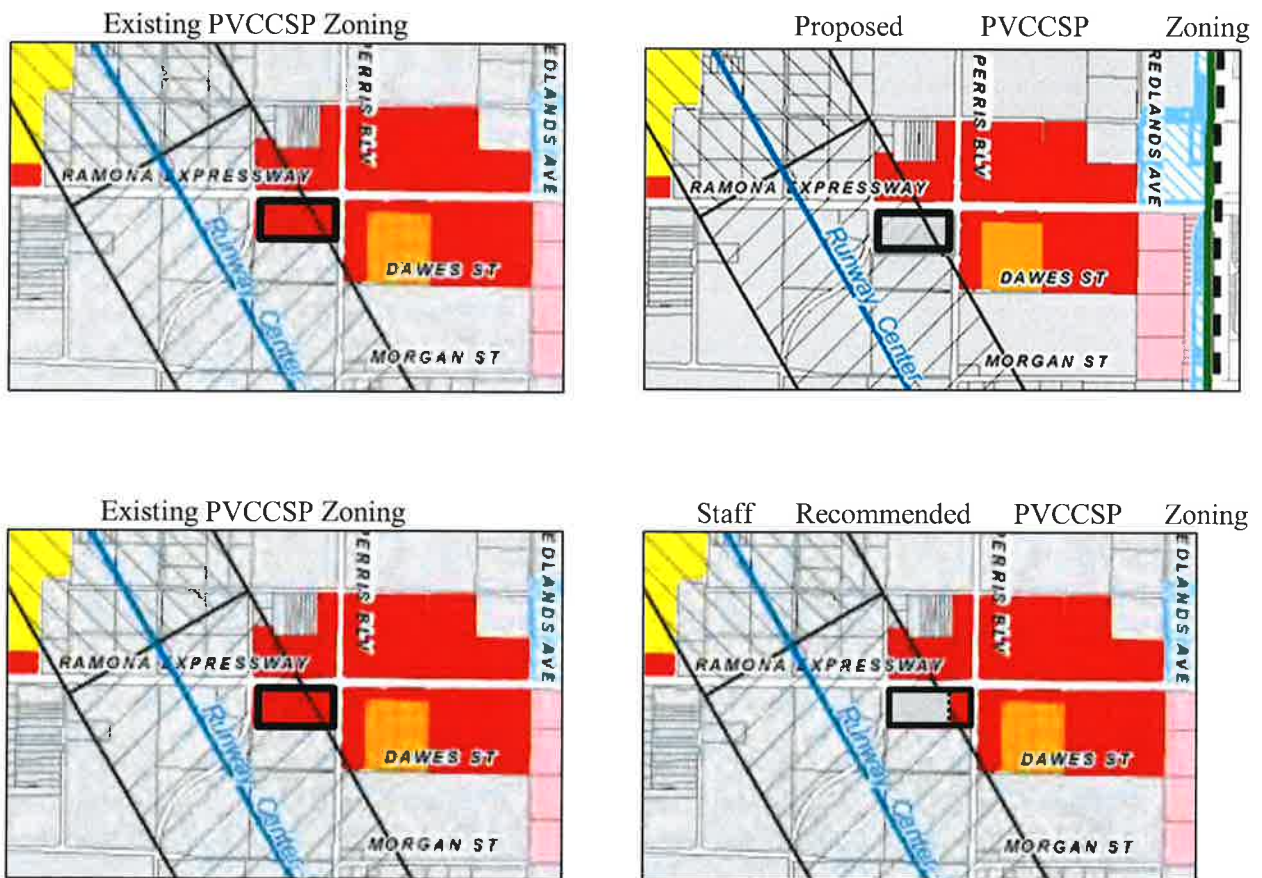
The project is located in Planning Area Three of the General Plan Land Use Element. Though Planning Area Three is subtitled: Agricultural Preserve Area, the purpose statement of Planning Area Three indicates that the transition of this area from agricultural to commercial and industrial uses should be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

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

**ANALYSIS:**

**Zoning and Specific Plan Amendment**

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



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

**Surrounding Zoning:**

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

**Surrounding Land Uses:**

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

## PROJECT INCONSISTENCY

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

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

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

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

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

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

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

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

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

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

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

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

## ANALYSIS:

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

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

### Perris Valley Commerce Center Specific Plan Development Standards

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

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

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

### Parking Access & Circulation

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

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

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

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

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

**Landscaping**

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

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

**Fencing and Lighting**

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

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

**Building Elevations/Architecture**

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

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

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

### **Employees Amenities**

Buildings over 100,000 square feet are required to have at least one (1) indoor employee amenity and two (2) outdoor employee amenities. The amenity can range from cafeterias to weight rooms. The applicant's site plan currently does not show any of the required amenities, but the applicant has agreed to have a condition requiring a breakroom for an indoor amenity and two outdoor amenities consisting of an outdoor break area with overhead shade trellis, and either bocce ball court or exercise equipment.

## **ENVIRONMENTAL CONSIDERATIONS AND CEQA PROCESS**

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

### ***Alternatives Considered***

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

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

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

### ***Comment Letters***

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

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

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

### ***Mitigation Monitoring and Reporting Plan***

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

### **AIRPORT LAND USE COMMISSION**

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

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



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

**AGRICULTURAL PRESERVE PARTIAL TENTATIVE CANCELLATION:**

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

**RECOMMENDATION:**

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

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

---

**BUDGET (or FISCAL) IMPACT:**

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

---

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

**Attachments:**

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

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

## ATTACHMENT 9

City Council Agenda Packet -

Dated July 26, 2022

*Due to the size of the files, the documents are  
available online at:*

[https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-269#docan1206\\_1313\\_479](https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-269#docan1206_1313_479)

# ATTACHMENT 10

City Council Agenda Packet -  
Dated August 23, 2023



# CITY OF PERRIS

## CITY COUNCIL

### AGENDA SUBMITTAL

**MEETING DATE:** August 29, 2023

**SUBJECT:** Specific Plan Amendment 19-05287 and Development Plan Review 19-00012 – *Continued from July 26, 2022 meeting.* A proposal to consider the following entitlements to facilitate the construction of a 304,572 square-foot industrial building and two commercial buildings totaling 6,960 square-feet on a 15.6-acre site located on the south side of Ramona Expressway between Indian Avenue and Perris Boulevard: 1) Specific Plan Amendment to change the zone of 13.6 acres from the Commercial (C) Zone to Light Industrial (LI) Zone within the Perris Valley Commerce Center Specific Plan (PVCCSP); and 2) Development Plan Review for the site plan and building elevations approval. Applicant: PR Partners, LLC.

**REQUESTED ACTION:** Continuance of this item to the City Council meeting on September 12, 2023.

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

---

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

Staff is recommending that this item be continued to the next scheduled City Council meeting on September 12, 2023, to allow additional time to address technical matters related to the project. The applicant has agreed to the continuance.

---

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

---

Prepared by: Chantal Power, AICP, Contract Planner  
Reviewed by: Patricia Brenes, Planning Manager

#### **REVIEWED BY:**

City Attorney \_\_\_\_\_  
Assistant City Manager \_\_\_\_\_  
Deputy City Manager \_\_\_\_\_

Attachment:

1. Letter from Applicant – Dated August 24, 2023

Consent:

Public Hearing:  X

Business Item:

Presentation:

Other:

# PR PARTNERS, LLC.

---

August 24, 2023

City of Perris  
Development Services Department  
Office of the City Manager  
227 North "D" Street  
Perris, CA 92570

RE: Expressway Commerce Center  
SPA19-05287

Attention: Clara Miramontes

We were informed yesterday afternoon that our Expressway Commerce Center project which was scheduled for City Council August 29, 2023 will now be heard September 12, 2023. The City has requested this continuance and our team will be ready for the September 12 meeting.

Sincerely,



Lars Andersen

EVP Construction Services  
Pacific Development Partners, LLC for PR Partners, LLC

CC: Patricia Barnes  
Kenneth Phung  
Chantal Power  
Michael Naggar  
Mark Burger

11601 Wilshire Blvd, Suite 2110  
Road, Suite B  
Los Angeles, CA 90025  
CA 92675  
(310) 393-4141

30220 Rancho Viejo  
San Juan Capistrano,  
(949) 481-0463

## ATTACHMENT 11

Final Environmental Impact Report (SCH:  
2021050021), Including DEIR

*Due to the size of the documents, only the staff report is included as a hard copy. The entire staff report packet is available online at:*

[https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-269#docan1206\\_1313\\_479](https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-269#docan1206_1313_479)