

CITY OF PERRIS PLANNING COMMISSION

AGENDA

October 04, 2023

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

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

Commissioners: Gomez, Lopez, Jimenez,

Vice-Chair Shively, Chair Hammond

- 3. PLEDGE OF ALLEGIANCE: Commissioner Gomez
- 4. PRESENTATION:
- 5. CONSENT CALENDAR:
 - **A.** Planning Commission Minutes for September 20, 2023
- 6. PUBLIC HEARING:
 - A. Development Plan Review 22-00017 Continued from the September 20, 2023, meeting. A proposal to construct a 192,623-square-foot industrial warehouse building on a 9.52-acre site located on the west side of Wilson Avenue between Rider Street and Placentia Avenue, within the Light Industrial (LI) Zone of the Perris Valley Commerce Center Specific Plan (PVCCSP). Applicant: Paul Loubet of First Industrial Realty.

REQUESTED ACTION: Adopt Resolution 23-28, adopting Mitigated Negative Declaration No. 2386 and the Mitigation Monitoring and Reporting Program, and approve Development Plan Review 22-00017 to facilitate the construction of a 192,623-square foot industrial warehouse building, based on the findings and subject to the Conditions of Approval.

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

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

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

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

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

Planning Commission Agenda CITY OF PERRIS

October 04 2023

Item

5A

Planning Commission Minutes for September 20, 2023



MINUTES

Date of Meeting: September 20, 2023

Time: 06:13 PM

Place of Meeting: City Council Chambers

1. CALL TO ORDER:

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

Commission Members Present: Commissioner Jimenez,

Commissioner Gomez, Vice-Chair Shively, Chair Hammond.

Staff Present: Kenneth Phung, Director of Development Services

Patricia Brenes, Planning Manager

Payam J. Mostafavi, Assistant City Attorney

John Pourkazemi, City Engineer Lupita Garcia, Associate Planner

Sylvia Arvizu, Administrative Assistant

- **PLEDGE OF ALLEGIANCE:** Commissioner Jimenez led the pledge of allegiance due to Commissioner Lopez being absent.
- 4. PRESENTATION:
- 5. CONSENT CALENDAR:
 - **A.** Planning Commission Minutes for September 06, 2023

The Chair called for a motion.

M/S/C: Moved by Commissioner Jimenez, seconded by Vice-Chair Shively to Approve Item 5A. Planning Commission Minutes for September 06, 2023

AYES: Commissioner Jimenez, Commissioner Gomez, Vice-Chair Shively, Chair

Hammond.

NOES:

ABSENT: Commissioner Lopez

ABSTAIN:

6. PUBLIC HEARING:

A. Development Plan Review 22-00017 – A proposal to construct a 192,623 square-foot industrial warehouse building on a 9.52-acre site located on the west side of Wilson Avenue between Rider Street and Placentia Avenue, within the Light Industrial (LI) Zone of the Perris Valley Commerce Center Specific Plan (PVCCSP). Applicant: Paul Loubet of First Industrial Realty.

REQUESTED ACTION: Adopt Resolution 23-28, adopting Mitigated Negative Declaration No. 2386 and the Mitigation Monitoring and Reporting Program, and approve Development Plan Review 22-00017 to facilitate the construction of a 192,623-square foot industrial warehouse building, based on the findings and subject to the Conditions of Approval.

At Staff's request, this Item was taken out of order to consider the applicant's request for continuance of the project to the Planning Commission meeting on October 04, 2023.

The Chair called for a motion.

M/S/C: Moved by Vice-Chair Shively, seconded by Commissioner Gomez, to Continue Item 6B to October 04, 2023.

Development Plan Review 22-00017 – A proposal to construct a 192,623 square-foot industrial warehouse building on a 9.52-acre site located on the west side of Wilson Avenue between Rider Street and Placentia Avenue, within the Light Industrial (LI) Zone of the Perris Valley Commerce Center Specific Plan (PVCCSP). Applicant: Paul Loubet of First Industrial Realty.

REQUESTED ACTION: Adopt Resolution 23-28, adopting Mitigated Negative Declaration No. 2386 and the Mitigation Monitoring and Reporting Program, and approve Development Plan Review 22-00017 to facilitate the construction of a 192,623-square foot industrial warehouse building, based on the findings and subject to the Conditions of Approval.

AYES: Commissioner Jimenez, Commissioner Gomez,

Vice-Chair Shively, Chair Hammond.

NOES:

ABSENT: Commissioner Lopez

ABSTAIN:

B. Specific Plan Amendment (SPA) 21-05249 and Development Plan Review (DPR) 21-00014 A proposal to facilitate the construction of a 300-unit multi-family residential development located at the southwest corner of Rider Street and Evans Road consisting of the following entitlements: 1) Specific Plan Amendment to rezone 14.68 acres from Commercial (C) Zone to Multi-Family Residential (MFR) Zone and to establish development standards for multi-family residential in Planning Area (PA) 22 within the May Ranch Specific Plan (MRSP); and 2) Development Plan Review for the site plan,

building elevations, and recreational amenities. Applicant: Katie Rounds, The Kaidence Group.

REQUESTED ACTION: Adopt Resolution No. 23-30, recommending that the City Council adopt the Mitigated Negative Declaration No. 2391 and the Mitigation Monitoring and Reporting Program; and approve Specific Plan Amendment (SPA) 21-05249 and approve Development Plan Review (DPR) 21-00014 to facilitate the construction of a 300-unit multi-family residential development, based on the findings and subject to the Conditions of Approval.

Planning Manager Patricia Brenes presented this Item.

The Following Commissioners Spoke:

Commissioner Gomez Commissioner Jimenez Vice-Chair Shively Chair Hammond

Applicant Speakers: Katie Rounds with Kaidence Group presented.

Brian Rosenstein Chris Williams Keith Geiger Sadi Bhattacharjee

The meeting went into recess at 7:39 p.m. and reconvened at 7:57 p.m.

The Chair called for a motion.

M/S/C: Moved by Commissioner Jimenez, seconded by Vice-Chair Shively, to Continue Item 6B to the planning commission meeting on October 18, 2023.

Specific Plan Amendment (SPA) 21-05249 and Development Plan Review (DPR) 21-00014 – A proposal to facilitate the construction of a 300-unit multi-family residential development located at the southwest corner of Rider Street and Evans Road consisting of the following entitlements: 1) Specific Plan Amendment to rezone 14.68 acres from Commercial (C) Zone to Multi-Family Residential (MFR) Zone and to establish development standards for multi-family residential in Planning Area (PA) 22 within the May Ranch Specific Plan (MRSP); and 2) Development Plan Review for the site plan, building elevations, and recreational amenities. Applicant: Katie Rounds, The Kaidence Group.

REQUESTED ACTION: Adopt Resolution No. 23-30, recommending that the City Council adopt the Mitigated Negative Declaration No. 2391 and the Mitigation Monitoring and Reporting Program; and approve Specific Plan Amendment (SPA) 21-05249 and approve Development Plan Review (DPR) 21-00014 to facilitate the construction of a 300-unit multi-family residential development, based on the findings and subject to the Conditions of Approval.

AYES: Commissioner Jimenez, Commissioner Gomez,

Vice-Chair Shively, Chair Hammond.

NOES:

ABSENT: Commissioner Lopez.

ABSTAIN:

7. BUSINESS ITEMS:

8. PUBLIC COMMENTS:

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

9. COMMISSION MEMBERS ANNOUNCEMENTS OR REPORTS:

The Following Commissioners Spoke:

Gomez

Shively

Jimenez

Hammond

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

Patricia Brenes, Planning Manager Kenneth Phung, Director of Development Services

11. ADJOURNMENT

The Chair called for a motion to adjourn the regular planning commission meeting at 9:20 p.m.

M/S/C: Moved by Vice-Chair Shively, seconded by Chair Hammond to Adjourn the meeting.

AYES: Commissioner Jimenez, Commissioner Gomez,

Vice-Chair Shively, Chair Hammond.

NOES:

ABSENT: Commissioner Lopez,

ABSTAIN:

Respectfully yours,	
Patricia Brenes, Secretary	

Planning Commission Agenda CITY OF PERRIS

October 04 2023

Item

6A

Development Plan Review (DPR) 22-00017



CITY OF PERRIS

PLANNING COMMISSION AGENDA SUBMITTAL

MEETING DATE: October 4, 2023

SUBJECT: Development Plan Review 22-00017 - Continued from the

September 20, 2023, meeting. A proposal to construct a 192,623-square-foot industrial warehouse building on a 9.52-acre site located on the west side of Wilson Avenue between Rider Street and Placentia Avenue, within the Light Industrial (LI) Zone of the Perris Valley Commerce Center Specific Plan (PVCCSP).

Applicant: Paul Loubet of First Industrial Realty.

REQUESTED ACTION: Adopt Resolution 23-28, adopting Mitigated Negative Declaration

No. 2386 and the Mitigation Monitoring and Reporting Program, and approve Development Plan Review 22-00017 to facilitate the construction of a 192,623-square foot industrial warehouse building, based on the findings and subject to the Conditions of

Approval.

CONTACT: Kenneth Phung, Director of Development Services

PROJECT SITE BACKGROUND:

On September 20, 2023, the Planning Commission unanimously approved the applicant's request to continue the project to the meeting on October 4, 2023, to allow additional time for the coordination of the wall/fencing construction along the west property line shared with the Redlands East industrial project, recently approved by the City Council under Planning case DPR 20-00021.

As a matter of information, the complete Planning Commission staff report dated September 20, 2023, is attached as Exhibit H.

WALL/FENCE DISCUSSION

The applicant has revised the wall/fence plans to reflect existing conditions and modifications made to the proposed walls and fencing to include a combination of decorative tilt-up screen walls, tubular steel fencing, and decorative pilasters for screening, privacy, and security. Following is a description of the walls/fencing proposed for this project:

- North Side: A 14-foot-high decorative tilt-up screen wall is proposed along the northwest area to screen the truck loading and truck parking area from public view. The recently

constructed 10-foot-high tubular steel fence with decorative pilasters along the remainder segment of the north property line will remain in place.

- West Side: A 14-foot-high decorative tilt-up screen wall is proposed along the west property line to screen the truck loading and truck parking area from public view. The recently constructed 14-foot-high decorative tilt-up screen wall along the northwest segment of the property line will remain in place.
- South Side: A 14-foot-high decorative tilt-up screen wall is proposed along the southwest area to screen the truck loading and truck parking area from public view. A 10-foot-high combination fence/wall, consisting of a 2 ½ -foot-high retaining wall and a 7 ½ -foot-high tubular steel fence, and a 10-foot-high tubular steel fence with decorative pilasters are proposed along the remainder segment of the south property line (Exhibit E).

COMPLIANCE WITH APPLICABLE DEVELOPMENT STANDARDS

The table on the following page summarizes compliance with the PVCCSP Development Standards for the Light Industrial Zone and Chapter 19.69 – Parking Development Standards of the Zoning Code.

Perris Valley Commerce Center Specific Plan Light Industrial Zone - Development Standards						
St	andard		Proposed	Consistent	Inconsistent	
Lot Coverage	50 percent		45.6 percent	\checkmark		
FAR (Floor Area Ratio)	0.75		0.46	V		
Minimum Lot Size	15,000 square feet (0.34 acres)		9.52 acres	V		
Maximum Building Height	50 feet		45 feet	V		
	Front Yard: Wilson Ave (north)	25 feet	104 feet			
Setbacks	Interior Side Yard: North Side South Side	0 feet 0 feet	53 feet 61 feet	☑		
	Rear Yard (west)	0 feet	131 feet	V		
Minimum Landscape Coverage	12 percent		12.05 percent	V		

Parking Standards Chapter 19.69 – Parking Development Standards					
Use	Standard	Required	Proposed	Consistent	Inconsistent
Industrial	Warehouse: 20,000 s.f. (1space/1,000 s.f.) 20,000 – 40,000 (1 space /2,000 s.f.)	20 spaces 87 spaces	107 spaces	V	
	Total Parking	63 spaces	110 spaces	abla	
Total Surplus Parking		3 spaces	\checkmark		

ENVIRONMENTAL CONSIDERATIONS AND CEQA PROCESS

As a matter of clarification, during the 30-day comment review period, the City received two (2) comment letters, one from the Eastern Municipal Water District (EMWD) and a second one from the Riverside County Flood Control and Water Conservation District, as described in the original staff report (Exhibit F). In addition, staff received a letter from Blum, Blum, Collins & Ho LLP, on behalf of Golden State Environmental Justice Alliance (GSEJA), in opposition to the project. However, the opposition letter has since been withdrawn.

RECOMMENDATION:

The Planning Commission adopt Resolution 23-28 adopting Mitigated Negative Declaration No. 2386 and the Mitigation Monitoring and Reporting Program and approve Development Plan Review 22-00017 to facilitate the construction of a 192,623 square foot industrial warehouse building, based on the findings and the Conditions of Approval.

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

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

EXHIBITS:

- A. Resolution 23-28, including Conditions of Approval (Planning, Engineering, Public Works, Community Services, and Building & Safety).
- B. Location/Aerial Map
- C. PVCCSP Land Use Map
- D. MARB/IPA ALUCP Map
- E. Project Plans (Site Plan, Floor Plan, Building Elevations, Renderings, Fence and Wall Plan, Conceptual Grading Plan, Grading Plan Cross

- Sections, Conceptual Utility Plan, Conceptual Landscape Plan, and Site Photometric Plan)
- F. Public Comments and Response to Comments

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

 https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-364#docan1206 1313 479
- G. Initial Study/Mitigated Negative Declaration, Mitigation Monitoring and Reporting Program, Associated Technical Studies.

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

 https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-364#docan1206 1313 479
- H. Planning Commission Staff Report without Exhibits Dated September 20, 2023.

 Due to the size of the document, only the staff report is included as a hardcopy. The entire staff report packet is available online at:

 https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-364#docan1206 1313 479

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

EXHIBIT A

Resolution 23-28 with Conditions of Approval (Planning, Engineering, Fire, Public Works, and Building & Safety)

RESOLUTION NUMBER 23-28

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ADOPTING MITIGATED NEGATIVE DECLARATION 2386 AND APPROVING DEVELOPMENT PLAN REVIEW 22-00017 TO FACILITATE THE CONSTRUCTION OF A 192,623 SQUARE FOOT INDUSTRIAL BUILDING ON A 9.52 ACRE SITE LOCATED ON THE WEST SIDE OF WILSON AVENUE BETWEEN RIDER STREET AND PLACENTIA AVENUE BASED UPON THE FINDINGS PROVIDED HEREIN AND SUBJECT TO CONDITIONS OF APPROVAL.

WHEREAS, the Project applicant, Paul Loubet, of First Industrial Realty, proposes to construct a 192,623 square foot industrial building on 9.52 acres of land located on the west side of Wilson Avenue between Rider Street and Placentia Avenue, within the Perris Valley Commerce Center Specific Plan ("PVCCSP") Light Industrial (LI) Zone ("Project"); and

WHEREAS, the applicant submitted a Development Plan Review application (DPR 22-00017) for the Project for consideration of architectural design and site layout; and

WHEREAS, proposed Development Plan Review 22-00017 ("DPR 22-00017") is considered a "project" as defined by the California Environmental Quality Act ("CEQA"); and

WHEREAS, pursuant to CEQA and State CEQA Guidelines, an Initial Study (IS) was prepared for the proposed Project and, based upon thereof, Mitigated Negative Declaration 2386 was prepared for the Project; and

WHEREAS, the Planning Commission held a duly noticed public hearing on September 20, 2023, at which time all interested persons were given full opportunity to be heard and to present evidence; and where the Planning Commission continued the Project to October 4, 2023, to allow the applicant additional time to coordinate the wall and fence construction along the west property line shared with the Redlands East industrial project, recently approved by the City Council under Planning case DPR 20-00021; and

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

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

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

- **Section 1.** Recitals. The above recitals are all true and correct and are incorporated herein by this reference.
- Section 2. Environmental Analysis. Based upon the foregoing and all oral and written statements and reports presented by City staff and members of the public, including, but not limited to, all such statements and reports (including all attachments and exhibits) presented at its public hearing on September 20, 2023, the Planning Commission hereby determines pursuant to Section 15070 of the CEQA Guidelines that, based upon on the Initial Study prepared for the Project in accordance with City of Perris guidelines for implementing CEQA, all potential significant effects on the environment can be reduced to a less than significant level through mitigation measures, the design of the development, the Zoning Code, and standard requirements of the City; therefore Mitigated Negative Declaration No. 2386 has been prepared, with findings that:
- A. No significant environmental effects would occur, and there is no substantial evidence, in light of the whole record, that the Project as revised may have a significant effect on the environment if mitigation measures are implemented pursuant to Mitigated Negative Declaration No. 2386, which has been prepared for this Project.
- B. The City has complied with CEQA.
- C. Determinations of the Planning Commission reflects the independent judgment of the City.
- **Section 3. Development Plan Review 22-00017.** Based upon the foregoing and all oral and written statements and reports presented by City staff and members of the public, including, but not limited to, all such statements and reports (including all attachments and exhibits) presented at its public hearing on September 20, 2023, the Planning Commission finds, with respect to Development Plan Review 22-00017, that:
- 1) The location, size, design, density, and intensity of the proposed development and improvements are consistent with the City's General Plan, the Perris Valley Commerce Center Specific Plan, the purposes and provisions of the Perris Municipal Code ("PMC"), the purposes of the Zone in which the site is located, and the development policies and standards of the City.

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

and the PVCCSP.

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

The proposed Project is physically suitable in terms of parcel size, shape, access, and availability to utilities and services, as the site is located on the west side of Wilson Avenue, approximately 800 feet south of Rider Street, which allows for adequate access and provides for the logical connection to infrastructure to service the site. Utility service connections are available to service the site.

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

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

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

The proposed architecture meets PVCCSP design standards for Light Industrial development, and thereby protecting the character of the overall development of the PVCCSP industrial zones and, therefore, is compatible with community standards and protects the character of adjacent development. Enhanced architecture, site design, and landscaping have been provided for the Project. The building design features symmetry and balance with enhanced architectural treatments. The combination of the proposed colors, articulated building elevations, varying roof height, brick façade, and aluminum canopy treatments provide visual interest to the building.

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

The proposed Project meets and exceeds the on-site and off-site landscape standards for the Light Industrial (LI) Zone as outlined in the PVCCSP. The requirements ask for 12% coverage, and the Project is proposing 12.05%. It provides a mix of native and drought-tolerant trees, shrubs, ground cover, and annual color throughout the site to ensure visual

relief and effectively frame, soften, and embellish access points, building entries, parking areas and trash enclosures.

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

The proposed Project provides the safeguards necessary to protect the public health, safety, and general welfare through the conditions of approval, which are attached hereto and incorporated herein by this reference as Attachment 1, and mitigation measures found in Mitigated Negative Declaration No. 2386. (Attachmet 2), which are incorporated herein by this reference, which will ensure that the Project is developed in compliance with City and affected service agency codes and policies and mitigates potential impacts to the environment.

- **Section 4.** Based upon the foregoing and all oral and written statements and reports presented by City staff and members of the public, including, but not limited to, all such statements and reports (including all attachments and exhibits) presented at its public hearing on September 20, 2023, the Planning Commission adopts Mitigated Negative Declaration No. 2386 and Mitigation Monitoring and Reporting Program.
- Section 5. Based upon the foregoing and all oral and written statements and reports presented by City staff and members of the public, including, but not limited to, all such statements and reports (including all attachments and exhibits) presented at its public hearing on September 20, 2023, the Planning Commission hereby determines that the Project is covered under Mitigated Negative Declaration No. 2386, as adopted, and hereby approves the Project (Development Plan Review 22-00017 to construct a 192,623 square foot industrial building on approximately 9.52 acres of land located on the west side of Wilson Avenue, approximately 800 feet south of Rider Street; subject to the Planning Division, Building, Fire, Public Works and Engineering Departments' Conditions of Approval (COA) and the Mitigation Monitoring and Reporting Program attached hereto as Attachments 1 and 2, and incorporated herein by this reference.
- **Section 6.** The Planning Commission declares that should any provision, section, paragraph, sentence, or word of this Resolution be rendered or declared invalid by any court of competent jurisdiction or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences, and words of this Resolution shall remain in full force and effect.
- **Section 7.** The Chairperson shall sign, and the Secretary shall certify to the passage and adoption of this Resolution.

ADOPTED, SIGNED, and APPROVED this 4th day of October 2023.

	CHAIRPERSON, PLANNING COMMISSION
ATTEST:	

Secretary, Planning Commission	
STATE OF CALIFORNIA) COUNTY OF RIVERSIDE) § CITY OF PERRIS)	
I, Patricia Brenes, SECRETARY OF THE PLANNING COMMISSION OF THE CITY OF PERRIS, DO HEREBY CERTIFY that the foregoing Resolution Number 23-28 was duadopted by the Planning Commission of the City of Perris at a regular meeting of sa Planning Commission on the 4 th day of October 2023, and that it was so adopted by the following vote:	ıly aid
AYES: NOES: ABSTAIN: ABSENT:	
Secretary, Planning Commission	

Attachments:

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

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

 <a href="https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-services/planning/environmental-documents-for-public-review/-folder-services/planning/environmental-documents-for-public-review/-folder-services/planning/environmental-documents-for-public-review/-folder-services/planning/environmental-documents-for-public-review/-folder-services/planning/environmental-documents-for-public-review/-folder-services/planning/environmental-documents-for-public-review/-folder-services/planning/environmental-documents-for-public-review/-folder-services/planning/environmental-documents-services/planning/e

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ATTACHMENT 1

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

CITY OF PERRIS DEVELOPMENT SERVICES DEPARTMENT PLANNING DIVISION

CONDITIONS OF APPROVAL

Development Plan Review 22-00017

October 4, 2023

PROJECT: A proposal to construct a 192,623-square-foot industrial building on 9.52 acres located on the west side of Wilson Avenue between Rider Street and Placentia Avenue, within the Light Industrial Zone of the Perris Valley Commerce Center Specific Plan. **Applicant:** Paul Loubet with First Industrial Realty.

General Requirements:

- 1. **Municipal Code and Specific Plan Compliance.** The project shall conform to the standards of the Light Industrial (LI) Zone of the *Perris Valley Commerce Center Specific Plan* (PVCCSP) and Chapter 19 of the Perris Municipal Code.
- 2. **Mitigation Monitoring and Reporting Program.** All mitigation measures shall be satisfied in compliance with the adopted Mitigation, Monitoring, and Reporting Program.
- 3. **Future Obligation of Buyers and Lessees.** All future buyers and lessees shall be informed of their obligation to comply with these Conditions of Approval. The applicant shall provide a copy of these conditions and inform the buyer or lessee of their obligation to maintain compliance with all local and City ordinances, including but not limited to an annual fire inspection and maintenance of a City business license.
- 4. **Expansion of Use.** No expansion of the site or the use shall occur without subsequent reviews and approvals from the Planning Division.
- 5. **Term of Approval.** This approval shall be implemented within three (3) years of the approval date; otherwise, it shall become null and void. By implemented, is meant the beginning of substantial construction contemplated by this approval within the three (3) year period, which is thereafter diligently pursued to completion, or the beginning of substantial utilization contemplated by this approval. A maximum of three (3) one-year time extensions shall be permitted in accordance with the Zoning Code.
- 6. **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.
- 7. **Notice of Determination**. Within five (5) days of City approval, the applicant shall work with Planning Staff on filing the Notice of Determination and application fee for the project Mitigated Negative Declaration to the Riverside County Clerk Recorder.
- 8. **Conformance to Approved Plans.** The proposed use will operate in accordance with the September 20, 2023, Planning Commission meeting approval or as amended by these

- conditions. Any deviation shall require appropriate Planning Division review and approval.
- 9. **Prior to occupancy.** Applicant shall work with staff to provide an electric vehicle charging station unit.
- 10. **Signage.** The applicant shall provide appropriate signage to direct passenger vehicles from entering the truck access drive aisle.
- 11. **Graffiti.** 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. In addition, paint shall match color of the wall or material surface. Furthermore, the applicant shall apply an anti-graffiti coating on walls, including perimeter walls and fencing.
- 12. **Building & Safety Division**. The project shall comply with all Conditions of Approval by the Building and Safety Department dated July 12, 2022.
- 13. **ADA Compliance.** The project shall conform to all disabled access requirements in accordance with the State of California, Title 24, and the Federal Americans with Disabilities Act (ADA).
- 14. **Rooftop Solar.** The project does not propose rooftop solar panels at this time. However, should solar rooftop panels be proposed in the future, the applicant/developer shall prepare a solar glare study that analyzes glare impacts, subject to review and approval by the Airport Land Use Commission.
- 15. **Fire Department Conditions.** The project shall comply with all Conditions of Approval by the Fire Department dated February 12, 2023, consisting of the following requirements.
 - a. The project shall comply with all requirements set forth by the California Code of Regulations Title 24 Parts 1-12 respectively.
 - b. The adopted edition of the California Code of Regulations, Title 24, Parts 1 through 12, and the Perris Municipal Code shall apply at the time the architectural plans are submitted for construction permits.
 - c. Prior to the to the issuance of a grading permits, evidence of sufficient fire flow of 4,000 GPM for 4- hours shall be provided to the City of Perris. The City of Perris Building and Fire Marshal Water Available/Fire Flow Form shall be utilized.
 - d. 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.

- e. All required fire hydrants shall be installed and operational prior to building construction. All fire hydrants shall remain operational during construction.
- f. 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.
- g. A minimum of two points of connection to the public water shall be provided for the private fire-line water.
- h. The private underground fire-line system shall be a looped design.
- i. The private underground fire-line system shall have indicating sectional valves for every five (5) appurtenances.
- j. The Fire Department Connection (FDC) shall be located within 100 feet of a public fire hydrant. The fire hydrant shall be on the same side of the street. A vehicle access roadway/approach shall not be placed between the FDC and fire hydrant.
- k. Prior to construction, a temporary address sign shall be posted and clearly visible from the street.
- 1. 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.
 - 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.
- m. 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.
- n. 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.
- o. City of Perris approval shall be obtained prior to the storage and/or use of hazardous materials as defined by the California Fire Code.
- p. City of Perris approval shall be obtained prior to any high pile storage (HPS) as defined by the CFC.
- 16. **Public Works.** The project shall adhere to the requirements of the Public Works Department as indicated in the attached Conditions of Approval dated September 20, 2023.
- 17. City Engineering. The Project shall comply with all requirements of the City Engineer's Conditions of Approval dated August 24, 2023.
- 18. **Community Services.** The Project shall comply with all requirements of the City Community Services Conditions of Approval dated July 13, 2022.
- 19. **Sign Application.** A separate sign application will be required for any signs.
- 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 Development Review (DPR) 22-00017. The City shall promptly notify the applicant of any claim, action, or proceeding for which indemnification is sought, and shall further cooperate fully in the defense of the action.
- 21. **Southern California Edison (SCE).** The developer/owner shall contact Southern California Edison SCE area service planner (951 928-8323) to complete the required forms prior to commencement of construction. No grading permits shall be issued until a letter from SCE is received by the City Engineer indicating electrical service will be placed underground.
- 22. **Waste Hauling and Disposal.** The project shall use only the City-approved waste hauler for all construction and other waste disposal.
- 23. **On-site & Off-site Utilities.** All utilities attached to buildings, including meters and utility boxes, shall be painted to match the wall of the building to which they are affixed. These facilities shall also be screened from the public right-of-way by landscaping or physical barrier such as a wall.

- 24. **Site Lighting Plan.** The photometric study 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 plan of the bottom of the lighting fixture. A minimum of one (1) foot-candle of light shall be provided in parking and pedestrian areas. All lighting shall be shielded downward to prevent light pollution from spilling over onto adjacent parcels and public rights of way.
- 25. **Trash Enclosure.** The trash enclosure shall be constructed as presented in the development plans approved by the Planning Commission.
- 26. **Screening of Roof-Mounted Equipment.** Proper screening shall prevent public views of all HVAC equipment.
- 27. **Outstanding Fees**. Any outstanding processing fees due to the Planning Division shall be paid.
- 28. Preliminary Water Quality Management Plan (PWQMP). A Preliminary WQMP was prepared for the proposed project site. All PWQMPs were determined to be in substantial compliance, in concept, with the Riverside County WQMP Manual requirements. The following conditions apply.
 - a. The development shall be subject to all provisions of City of Perris Ordinance Number 1194, which establishes stormwater/urban runoff management and discharge controls to improve water quality and comply with federal regulations, and any subsequent amendments, revisions, or ordinances pertaining thereto.
 - b. The structural BMPs selected for this project have been approved in concept. The owner shall submit a final WQMP including plans and details providing the elevations, slopes, and other details for the proposed structural BMPs including an Underground Detention System, Contech Filterra Unit, self-retaining landscape and covered trash enclosure. The Public Works Department shall review and approve the final WQMP text, plans and details.
- 29. **Construction Practices.** To reduce potential noise and air quality nuisances, the following items shall be listed as "General Notes" on the construction drawings:
 - a. Construction activity and equipment maintenance is limited to the hours between 7:00 a.m. and 7:00 p.m., on weekdays. Construction may not occur on weekends or State holidays, without prior consent of the Building Official. Non-noise generating activities (e.g., interior painting) are not subject to these restrictions.
 - b. Stationary construction equipment that generates noise in excess of 65 dBA at the project boundaries must be shielded and located at least 100 feet from occupied residences. The equipment area with appropriate acoustic shielding shall be designated on building and grading plans. Equipment and shielding shall remain in the designated location throughout construction activities.

- c. Construction routes are limited to City of Perris designated truck routes.
- d. Water trucks or sprinkler systems shall be used during clearing, grading, earth moving, excavation, transportation of cut or fill materials and construction phases to prevent dust from leaving the site and to create a crust after each day's activities cease. At a minimum, this would include wetting down such areas in the later morning and after work is completed for the day and whenever wind exceeds 15 miles per hour.
- e. A person or persons shall be designated to monitor the dust control program and to order increased watering as necessary to prevent transport of dust off-site. The name and telephone number of such persons shall be provided to the City. Also, a board shall be placed at the subject site to include person and phone number for the public to call in case of dirt and dust issues.
- f. Project applicants shall provide construction site electrical hook ups for electric hand tools such as saws, drills, and compressors, to eliminate the need for diesel powered electric generators or provide evidence that electrical hook ups at construction sites are not practical or prohibitively expensive.
- 30. Off-Site Tree Planting or Funding. To promote the City's tree planting initiative currently underway to make Perris GREEN providing positive benefits to the local environment from air quality to shading, the developer will plant one tree per 5,000 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.
- 31. **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 24, 2023.

Prior to Grading Permit Issuance:

- 32. **SCE Letter.** No grading permits shall be issued until a letter from SCE is received by the City Engineer indicating electrical service will be placed underground.
- 33. **Precise Grading Plans.** Precise grading plans shall be submitted to the City Engineer for review and approval. Grading plans shall be consistent with approved development plans.
- 34. **Final Water Quality Management Plan (FWQMP).** Prior to issuance of grading permits a FWQMP is required to be submitted. To mitigate impacts related to pollutant loading to receiving waters and/or increased erosion/siltation resulting from the long-term operation of the project, the applicant shall develop, receive approval from the City,

and implement a FWQMP. The FWQMP shall contain measures that will effectively treat all pollutants of concern and hydrologic conditions of concern, consistent with the Preliminary WQMP and developed in compliance with the MS4 permit. The FWQMP shall specifically identify pollution prevention, source control, treatment control measures, and other Best Management Practices (BMPs) that shall be used on site to control predictable pollutant runoff to reduce impacts to water quality to the maximum extent practicable. The FWQMP shall substantially comply with site design, source control and treatment control BMPs proposed in the approved Preliminary Water Quality Management Plan (PWQMP).

Prior to Building Permit Issuance:

- 35. **Fees.** The developer shall pay the following fees prior to the issuance of building permits:
 - a. Stephen's Kangaroo Rat Mitigation Fees of \$500.00 per acre;
 - b. Multiple Species Habitat Conservation Plan fees currently in effect;
 - c. Current statutory school fees to all appropriate school districts;
 - d. Any outstanding liens and development processing fees owed to the City.
 - e. Appropriate Road and Bridge Benefit District fees;
 - f. Appropriate City Permit Fees in effect at the time of development.
- 36. **Landscaping Plans**. Prior 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 conformed 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, except as required below.
 - a. **Passenger Vehicle Parking Areas.** A minimum of 30% of trees shall be a 36-inch box or larger in passenger vehicle parking areas. Also, a minimum of one 24-inch box tree per six (6) parking stalls shall be provided.
 - b. Conceal parking lot area. All parking areas along the street frontages shall be screened by a minimum 36-inch-high shrub border using a double-row of 5-gallon shrubs at 3 ½ feet on center.
 - c. **Street Trees.** All street trees within the public right of way shall be 24-inch box size or larger and planted a maximum of 30 feet on center within the parkway.
 - d. **BMPs for Water Quality.** All BMPs (vegetated swales, detention basins, etc.) shall be indicated on the landscape plans with appropriate planting and irrigation.
 - e. **Employee Amenity Areas.** The outdoor employee break area shall be landscaped to include shade trees and shade structures architecturally similar in colors and materials to the warehouse building.

- f. **Enhanced Pavement.** Decorative pavement treatments (accent colors, textures, and patterns) shall be used for all driveway entrances and pedestrian pathways.
- g. Shade Tree. The project shall provide shade trees throughout the parking lot.
- h. **Maintenance.** All landscaping shall be maintained in a viable growth condition.
- 37. **Wall and Fence Plan.** A 14-foot-high decorative tilt-up screen wall is proposed along the north property line (northwest corner). A 14-foot high decorative tilt-up screen wall is proposed along the west property line (rear) and along the south property line (southwest corner). A 2.5-foot-high retaining wall with a 7.5-foot-high tubular steel fence combination wall is proposed on the south property line. A 10-foot-high tubular steel fence with decorative pilasters is proposed along the south property line. Additionally, 8-foot high wrought iron rolling gates with privacy mesh are proposed on the north and south sides of the building. 14-foot-high decorative tilt-up screen walls are proposed adjacent to the gates to screen the truck loading and truck parking area from public view.
- 38. **Construction Plans.** All Planning Division and Engineering Department Conditions of Approval, proposed employee amenities, and the Mitigation Monitoring and Reporting Plan shall be reproduced in full on construction drawings and grading plans, immediately following the cover sheet of such plans. Each Condition of Approval shall be annotated on the construction plans for ease of reference (i.e., sheet and detail numbers).
- 39. **Landscape Uplighting.** To accentuate the landscaping, uplighting shall be provided along the Wilson Avenue frontage.

Prior to Issuance of Occupancy Permits:

- 40. **Business Operator.** Business operator shall be responsible for providing a copy of the adopted truck routes to the truck drivers, in addition to posting a copy of the truck route in the employee break room and truck yard area.
- 41. **Employee Amenities.** At least one (1) indoor employee amenity and two (2) outdoor employee amenities shall be provided as shown on the Project plans.
- 42. **Truck Routes.** Signs shall be provided on-site and within public rights of way to direct all trucks to use designated truck routes only as approved by the Engineering and Planning Departments. Truck routes are restricted to the I-215 Freeway by exiting the project site via Wilson Avenue, to Rider Street, to Redlands Avenue, to Harley Knox Boulevard.
- 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 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:

- a. Landscape Maintenance District No. 1
- b. Maintenance District No. 84-1
- c. Flood Control Maintenance District No. 1
- d. North Perris Public Safety Community Facilities Assessment District
- 44. **On-Site 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 completed and signed by the designer/auditor responsible for the project, and submitted to the project planner for approval.
- 45. **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

P8-1491

August 24, 2023 – **Revised September 19, 2023** DPR 22-00017 – First Industrial Wilson 3 Wilson Ave. APN 300-210-014, -015, -023, & -024 Par 2, 3, & 4 (PM 63/26) & Par 1 (PM 63/28)

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

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

General Conditions:

- 1. The 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. The developer/property shall secure City and appropriate agencies clearances and approvals of the 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. Site circulation shall be such that auto and truck access and parking are distinct and separate.
- 5. Truck access shall be to and from I-215/Harley Knox Boulevard Interchange, Haley Knox Boulevard, Redlands Avenue, Rider Street and Wilson Avenue and alternatively, to and from I-215/Placentia Avenue, Placentia Avenue, Indian Avenue, Morgan Street, Redlands Avenue, Rider Street and Wilson Avenue. Truck access is not permitted on Perris Boulevard and Ramona Expressway.

Prior to issuance of Grading Permit:

- 6. The developer/property owner shall sign the consent and waiver form to join the City's Lighting and Landscape District and City's Flood Control District as appropriate. The proposed streetlights and traffic signals shall be maintained by the City and cost paid by the developer/property owner through the said annexations.
- 7. The treated runoff shall be collected and conveyed via underground drainage facilities connecting to Perris Valley Master Drainage Plan (PVMDP) Line A-C discharging to Perris Valley Storm Drain Channel.
- 8. Any connection to Line A-C will require an encroachment permit from Riverside County Flood Control and Water Conservation District (RCFCD).
- 9. Site circulation shall be such that auto and truck access, circulation, and parking are distinct and separate.
- 10. The northerly driveway on Wilson Avenue shall be designated for truck access only and shall be restricted to right-in/left-out only. To prohibit the truck right-turn movement from this driveway, the southerly curb return of the driveway shall reversed.
- 11. The southerly driveway on Wilson Avenue shall be designated for auto access only. The width of the driveway shall not exceed **28** feet.
- 12. The driveways shall be per County of Riverside Standard No. 207A and shall include wet set concrete truncated domes per ADA requirements.
- 13. The developer/property owner shall submit the following to the City Engineer for review and approval:

- a. Onsite Grading Plan and Erosion Control Plan Plans shall show the approved WDID No.
- b. Final Drainage Plans, Hydrology and Hydraulic Analysis
- c. Street Improvement Plans
- d. Signing and Striping Plans
- e. Final WQMP
- f. Streetlight Plans prepared by a registered Engineer per City of Perris Safety Lighting Standards.

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

Prior to issuance of Building Permit:

- 14. A parcel merger consolidating the underlying parcels along with a Certificate of Compliance shall be submitted to the City for review and approval and shall be recorded.
- 15. Submit Water and Sewer Plans to the City Engineer for review and Approval.
- 16. Fire Department and EMWD approvals of the Water Improvement Plans are required prior to City Engineer's approval.
- 17. The project site is be 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.
- 18. Wilson Avenue is classified as a Collector (66'/44') per the General Plan. Adequate right-of-way shall be dedicated to accommodate a 33 foot half width dedicated right-of-way along the property frontage.
- 19. All easements and/or rights-of-way shall be offered for dedication to the public or other appropriate agencies in perpetuity and shall continue in force until the City or the appropriate agency accepts or abandons such offers. All dedications shall be free from all encumbrances as approved by the City Engineer.
- 20. The developer/property owner shall submit a compaction certification from the Soils Engineer in compliance with the approved geotechnical/soils report and the pad elevation certification from the Civil Engineer in compliance with the approved Precise Grading Plan.

Prior to issuance of Certificate of Occupancy:

21. The existing substandard pavement on Wilson Avenue along the property frontage shall be removed.

Wilson Avenue (Collector - 66'/44') from the southerly project boundary to the existing improvements north of this project site, within the 66 foot full width dedicated right-of-way shall be improved to provide for a 44 foot (the entire curb to curb width) asphaltic concrete pavement (using a TI of 9.0 and PG 70-10), Class II bike lane, 6 foot sidewalk placed at property line and streetlights to include Smart Photocells and subject to the photometric analysis, per City of Perris, County of Riverside and Caltrans standards.

- 22. Wilson Avenue at the northerly truck access driveway shall be concrete paved to withstand truck traffic as directed by the City Engineer.
- 23. Existing power poles on Wilson Avenue along the property frontage shall be removed and cables (under 66kv) along with communication cables shall be undergrounded.
- 24. The developer/property owner shall provide for utility trench surface repair as directed by the City Engineer.
- 25. The developer/property owner shall pay the City \$125,000 for their contribution towards the implementation of interim and ultimate improvements to I-215/Ramona Expressway interchange, I-215/Harley Knox Boulevard interchange and other improvements. This one-time contribution is above and beyond TUMF, DIF, RBBD and other City fees and it is not reimbursable.
- 26. Associated existing signing and striping shall be refreshed and any appurtenances damaged or broken during the development of this project shall be repaired or removed and replaced by the developer/property owner to the satisfaction of the City Engineer. Any survey monuments damaged or destroyed shall be reset by qualified professional pursuant to the California Business and Professional Code 8771.



CITY OF PERRIS

PUBLIC WORKS DEPARTMENT

Weed Abatement

NPDES Services

Flood Control and Landscape Districts

MEMORANDUM

Date: September 20, 2023

To: Alfredo Garcia, Planner

From: Michael Morales, CIP Manager

By: Chris Baldino, Landscape Inspector CB

Subject: DPR 22-00017 - Conditions of Approval

A proposal to construct a 185,978 square foot industrial building on 9.52 acres located on the west side of Wilson Avenue, approximately 780 feet south of Rider Street, 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:
 - Wilson Ave Provide offer of dedication as needed to provide for full half width Street (66' ROW (33' half-width), curb gutter, sidewalk, and off-site landscaping requirements, per City General Plan, including minimum 11' public parkway from face of curb.
- 2. Landscape Maintenance Easement and Landscape Easement Agreement. The developer shall provide, for review and approval, an Offer of Dedication and certificate of acceptance, complete with a legal plat map and legal description to the City of Perris. In addition, if required by the City of Perris, the Developer shall provide a landscape easement and Landscape easement agreement, acceptable to the City of Perris. The City shall record the same with the Riverside County Recorder's Office, and the recorded instrument shall be returned to the City Clerk of the City of Perris for filing.
- 3. Landscaping Plans. Three (3) copies of Construction Landscaping and Irrigation Plans for the off-site landscaping, including any medians or other landscape areas along the dedications shall be submitted to the Planning Department for approval and shall be accompanied by the appropriate filing fee. The landscape and irrigation plan shall be prepared by a registered landscape architect and conform to the requirements of Chapter 19.70 of the Municipal Code. The location, number, genus, species, and container size of the plants shall be shown. This landscape plan shall be titled "Off-site Landscape Plan for DPR22-00017" and shall be exclusive of any private property, on-site landscaping. Elements of the Landscape Plan shall include but not be limited to:
 - a. Landscape Limits Limits of right-of-way areas or easement areas, defined by concrete mow curb, fully dimensioned, that are to be annexed into the Landscape Maintenance District. A planting palette and hardscape plan intended to meet the design intent of the Landscape Guidelines in effect for the area; or if no such guidelines exist the design intent of neighboring development, as determined by the Engineering

Page 2 DPR 22-00017 Condtions of Approval September 20, 2023

Administration and Special Districts Division, including:

- Wilson Ave Per section 6.0-21 Streetscape Landscape design guidelines and planting pallet for Collector roads, and figure 6.0-9 of the PVCCSP for sizing and spacing requirements. Primary Trees Platanus Acerfolia London Plane. Use drought resistant shrubs and groundcover, including but not limited to the following: Yucca flaccida (Gold Garland), Pennisetum alopecuroides (Hameln) Dwarf, Lantana sellowiana (trailing Lantana), Coral Aloe, and native boulders from the area.
- b. Irrigation A list of irrigation system components intended to meet the performance, durability, water efficiency, and anti-theft requirements for Special District landscape areas as determined by the Engineering Administration and Special Districts Division. Components shall include, but not be limited to Rainbird XBT-20PC w/ Diffuser, or equal on flexible PVC risers, Sentry Guard Cable Guard and Union Guard, and backflow Wilkens Model 375 (or equal). Controller shall include an ET based controller with weather station that is centrally controlled capable and wi-fi ready (Weather Trak 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.
- **c.** Benefit Zone Quantities Include a Benefit Zone quantities table (i.e. SF of planting areas, turf, number of trees, SF. of hardscape, etc.) in the lower right hand corner of the cover sheet for off-site landscape areas, indicating the amount of landscaping the district will be required to maintain.
- **d.** Meters Each District is required to be metered separately. All electrical and water meters shall be in locations that are easily accessible to maintenance staff while not visually obtrusive in the street scene and away from street intersections. Show location of separate water and electrical utility meters intended to serve maintenance district areas exclusively. Show locations of water and electrical meter for landscape district. Show location of water and electrical meter for flood control district. Show location of electrical meter for Traffic signal and street lighting district, on respective plans. Coordinate location of meters on landscape and civil engineering plan.
- e. Controllers The off-site irrigation controllers are to be located within the right of way (preferably within the off-site landscape area). All point of connection equipment including irrigation controller pedestals, electrical meter pedestals, and backflow preventers are to be in locations that are easily accessible to maintenance staff while not visually obtrusive in the street scene, and away from street intersections. Backflow preventers are to be screened on at least three sides with (5) gallon plant material. The fourth side shall be open to the back of the landscape area to allow the backflow cage to be opened without interference with plant materials. Backflow cages shall meet the required City of Perris Engineering Standards in effect at the time of approval.
- **f.** Recycled Water If applicable. The project landscape architect shall coordinate with EMWD to verify if the site will be served with recycled water and design all irrigation and landscape plans to meet the requirements of EMWD and provide additional irrigation components as needed.

- g. EMWD Landscape Plan Approval The project landscape architect shall submit a copy of all irrigation plans and specifications to EMWD for approval. The project landscape architect must confirm with EMWD that the plans have been approved by EMWD and submit written proof of approval by EMWD prior to the City approving the final Landscape Plans. Until the final landscape plan has been approved by the City of Perris, the maintenance areas depicted cannot be accepted by the City for maintenance. The developer shall coordinate both reviews to ensure acceptability of plans by both EMWD and the City of Perris, prior to approval by either agency.
- **h.** Landscape Weed Barrier Weed cloth with a minimum expected life of 10-years shall be required under all gravel, rock, or cobble areas.
- i. Wire Mesh and Gravel at Pull Boxes- Provide wire mesh and gravel layer within valve boxes to prevent rodent intrusion.
- **j.** Perimeter Walls Graffiti Coating Provide anti-graffiti coating at all perimeter walls. Acceptable products shall include Vitrocem Anti-Graffiti Coating or equal.
- **k.** Slopes 3:1 Maximum Any proposed slope will not exceed a 3:1 ratio. Slopes exceeding a 3:1 ratio shall require construction of appropriate reinforcing garden walls.
- 4. Landscape Inspections. The project applicant shall inform the on-site project manager and the landscape contractor of their responsibility to call for only "OFF-SITE" landscape and irrigation inspections at the appropriate stages of construction. Inspections shall be scheduled at least two working days (Monday through Friday) prior to the actual inspection. Contact Public Works-Engineering Administration/Special Districts at (951) 657-3280 to schedule inspections.
 - Inspection #1 Trenches open, irrigation installed, and system pressurized to 150 PSI for four hours.
 - Inspection #2 Soil prepared, and plant materials positioned and ready to plant.
 - Inspection #3 Landscaping installed, with all equipment and irrigation system fully operational.
 - Inspection #4 A joint inspection with the Development Inspector and LMD Inspector and Applicant to request for "Start of 1 year Maintenance Period" submitted, with all required turn-over submittal items provided to Public-Works Special Districts and Storm Water Division.
 - Turn-Over (Inspection #5)— On or about the one-year anniversary of Inspection #4, Developer shall call for an inspection to allow the City to review and identify any potential irrigation system defects, dead plants, weed, debris or graffiti; stressed, diseased, or dead trees; mulch condition, hardscape or other concerns with the landscape installation; or to accept final turn over of the landscape installation. At his sole expense, the Developer shall be responsible for rectifying system and installation deficiencies, and the one-year maintenance period shall be extended by the City until all deficiencies are cured to the satisfaction of the City. If in the opinion of the City's Landscape Inspector the landscape installation is in substantial compliance with the approved landscaping plans, the irrigation and communication system is functioning as intended, and the landscape installation is found to be acceptable to the City, then the Inspector shall recommend to the City's Special District Coordinator to accept turn-over of water and electrical accounts, wi-fi communication contracts and the entire landscape installation.

- 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. The city shall perform periodic site inspections during the one-year maintenance period. The purpose of these periodic inspections is to identify any and all items needing correction prior to acceptance by the City at the conclusion of the one-year maintenance period. Said items needing correction may include but are not limited to replacement of dead or diseased plant materials, weeding, replenishment of mulches, repair of damaged or non-functioning irrigation components, test of irrigation controller communications, etc. During this period, the City shall begin the annual assessment of the benefit zone in preparation for the landscape installation turnover to City maintenance staff.
- 6. Street/Off-Site Improvements. The applicant shall submit street improvement plans, accompanied by the appropriate filing fee to the City Engineering Department. Details of treatments off-site improvements, including lighting, **shall meet both the City Engineer's** Design Guidelines, and the additional requirements of the Engineering and Special Districts Division. Components shall include, but not be limited to:
 - a. Street Lighting-If Street lighting is required, lighting shall meet the type, style, color, and durability requirements necessary for energy efficiency goals, maintenance, and longevity of improvements of the City Engineer's Office. Streetlights will be owned by City of Perris not SCE. Streetlights shall be constructed per LS-3 account billing standard, which shall include an individually metered pedestal for streetlights.
 - b. Acceptance By Public Works/Special Districts- Lighting District facilities required by the City Engineer's Office shall be installed and fully operational and approved by final inspection by the City Engineer's Office, and the City's Consulting Traffic Signal Inspection Team (Riverside County TLMA) at (951) 955-6815. Prior to acceptance for maintenance of "Off-site" traffic signal and lighting facilities by the Public Works-Engineering and Administration Division/Special Districts, the developer shall contact the Public Works Special Districts Division at (951) 657-3280 to schedule the delivery of all required turn-over submittal items. Prior to acceptance into Lighting District 84-1, coordinate turnover information pertaining to Street Lights, and Traffic Signal Electrical/SCE Service Meters with Wildan Financial Services, the City's Special Districts Consulting Firm at (951) 587-3564. (i.e. Provide electrical meter number, photo of pedestal, and coordinate "request for transfer of billing information" with SCE and City for all new service meters). Developers shall pay 18-month energy charges to the City of Perris for all off-site street lighting. Call Wildan Financial Services, Inc. for the amount due, and to obtain receipt for payment. Obtain and provide a clearance form from Riverside County TLMA indicating completion of all punch list items from traffic signal construction. Submit one large format photocopy of Traffic Signal as-built plans and timing sheets.
- 7. Water Quality Management Plans. The applicant shall submit a Preliminary and Final WQMP, accompanied by the appropriate filing fee to the Planning Department and City Engineering Department, respectively. Details for treatment control facilities shall meet both the Riverside County WQMP Design Guidelines, and the additional requirements of the Engineering and Special Districts Division intended to reduce long term maintenance costs and longevity of improvements. Components shall include, but not be limited to:
 - Storm Drain Screens-If off-site catch basins are required by the City Engineer's Office, connector pipe

- screens shall be included in new catch basins to reduce sediment and trash loading within storm pipe. Connector pipe screens shall 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 filling.
- 8. Flood Control District #1 Maintenance Acceptance. Flood Control District facilities required by the City Engineer's Office shall be installed and fully operational, and approved by final inspection by the City Engineer's Office. Prior to acceptance for maintenance of "Off-site" flood control facilities by the Public Works-Engineering and Administration Division/Special Districts the developer shall contact the Public Works Special Districts Division at (951) 657-3280 to schedule the delivery of all required turn-over submittal items including as-built storm drain plans in electronic PDF format, one large format photo-copy of as-built plans, storm drain video report in electronic format, and hardcopy of video report with industry standard notations and still photos made during video runs (i.e. facilities sizes, off-sets or damage, facility type, dirt and debris, etc.). The flood control facilities shall be turned over in a condition acceptable to the City, and the developer shall make all necessary repairs and perform initial maintenance to the satisfaction of the City.
- 9. Assessment Districts. Prior to permit issuance, developer shall deposit \$5,250 per district, \$15,750 total due. Payment is to be made to the City of Perris, and the check delivered to the City Engineer's Office. Payment shall be accompanied by the appropriate document for each district indicating intent and understanding of annexation, to be notarized by property owner(s):
 - Consent and Waiver for Maintenance District No. 84-1-New Street lighting proposed by the project, as determined by the City Engineer
 - Consent and Waiver for Landscape Maintenance District No. 1 —New off-site parkway landscape proposed by the project on Wilson Ave.
 - Petition for Flood Control Maintenance District No. 1 -For Off-site Flood Control Facilities proposed by the project, as determined by the City Engineer.
 - Original notarized document(s) to be sent to: Daniel Louie
 Wildan Financial Services

Page 6 DPR 22-00017 Condtions of Approval September 20, 2023

27368 Via Industria, #200 Temecula, CA 92590

- a. Prior to final map recordation or final certificate of occupancy the developer shall annex into the aforementioned districts, posting an adequate maintenance performance bond to be retained by the City as required by the City Engineer. Upon receipt of deposit and Consent and Waiver Forms, the developer shall work with City to meet all required milestones for annexations.
- i. City prepares the Engineer's Reports which includes a description of the improvements to be maintained, an annual cost estimate and annual assessment amounts.
- ii. Reports are reviewed and approved by the property owner. The assessment ballots will be based on these Reports.
- iii. The Reports and corresponding resolutions are placed, for approval, on the City Council Meeting Agenda. City Council action will include ordering the assessment ballots and setting a Public Hearing for no sooner than 45 days. Property owner attendance at this City Council Meeting is not required.
- iv. The assessment ballots are sent to the property owner and are opened by the City Clerk at the close of the Public Hearing. With a "YES" vote by the property owner the City Council can move forward with the Resolution that Confirms the Annexation. Property owner attendance at this Public Hearing is not required.
- v. Confirmation by the City Council completes the annexation process, and the condition of approval has been met.



MEMO

Date: July 13, 2022

To: Lupita Garcia, Project Planner

From: Sabrina Chavez, Director of Community Services

Cc: Arcenio Ramirez, Interim Assistant Director of Community Services

> Arturo Garcia, Parks Supervisor Joshua Estrada, Parks Coordinator

Subject: Development Plan Review 22-00017 – A proposal to construct a 185,976

> square foot industrial building on 9.52 acres located on the west side of Wilson Avenue, approximately 780 feet south of Rider Street with the Light Industrial (LI) zone of the Perris Valley Commerce Specific Plan. – Comments

Community Services Staff reviewed DPR 22-00017 and offer the following comment(s):

Development Impact Fees

|--|

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

Special Districts

(Public Services)

Trails

☑ Provide Class II Bike Lane on Wilson Avenue as identified in the Active Transportation Plan, refer to Engineering for comments and standard requirements.

SRC COMMENTS * * * BUILDING & SAFETY * * *

Planning Case File No(s): DEVELOPMENT PLAN REVIEW #22-00017

Case Planner: Lupita Garcia 951-943-5003 ext. 236

Applicant: Paul Loubet

Location: West side of Wilson Ave. About 780 feet south of Rider Street

Project: Proposal to construct a 185,976 SF of industrial buildings.

APN(s): 300-210-014, 015, 023 AND 024

Reviewed By: David J. Martinez, CBO Date: 07-12-2022

BUILDING AND SAFETY CONDITIONS

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

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

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 2

Mitigation Monitoring and Reporting Program

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

EXHIBIT B Location/Aerial Map

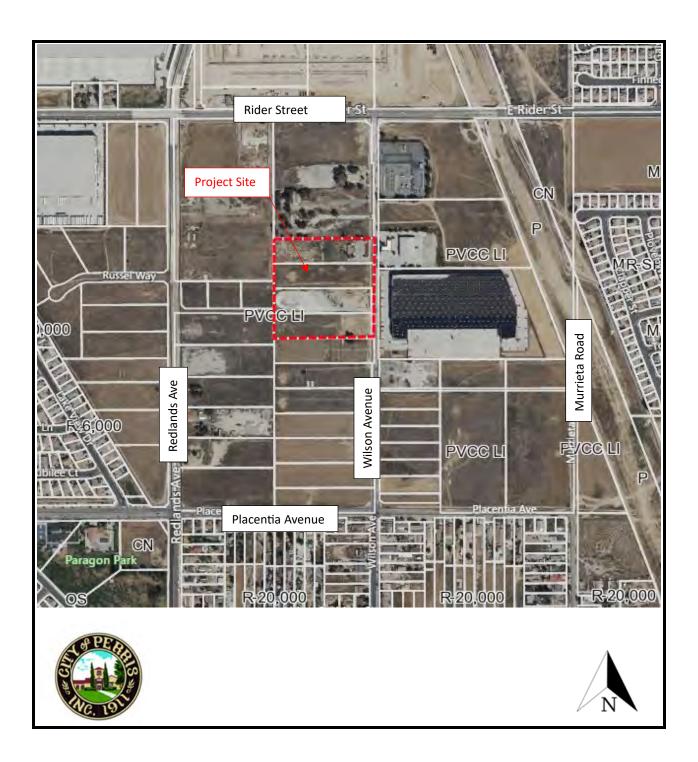


EXHIBIT C PVCCSP/LAND USE MAP



EXHIBIT D MARB/IPA ALUCP MAP

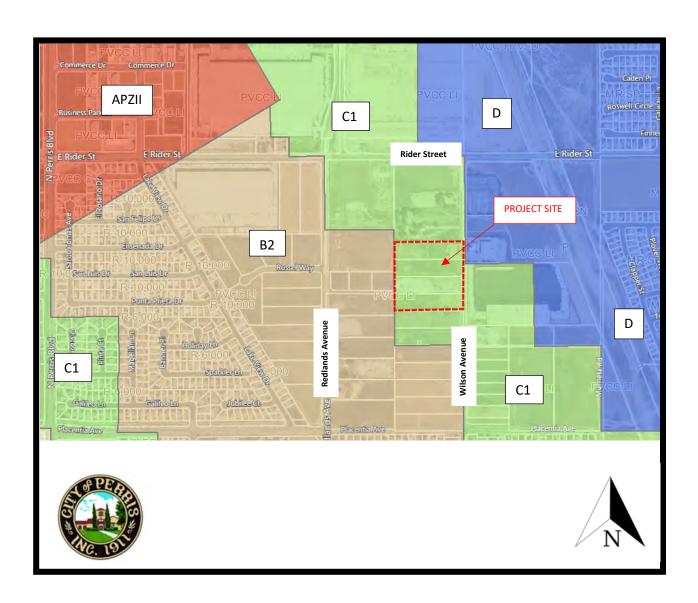
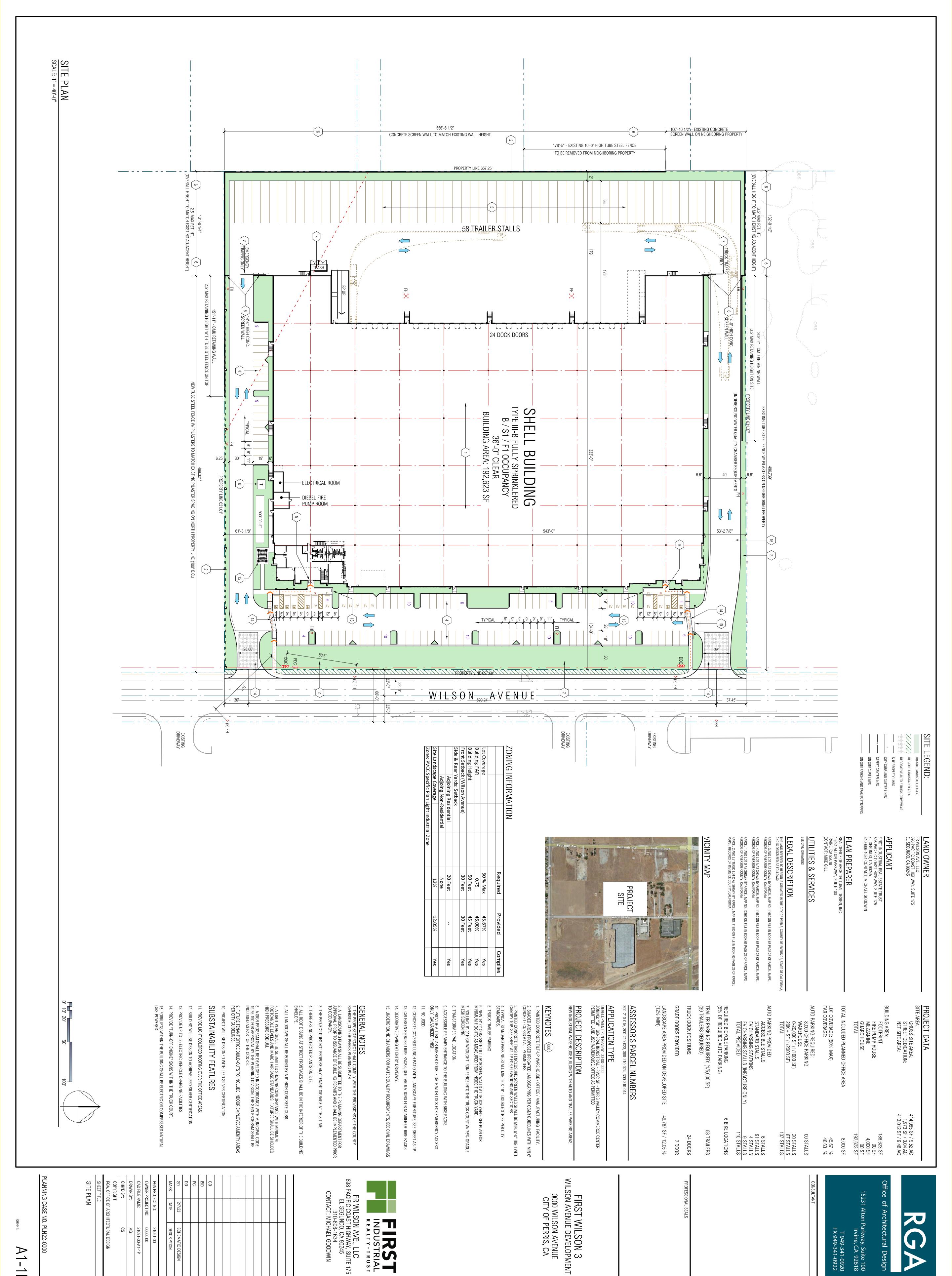


EXHIBIT E

Project Plans



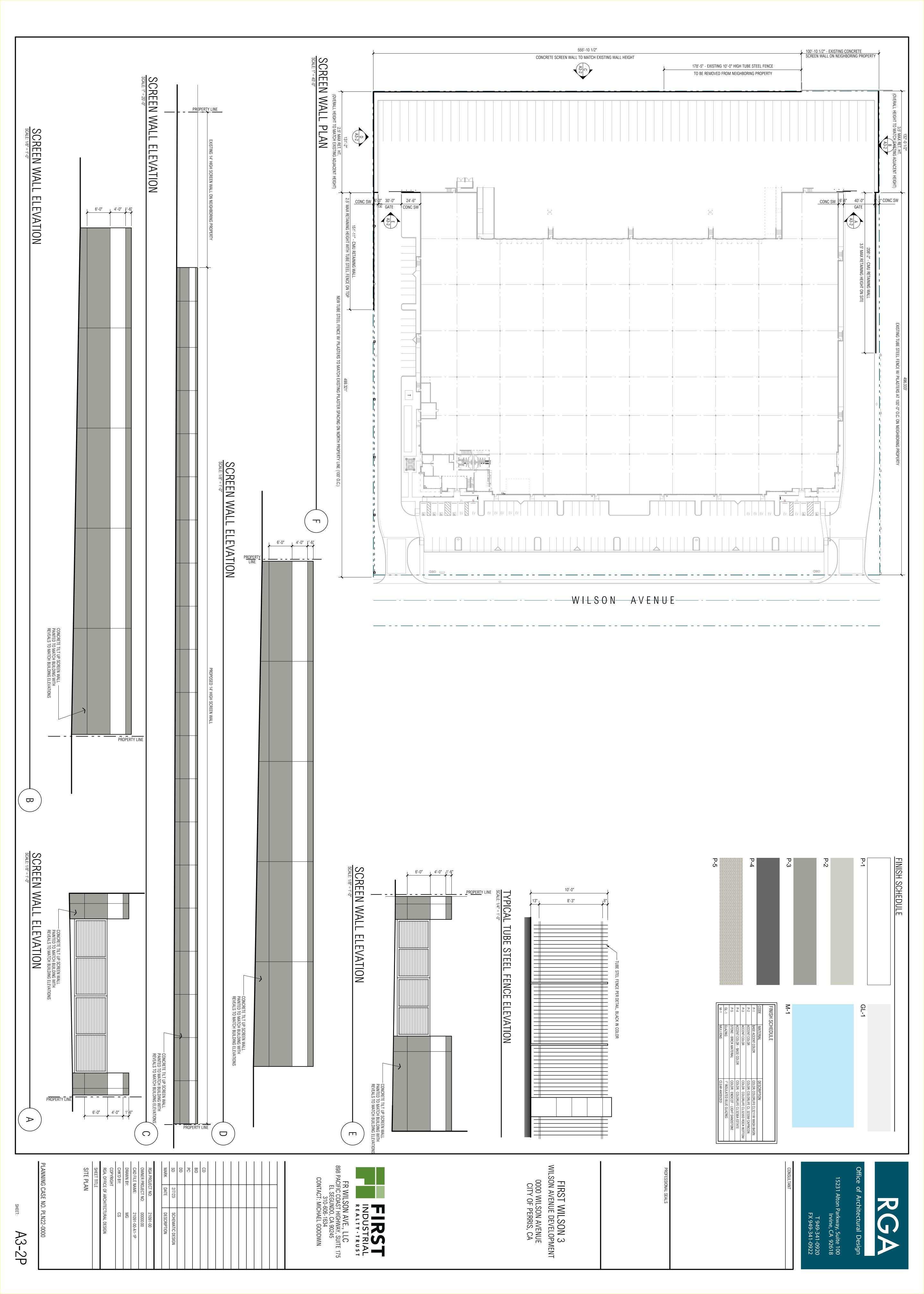
0000 WILSON AVENUE CITY OF PERRIS, CA

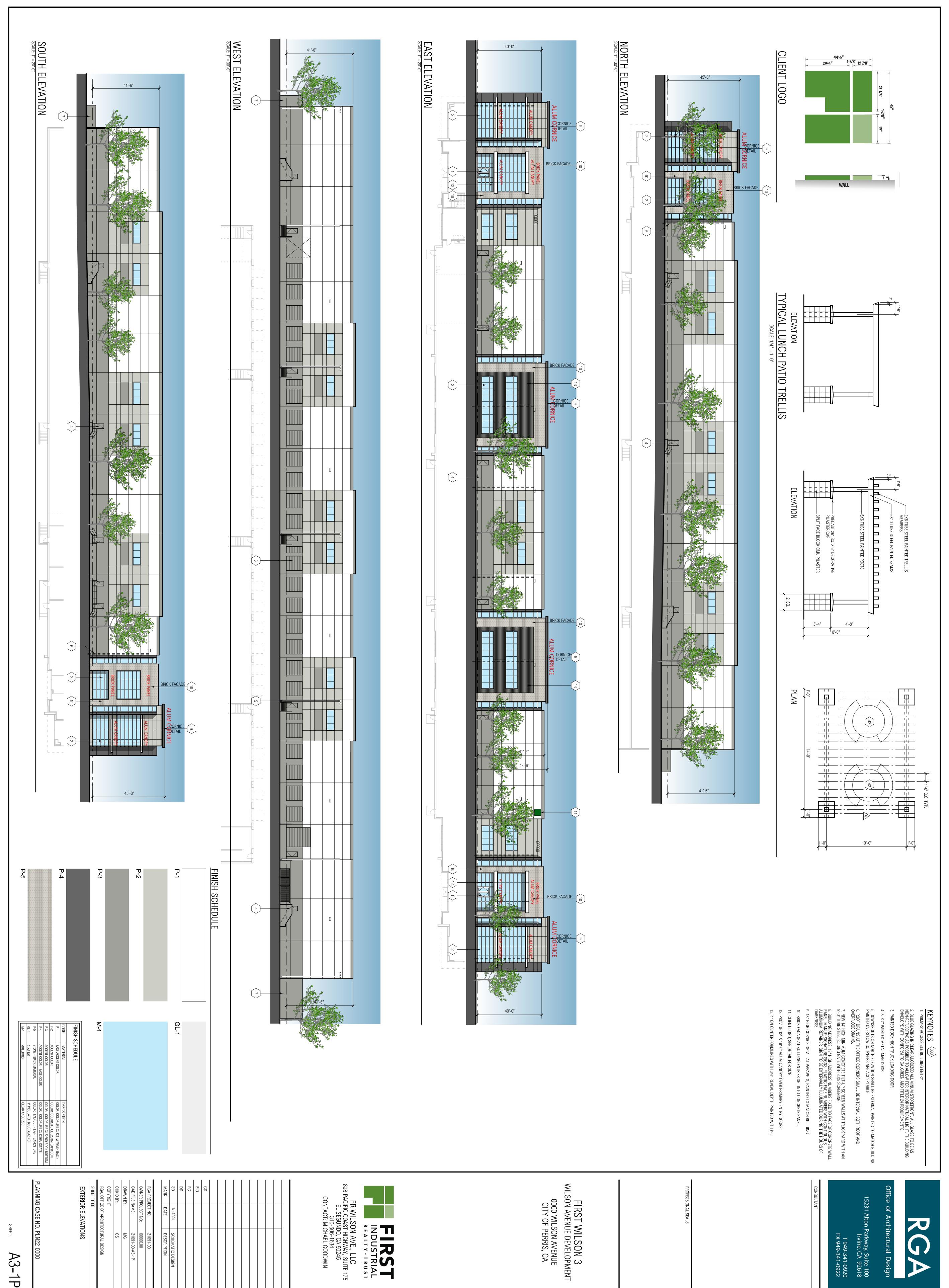
15231 Alton Parkway, Suite 100 Irvine, CA 92618 Architectural Design T 949-341-0920 FX 949-341-0922

FR WILSON AVE., LLC 898 PACIFIC COAST HIGHWAY, SUITE 175 EL SEGUNDO, CA 90245 310-606-1634 CONTACT: MICHAEL GOODWIN INDUS'

2/7/23						
SCHEMATIC DESIGN						

A, OFFICE OF ARCHITECTURAL DESIGN

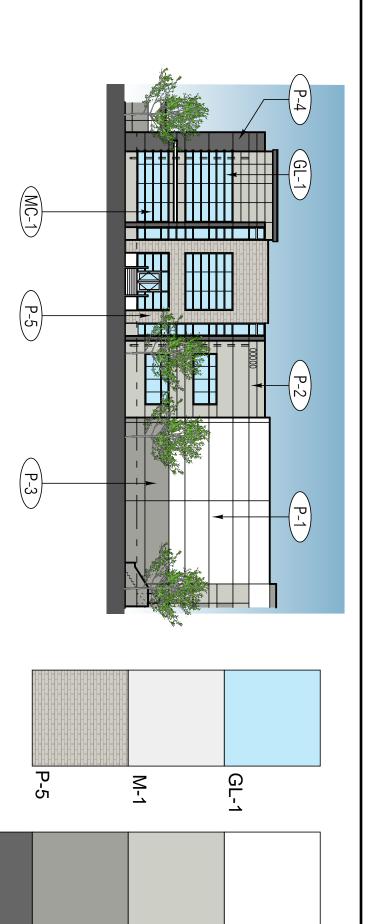




A3-1P







P-2

P-1

P-3

PARTIAL ENTRY ELEVATION

SCALE 1" =30'-0"

FIRST WILSON 3
OFFICE / WAREHOUSE

FINISH S	FINISH SCHEDULE	
CODE	MATERIAL	DESCRIPTION
P-1	BASE ACCENT COLOR	COLOR: COLORLIFE CL 3211W WASH BASIN
P-2	ACCENT COLOR	COLOR: COLORLIFE CL 3233M CAPRICON
P-3	ACCENT COLOR	COLOR: COLORLIFE CL 3235D ROCK BOTTOM
P-4	ACCENT	COLOR: COLORLIFE CL 3236A ESTATE
P-5	STONE - BRICK MATERIAL	COLOR: LIGHT SAND STONE
GL-1	GLAZING	BLUE REFLECTIVE GLAZING
M-1	MULLIONS	CLEAR ANODIZED ALUMINUM





P-4

Office of Architectural Design

15231 Alton Parkway, Suite 100 Irvine, CA 92618

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



REES			
SYMBOL	TREE NAME	QTY.	WUCOLS
	FLOWERING ACCENT TREE CERCIDIUM X 'DESERT MUSEUM', BLUE PALO VERDE 36" BOX SIZE. STANDARD TRUNK. DOUBLE STAKE	12	٦
	PARKING LOT SHADE TREE ULMUS P. 'TRUE GREEN', EVERGREEN ELM 36" BOX SIZE. STANDARD TRUNK. DOUBLE STAKE INSTALL WITH DEEP ROOT BARRIER PANELS.	22	≤
	SECONDARY PARKING LOT SHADE TREE GEIJERA PARVIFLORA, AUSTRALIAN WILLOW 15 GAL. SIZE. STANDARD TRUNK. DOUBLE STAKE	11	F
0	VERTICAL TREE ALONG BUILDING TRISTANIA CONFERTA, BRISBANE BOX 15 GAL. SIZE. STANDARD TRUNK. DOUBLE STAKE	29	L
	EVERGREEN SCREEN TREE ALONG PROPERTY PODOCARPUS GRACILIOR, FERN PINE 24" BOX SIZE. DOUBLE STAKE. COLUMNAR SHAPE	70	L
•	CUPRESSUS SEMPERVIRENS, ITALIAN CYPRESS TREE 15 GAL. SIZE. DOUBLE STAKE	4	L
*	PLATANUS A. 'BLOODGOD', BLOODGOOD LONDON PLANE TREE 24" BOX SIZE. STANDARD TRUNK. DOUBLE STAKE FINAL STREET TREE SPECIES SHALL BE APPROVED BY CITY OF PERRIS PUBLIC WORKS DEPT.	14	Z

CODO			
ВОГ	SHRUB NAME	QTY.	WUCOLS
	PRUNUS CAROLINA, CAROLINA CHERRY 5 GAL. SIZE ALTERNATE: RHUS OVATA	381	F
•	LEUCOPHYLLUM F. 'GREEN CLOUD', TEXAS RANGER 5 GAL. SIZE	85	F
	LIGUSTRUM 'TEXANUM', JAPANESE PRIVET 5 GAL. SIZE	139	≤
	RHUS OVATA, SUGAR BUSH 5 GAL. SIZE ALTERNATE: RHUS INTERGRIFOLIA	118	-
•	WESTRINGIA F. 'WYNYABBIE GEM', COAST ROSEMARY 5 GAL. SIZE.	259	-
		-	

(i) (ii) (4)

PARKING LOT SHADE TREE PER LEGEND.

FLOWERING ACCENT TREE AT FOCAL AREAS PER LEGEND.

VERTICAL TREE ALONG BUILDING PER LEGEND.

EVERGREEN SCREEN TREE ALONG PROPERTY LINE PER LEGEND.

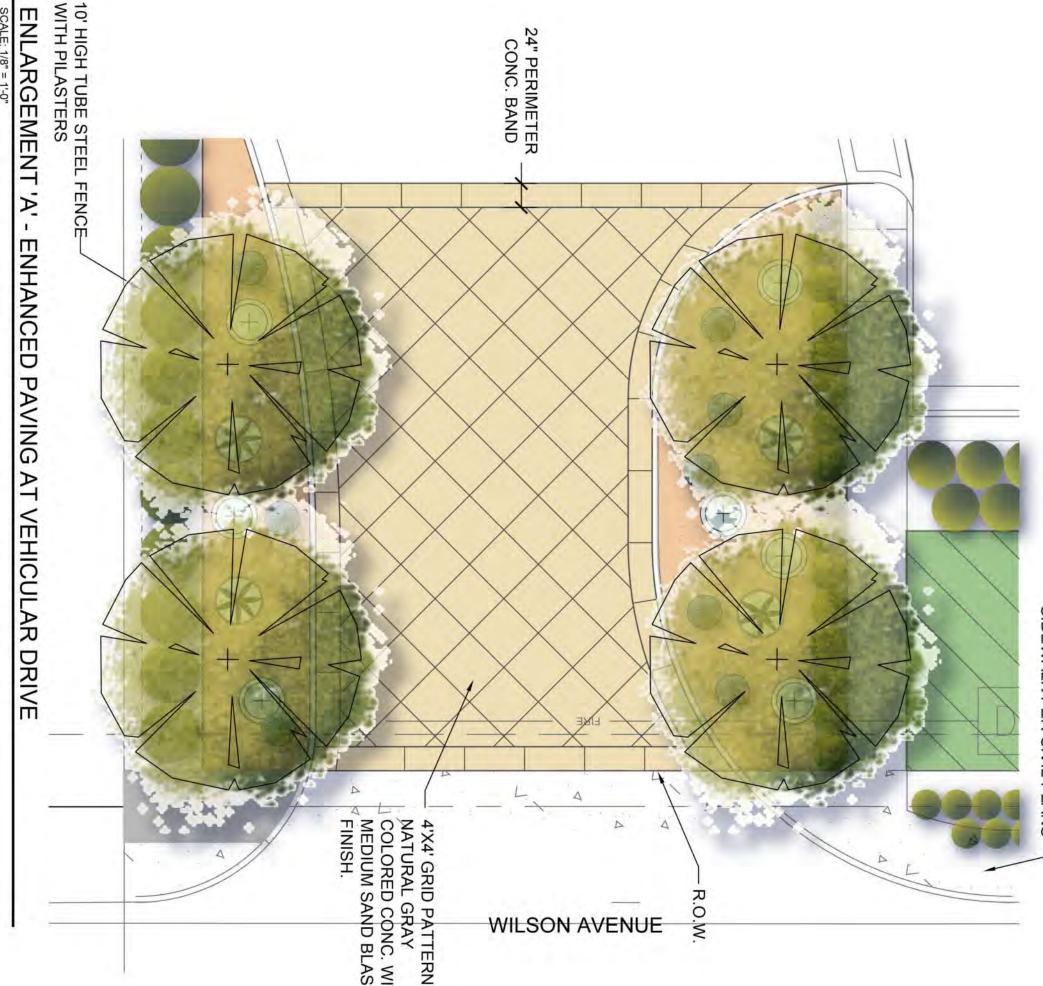
UND COVE	UND COVER AND SHRUB MASSES	
30L	GROUND COVER/SHRUB MASS NAME	WUCOLS
	ACACIA R. 'LOWBOY', PROSTRATE ACACIA 1 GAL. SIZE @ 48" O.C.	г
	ALOE STRIATA, CORAL ALOE 5 GAL. SIZE @ 24" O.C.	F
	CEANOTHUS G. VAR. H. 'YANKEE POINT', YANKEE POINT CEANOTHUS 1 GAL. SIZE @ 36" O.C.	_
	BACCHARIS P. 'PIGEON POINT', DWARF COYOTE BRUSH 1 GAL. SIZE @ 42" O.C.	-
	CALLISTEMON 'LITTLE JOHN', DWARF BOTTLEBRUSH 5 GAL. SIZE @ 36" O.C.	r
	DIETES BICOLOR, FORTNIGHT LILY 1 GAL. SIZE @ 24" O.C.	M
	HESPERALOE P. 'YELLOW', YELLOW YUCCA 5 GAL. SIZE @ 30" O.C.	L
	LANTANA 'NEW GOLD', NEW GOLD LANTANA 1 GAL SIZE @ 30" O.C.	Г
	MUHLENBERGIA DUBIA, PINE MUHLY 1 GAL. SIZE @ 30" O.C.	Г
	MUHLENBERGIA LINDHEIMERI, LINDHEIMER'S MUHLY 5 GAL. SIZE @ 42" O.C.	S
	ROSMARINUS O. 'PROSTRATUS', CREEPING ROSEMARY 1 GAL. SIZE @ 30" O.C.	L
	SALVIA C. 'ALLEN CHICKERING', ALLEN CHICKERING SAGE 5 GAL. SIZE @42" O.C.	Г

ACCENT SUCCULENTS	CULENTS		
SYMBOL	SHRUB NAME	QTY.	WUCOLS
(+)	AGAVE 'BLUE FLAME' 5 GAL. SIZE	13	٧L
	AGAVE 'BLUE GLOW', BLUE GLOW AGAVE 5 GAL. SIZE.	23	٧L
€	AGAVE 'MEDIOPICTA ALBA', WHITE-STRIPED CENTURY PLANT 15 GAL. SIZE	22	۲
NON-ORGAN	NON-ORGANIC MULCH LEGEND		
SYMBOL	DESCRIPTION		
	COMPACTED DECOMPOSED GRANITE PAVING. 3%" MAX. SIZE 'DESERT GOLD' COLOR. PROVIDE SAMPLE FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT.	SERT GOL ARCHITE	_D' COLOR. CT.
	COBBLE OVER WEED FILTER FABRIC. 'RIVERSIDE COBBLE' 2-4" SIZE AVAILABLE THRUKRC ROCK OR APPROVED EQUAL.	SIZE AVAIL	ABLE THRU

		SYMBOL	NON-ORGANIC	€	
COBBLE OVER WEED FILTER FABRIC. 'RIVERSIDE COBBLE' 2-4" SIZE AVAILABLE THRUKRC ROCK OR APPROVED EQUAL.	COMPACTED DECOMPOSED GRANITE PAVING. %" MAX. SIZE 'DESERT GOLD' COLOR. PROVIDE SAMPLE FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT.	DESCRIPTION	NON-ORGANIC MULCH LEGEND	AGAVE 'MEDIOPICTA ALBA', WHITE-STRIPED CENTURY PLANT 15 GAL. SIZE	5 GAL. SIZE.
SIZE AVAIL	SERT GOL			22	
ABLE THRU	D' COLOR.			Y-	ř

	COMPACTED DECOMPOSED GRANITE PAVING. 3/8" MAX. SIZE 'DESERT GOLD' COLOR. PROVIDE SAMPLE FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT. COBBLE OVER WEED FILTER FABRIC. 'RIVERSIDE COBBLE' 2-4" SIZE AVAILABLE THRU KRC ROCK OR APPROVED EQUAL.
	COBBLE OVER WEED FILTER FABRIC. 'RIVERSIDE COBBLE' 2-4" SIZE AVAILABLE THRU KRC ROCK OR APPROVED EQUAL.
DESIGN KEY NOTES:)TES:
1.) TYP. ENHANCE GRID PATTERN SHEET FOR TYP ENTRY DRIVES.	TYP. ENHANCED VEHICULAR ENTRY PAVING. COLORED GRID PATTERN CONC. REFER TO ENLARGEMENT 'A', THIS SHEET FOR TYP. VEHICULAR PAVING DESIGN AT PROJECT ENTRY DRIVES.

SIDEWALK PER CIVIL PLANS	DROUGHT TOLERANT GROUND COVER PER LEGEND.	D.G. AREA WITH ASSORTED SUCCULENTS PER LEGEND.	EARTH BERM WITH 3:1 MAX. SLOPE TO MITIGATE VIEW OF PARKING AREA ALONG WILSON AVE. FRONTAGE.



LANDSCAPE DATA: NET SITE AREA = 413,012 SF. / 9.48 AC LANDSCAPE AREA PROVIDED ON DEVELOPED (12% MIN) CONCEP

NOTE: LANDSCAPE SHALL COMPLY WITH THE CITY WATER CONSERVATION REQUIREMENTS IN CHAPTER 19.70 OF THE ZONE CODING.

H = HIGH WATER NEEDS
M = MODERATE WATER NEEDS
L = LOW WATER NEEDS
VL= VERY LOW WATER NEEDS

THIS PROJECT IS LOCATED IN 'WUCOLS REGION '4-SOUTH INLAND VALLEY'.

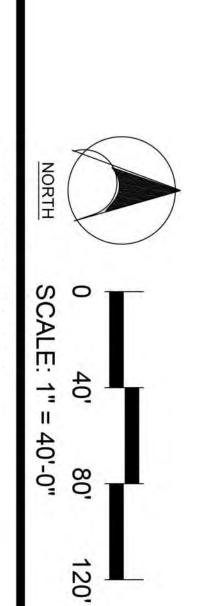
MINED. WITH CURRENT CITY

TOTAL PARKING STALLS = 110 STALLS PARKING LOT TREES REQUIRED = 18 PARKING LOT TREES PROVIDED = 24 30% OF PARKING AREA TREES TO BE 36" BOX SIZE = 7 TREES PROVIDED = 24 TREES

U

RTE LANDSCAPE ARCHITECTURE,

740 13th St. San Diego, CA tel: 909-771-8171 lorenzo@rodartelandarch.com



OF PERRIS,

CITY

SEPTEMBER 11, 2023

EXHIBIT F

Public Comments and Response to Comments

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

EXHIBIT G

Initial Study / Mitigated Negative Declaration,
Mitigation Monitoring and Reporting Program,
Associated Technical Studies

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

EXHIBIT H

Planning Commission Staff Report without Exhibits – Dated September 20, 2023

Due to the size of the document, only the staff report is included as a hardcopy. The entire staff report packet is available online at:



CITY OF PERRIS

PLANNING COMMISSION AGENDA SUBMITTAL

MEETING DATE: September 20, 2023

SUBJECT: Development Plan Review 22-00017 – A proposal to construct a

192,623 square-foot industrial warehouse building on a 9.52-acre site located on the west side of Wilson Avenue between Rider Street and Placentia Avenue, within the Light Industrial (LI) Zone of the Perris Valley Commerce Center Specific Plan (PVCCSP).

Applicant: Paul Loubet of First Industrial Realty.

REQUESTED ACTION: Adopt Resolution 23-28, adopting Mitigated Negative Declaration

No. 2386 and the Mitigation Monitoring and Reporting Program, and approve Development Plan Review 22-00017 to facilitate the construction of a 192,623-square foot industrial warehouse building, based on the findings and subject to the Conditions of

Approval.

CONTACT: Kenneth Phung, Director of Development Services

PROJECT SITE BACKGROUND:

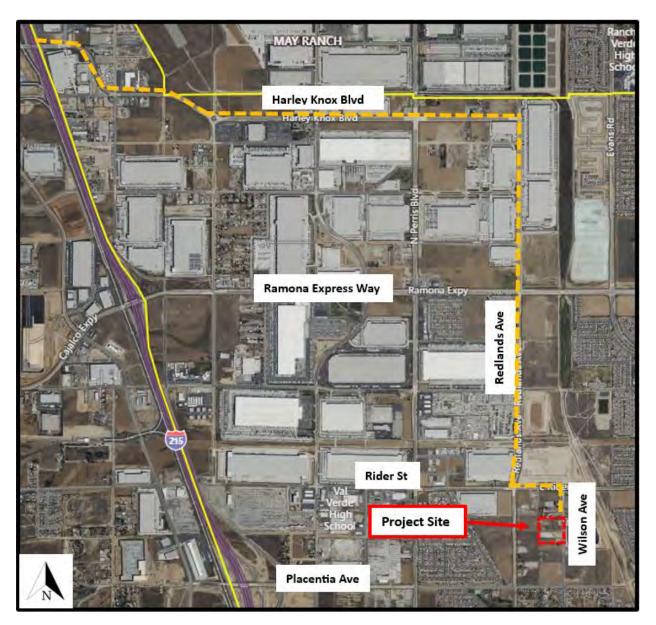
The project site consists of four vacant parcels totaling 9.52 acres. The site is generally flat with minimal vegetation. Surrounding uses include an industrial building under construction to the north, industrial development to the east across Wilson Avenue, vacant land and recently entitled industrial development to the south, and an industrial development under construction and a recently approved industrial development (Redlands East) to the west.

The site is also located in the C1 (Primary Approach/Departure Approach Zone) of the March Air Force Base/Inland Port Airport Land Use Compatibility Plan (MARB/IPA ALUCP), which prohibits children's schools, daycare centers, libraries, hospitals, congregate care facilities, places of assembly, and limits the number of people per acre to an average of 100 people.

PROJECT DESCRIPTION:

The applicant is requesting approval of a Development Plan Review for the construction of a 192,623-square-foot industrial warehouse building on 9.52 acres. The proposed industrial warehouse building consists of 4,000 square feet of ground floor office area, 4,000 square feet of mezzanine office area, and 184,623 square feet of warehouse area. A total of 24 dock-high loading doors and two at-floor grade-level doors are located on the west side of the building within the truck loading area.

A total of 110 parking spaces are proposed for employees and visitors along the east and south sides of the site, and 58 parking spaces for semi-trucks are proposed on the westerly side of the site. Two driveways along Wilson Avenue will provide access to the site. The southerly driveway is designated for passenger vehicles, and the northerly driveway for trucks. Trucks are anticipated to access the I-215 Freeway by exiting the project site via Wilson Avenue, to Rider Street, to Redlands Avenue, to Harley Knox Boulevard, consistent with the City's adopted truck route.



PROJECT ANALYSIS:

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

	Consistent	Inconsistent
Consistency with the General Plan		
The project is located in Planning Area 3(Agricultural Conversion Area) of the General Plan, which allows for Agricultural Conversion Area for expansion of industrial and commercial opportunities due to the area's proximity to the I-215 freeway, the cargo airport, other industrial and commercial land uses, and an existing rail line along the western edge of the Planning Area. As proposed, the project will be consistent with the General Plan and will further the following General Plan Circulation Element goals: o Goal II — A well-planned, designed, constructed, and maintained street and highway system that facilitates the movement of vehicles and provides safe and convenient access to surrounding developments. o Goal V - Efficient goods movement. - V.A.7: Require streets abutting properties in Light Industrial and General Industrial Zones to conform to standard specifications for industrial collector streets to accommodate the movement of heavy trucks. - V.A.8: Provide adequate off-street loading areas for all commercial and manufacturing land uses.	✓	
Consistency with the Perris Valley Commerce Center (PVCC) Specific Plan and Zoning Code The project site is zoned LI-Light Industrial, which is intended for manufacturing, research, warehouse, and distribution. The project proposes to develop the subject site with an industrial warehouse building, which will be consistent with the LI Zone.	V	
Consistency with the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (MARB/IPA ALUCP) The Project site is located within Zone C1 (Primary Approach/Departure Approach Zone) of the MARB/IPA ALUCP. The proposed project was analyzed for consistency with the C1 (Primary Approach/Departure Approach Zone) and was determined to be consistent with the Airport Plan (Exhibit D).	V	

COMPLIANCE WITH APPLICABLE DEVELOPMENT STANDARDS

The table on the following page summarizes compliance with the PVCCSP Development Standards for the Light Industrial Zone and Chapter 19.69 – Parking Development Standards of the Zoning Code.

	•		Center Specific Pla evelopment Standa		
St	tandard	220110	Proposed	Consistent	Inconsistent
Lot Coverage	50 percent		45.6 percent	\checkmark	
FAR (Floor Area Ratio)	0.75		0.46	V	
Minimum Lot Size	15,000 square feacres)	eet (0.34	9.52 acres	V	
Maximum Building Height	50 feet		45 feet	V	
	Front Yard: Wilson Ave (north)	25 feet	104 feet		
Setbacks	Interior Side Yard: North Side South Side	0 feet 0 feet	53 feet 61 feet	☑	
	Rear Yard (west)	0 feet	131 feet	\checkmark	
Minimum Landscape Coverage	12 percent		12.05 percent	\checkmark	

Parking Standards Chapter 19.69 – Parking Development Standards					
Use	Standard	Required	Proposed	Consistent	Inconsistent
Industrial	Warehouse: 20,000 s.f. (1space/1,000 s.f.) 20,000 – 40,000 (1 space /2,000 s.f.)	20 spaces 87 spaces	107 spaces	☑	
Total Parking 63 spaces			110 spaces	\checkmark	
Total Surplus Parking			3 spaces	\checkmark	

COMPLIANCE WITH OTHER APPLICABLE REQUIREMENTS

• Building Elevations/Architecture

The proposed building elevations reflect the current industry standard and style for concrete tilt-up construction. It utilizes varying complementary colors and materials to distinguish the building's base, body, and cap, as required by the PVCC-SP. The building's design elements include a combination of varying rooflines, decorative aluminum cornice (roof cap) treatment, aluminum mullion system windows, brick façade, aluminum canopies, four-inch on center form lines, and recessed panels to create both

horizontal and vertical variations for visual interest. The proposed color palette includes shades of grey and white. The combination of the proposed colors, articulated building elevations, varying roof height, brick façade, and aluminum canopy treatments provide visual interest to the building. (Exhibit E).

• Employee Amenity and Recreation area

Buildings over 100,000 square feet must have at least one (1) indoor employee amenity and one (1) outdoor employee amenity. The proposed project currently includes two outdoor employee amenities and one indoor employee amenity. The outdoor employee amenities consist of a landscaped, concrete lunch patio with seating area covered with a trellis structure and a bocce ball court, and both are located on the southerly side of the site. At this time, the indoor employee amenity has not been identified; however, the project is conditioned to provide an indoor employee amenity area. (Exhibit E).

• Landscaping

The proposed conceptual landscape plan has been designed to provide a mix of London Plane, Australian Willow, Palo Verde, and Brisbane Box trees along the Wilson Avenue frontage. Fern Pine trees are planted throughout the north, south and west boundaries. Palo Verde and Brisbane Box trees will provide shade for the outdoor seating area and bocce ball court.

Overall, the on-site landscaping totals approximately 49,767 square feet or 12.05%, which meets the minimum landscape requirement of 12%. Therefore, the conceptual landscaping complies with the landscape requirements of the PVCC Specific Plan. (Exhibit E). To accentuate the landscaping from the street, staff is recommending a condition of approval requiring uplighting be provided along the Wilson Avenue frontage, subject to staff approval.

• Fencing/Walls

A combination of decorative tilt-up screen walls, tubular steel fencing, and decorative pilasters are proposed for screening, privacy, noise control, and security. Tubular steel fencing, 10 feet in height, is proposed along the interior sides of the site (north and south). A portion of the north side will contain a 3-foot-high retaining wall with 7 feet of tubular steel fence on top. A portion of the south side will contain a 2.5-foot-high retaining wall with a 7.5-foot-high tubular steel fence on top. Additionally, decorative pilasters 10 feet in height will be added every 75 feet to break up the massing of the steeling fencing. Steel gates with obscure material are proposed to secure the truck loading and parking area. The southern gate is for emergency vehicles only and will include a knox box. A 14-foot-high decorative tilt-up screen wall is proposed along the west (rear), north and west sides of the loading area to screen the truck parking and loading area from public view (Exhibit E).

ENVIRONMENTAL CONSIDERATIONS AND CEQA PROCESS

An Initial Study was prepared for the project in accordance with the California Environmental Quality Act (CEQA), which concluded that all potential significant effects on the environment can be reduced to less than significant levels with mitigation measures. In accordance with the California Environmental Quality Act (CEQA), a Notice of Intent to adopt a Mitigated Negative Declaration (NOI) was published with a 30-day public review period starting on March 31, 2023, and ending on May 1, 2023. The NOI was also posted on the City's website and at City Hall and sent to public agencies and property owners within a 300-foot radius of the Project site. The IS/MND 2386 has been available for public review at the Development Services public counter, and on the City's website.

During the 30-day comment period, the City received four (4) comment letters from the following interested parties (Exhibit F):

- 1. Eastern Municipal Water District (EMWD) Commented that the project proponent needs to consult with the EMWD's Development Services Department to compare proposed and existing water demands and sewer flows, and prepare a Design Conditions report (DC), prior to final design and plan check.
- 2. Riverside County Flood Control and Water Conservation District Provided a general comment requiring the applicant to enter into a cooperative agreement with the district. The project is also located within the Perris Valley drainage plan for which drainage fees have been adopted, and an encroachment permit is required for any construction-related activities within the district right-of-way facilities.
- 3. Blum, Blum, Collins & Ho LLP Commented on the project's Air Quality, Energy, and Greenhouse Gas emissions, stating the studies are inadequate and an EIR should be required.
- 4. Golden State Environmental Justice Alliance (GSEJA) Provided a general opposition to the project. The letter has since been withdrawn.

Responses to comments were prepared and included in the Final MND 2386. None of the comments raised additional environmental concerns that have not already been addressed in the IS/MND 2386 or constitute "significant new information," or meet any of the conditions in Section 15088.5 of the State CEQA Guidelines that would require recirculation of the IS/MND 2386 (Exhibit G).

PUBLIC HEARING NOTICE:

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

RECOMMENDATION:

The Planning Commission adopt Resolution 23-28 adopting Mitigated Negative Declaration No. 2386 and the Mitigation Monitoring and Reporting Program and approve Development Plan Review 22-00017 to facilitate the construction of a 192,623 square foot industrial warehouse building, based on the findings and the Conditions of Approval.

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

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

EXHIBITS:

- A Resolution 23-28, including Conditions of Approval (Planning, Dagineering, Public Works, Community Services, and Building & Safety).
- B. Location Aerial Map
- C. PVCCSP Land Use Map
- D. MARB/IPA A UCP Map
- E. Project Plans (Sit. Plan, Floor Plan, Building Elevations, Renderings, Fence and Wall Plan, Conceptual Grading Plan, Grading Plan Cross Sections, Conceptual Drility Plan, Conceptual Landscape Plan, and Site Photometric Plan)
- F. Public Comments and Response to Comments

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

 https://www.cityofperris.org/d-partments/development-services/planning/environmental-documents-for-public-review/-folder-364#docan1206 1313 1/19
- G. Initial Study/Mitigated Negative Declaration, Mitigation Monitoring and Reporting Program, Associated Technical Studies.

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

 https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review-folder-364#docan1206-1313-479

Consent:

Public Hearing: x Business Item: Presentation: Other: