

From: Michael Morales <mmorales@cityofperris.org>
Sent time: 07/20/2021 10:46:14 AM
To: Daniel Louie <dlouie@willdan.com>; Kenneth Phung <Kphung@cityofperris.org>; Nathan Perez <NPerez@cityofperris.org>
Cc: blackstarcorp2@aol.com; Dulce Bernal <DBernal@willdan.com>; Maria Arreguin <MARreguin@cityofperris.org>
Subject: RE: MM18-05038 C.O.A, 17-05171
Attachments: PW COAs .pdf

Hello Daniel,

I located these in the approved Planning Department File. These are from Public Works.

From: Daniel Louie <dlouie@willdan.com>
Sent: Tuesday, July 20, 2021 10:31 AM
To: Kenneth Phung <Kphung@cityofperris.org>; Nathan Perez <NPerez@cityofperris.org>
Cc: Dulce Bernal <DBernal@willdan.com>; blackstarcorp2@aol.com; Michael Morales <mmorales@cityofperris.org>; Maria Arreguin <MARreguin@cityofperris.org>
Subject: FW: MM18-05038 C.O.A. 17-05171

Hi Kenneth and Nathan,

Do you have the Planning and Public Works COAs for this project on 4605 Wade St.?

Daniel Louie
Project Manager

Willdan Financial Services
27368 Via Industria, Suite 200
Temecula, CA 92590
(W) 951.587.3564
(C) 951.834.5183

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From: Blackstarcorp2 <blackstarcorp2@aol.com>
Sent: Tuesday, July 20, 2021 10:13 AM
To: Daniel Louie <dlouie@willdan.com>
Subject: MM18-05038 C.O.A.

CAUTION: This email originated from outside of Willdan. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Daniel,
Here are the Conditions for project MM18-05038.

Thanks, Salvador L. Hernandez



CITY OF PERRIS

PUBLIC WORKS DEPARTMENT

Engineering Administration

NPDES

Special Districts (Lighting, Landscape, Flood Control)

MEMORANDUM

Date: January 3, 2019

To: Nathan Perez, Senior Planner

From: Public Works

Subject: Development Plan Review 19-00002 (New Site Plan proposal) – A proposal to construct a total of three (3) warehouse buildings totaling 31,200 SF to establish and operate a marijuana cultivation business.

-
1. **Dedication and Landscape Easement** - Offer of Dedication and/or Landscape Easements for City Maintenance shall be provided as follows:
 - a. **East Patterson Ave.:** Provide Offer of Dedication, as needed to provide for full half width street, curb and gutter, sidewalk, lighting and off-site landscaping requirements, per City General Plan. **Developer to contact all applicable agencies and make himself knowledgeable and responsible to all their requirements including but not limited to Caltrans, EMWD, SCE etc., having jurisdiction over the Project.**
 - b. **South Nance Street:** Provide Offer of Dedication, as needed to provide for full half width street, curb and gutter, sidewalk, lighting and off-site landscaping requirements, per City General Plan. **Developer to contact all applicable agencies and make himself knowledgeable and responsible to all their requirements including but not limited to Caltrans, EMWD, SCE etc., having jurisdiction over the Project.**
 2. **Landscape Maintenance Easement and Landscape Easement Agreement** - The Developer shall provide, for review and approval, a Landscape Easement for areas identified by City Staff. Offer of Dedication and Landscape Easement by City Staff Agreement, and certificate of acceptance 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 Plan Review** – The Developer shall provide the City with Landscape, Irrigation Plans, and a plan titled "LMD Off-Site Landscape Plan DPR 19-00002," and shall be mutually exclusive of any private property, on-site landscaping, during the plan review process for review and approval. **The full set of Landscape and Irrigation Plans shall be submitted for City review and approved prior to the start of construction.** 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 Perris Valley Commerce Center Standards and Guidelines, and approved City of Perris plant list. The

location, number, genus, species, and container size of the plants shall be shown. Elements of this Conceptual Landscape and Irrigation Plan shall include but not be limited to the following:

- a. **Landscape Limits:** Limits of right-of-way areas and/or easement areas clearly defined on plans as well as limits defined by a concrete mow curb, fully dimensioned, that are to be annexed into the Landscape Maintenance District (LMD). A planting palette and hardscape plan intended to meet the design intent of the Landscape Guidelines in effect for the area; and/or the design intent of neighboring development, as determined by the Special Districts Division, including:
 1. **Patterson Avenue**
 2. **Nance Street**

Note: As the City deems necessary, the Developer may be required to match adjacent plant palette. Developer to coordinate with the City.

- 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 Special Districts Division. Components shall include, but not be limited to Salco or GPH flexible PVC risers for a point to point irrigation system. No drip line will be used in the LMD landscape areas. Sentry Guard Cable Guard and Union Guard, and backflow Wilkens Model 375xl, or approved equal. "SMART" Controller shall include an ET based controller with weather station that is centrally controlled capable and Wi-Fi ready (Weather-Trak or approved equal). At the discretion of the Special Districts Division, public landscape areas utilizing no more than 8 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 Weather Trak System, or approved equal. Proposed system shall be complete with wireless weather station, a five year bundle service, blade antenna, flow sensor and master valve. Coordinate locations of irrigation lines on all components of Architectural Plans, Landscape, Engineering, and all other plans.
- c. **Benefit Zone Quantities:** Landscape Plans to 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 Landscape Maintenance District will be required to maintain.
- d. **Meters:** Each Maintenance District is required to be metered separately. 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 Maintenance District; Flood Control District; Street Lighting District; Traffic Signal on respective plans. Electrical meter pedestals are to be located in the ROW, easily accessible to maintenance staff while not visually obtrusive in the street scene, and away from street intersections. Coordinate locations of meters on all components of Architectural Plans, Landscape, Engineering, and all other plans.

- AVCOAS.pdf
- e. **Controllers:** The off-site irrigation controller, electrical meter, and water meter are to be located within the right of way (within the off-site landscape area). All points of connection equipment including irrigation controller pedestals, electrical meter pedestals, and backflow preventers are to be located in locations that are easily accessible to maintenance staff while not visually obtrusive in the street scene, and away from street intersections and located in the LMD area. Backflow preventers are to be screened on all sides with five (5) gallon plant material and be enclosed in a metal cage. Coordinate locations of controllers on all components of Architectural Plans, Landscape, Engineering, and all other plans.
4. **Recycled Water** - The project landscape architect shall coordinate with Eastern Municipal Water District (EMWD) to verify if the site will be served with recycled water. The Landscape and Irrigation plans and design shall meet the requirements of EMWD and provide additional irrigation components, as needed.
5. **The Project Landscape Architect** – Architect shall submit a copy of all project specifications, Landscaping and Irrigation Plans to EMWD and Caltrans for review and approval.
6. **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 48-Hours (Monday - Friday) in advance prior to actual inspection. Contact Public Works Special Districts Supervisor at (951) 657-3280 Ext. 617 to schedule inspections.
- **Inspection #1** – Trenches open, irrigation installed, and system pressurized to 150 PSI for four (4) hours.
 - **Inspection #2** – Soil prepared, and plant materials positioned and ready to plant.
 - **Inspection #3** – Landscaping installed, irrigation system fully operational, and request for “start of a 1 year maintenance period” submitted, with all required turn over submittal items provided to Public works Engineering Administration/Special Districts.
 - **Turn-Over Inspection** – On or about the one year anniversary of Inspection #3, Developer shall call for an inspection to allow the City to review and identify any of the following: potential irrigation defects; dead plant material and weeding; debris or graffiti needing removal; stressed, diseased, or dead trees; mulch condition; hardscape; and/or other concerns with the landscape installation; or to accept final turn over of the landscape installation. At the sole expense of the Owner/Developer, shall be responsible for rectifying irrigation 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 Supervisor to accept turn-over of water and electrical accounts, Wi-Fi communication contracts and the entire landscape installation.

Note: The City reserves the right for the Contractor and/or Developer to pot hole or uncover all irrigation components at the sole expense of the Contractor and/or Developer, if inspection requirements are not met and/or missed inspection, as the City deems necessary.

7. **One Year Maintenance and Plant Establishment Period** – The applicant will be required to provide at a minimum 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/or graffiti removal; and keep all plants, trees and shrubs in a viable growth condition. Prior to start of the one year maintenance period, the developer shall submit a weekly Landscape Maintenance Schedule for the review and approval by the City's Special Districts Supervisor. The City shall perform periodic site inspections during the one year maintenance period, 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; and/or repair of damaged or non-functioning components; test of irrigation controller communications; etc. During this period, the City shall begin the annual assessment of the benefit zone in preparation for the landscape installation turn over to the City maintenance staff. The applicant to provide a site point of contact for any site repairs that are needed, prior to final site sign off.

8. **Acceptance into Flood Control District (FCD) #1** - Prior to acceptance into FCD#1, the Developer shall deliver two (2) hard copies and one (1) electronic copy of the Storm Drain Plan As-Builts. Developer to also include one (1) copy (CD or USB Flash Drive) of video of the complete storm drain pipe intersections/transitions. The plans and CD to be submitted to the Department of Public Works attention:

Public Works
1015 South G Street
Perris, CA 92570
Cell: (951) 634-1187
E-mail: lhernandez@cityofperris.org

9. **Street Lights** - Prior to acceptance into Lighting District 84-1, coordinate turn over information pertaining to street lights, and traffic signal electrical/SCE service meters with City's Special Districts Supervisor at (951) 657-3280 ext. 617. (i.e. provide electrical meter number, photo of pedestal, pole number, and a completed Riverside County Transportation Department Punch List). As-Builts of street lights must be provided, to include one (1) hard copy and a Flash Drive containing As-Builts. Coordinate "request for transfer of billing information" with SCE and City of Perris for all new service meter(s). The Developer shall pay 18-month energy charges to the City of Perris for all site street lighting. Call Daniel Louie, Project Manager at Willdan Financial Services at 951-587-3564 dlouie@willdan.com for amount due and obtaining a receipt for payment.

10. **Assessment District** - 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 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):

- a. **Consent and Waiver for Maintenance District No. 84-1:**
- b. **Consent and Waiver for Landscape Maintenance District No. 1:**
- c. **Petition for Flood Control Maintenance District No. 1:**
- d. **Original notarized document(s) to be sent to:**

Attn: Daniel Louie
Willdan Financial Services
27368 Via Industria #200
Temecula, Ca 92590
P (951) 395-6670 or (951) 587-3500

- e. Additional information related to the annexation process can be obtained by contacting Willdan Financial Services.
- f. Confirmation by the City Council completes the annexation process and the condition of approval has been met.

11. Landscaping Plans – The developer shall provide three (3) hard copies and one (1) electronic copy of the Landscape and Irrigation As-Built Plans, and a plan titled “LMD Off-Site Landscape Plan DPR 19-00002”. As-Built copies shall be submitted to the Planning Department for approval and shall be accompanied by the appropriate filing fee.

12. Water Quality Management Plans - The applicant shall submit a Preliminary and final WQMP, accompanied by the appropriate filling 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 the long term maintenance costs and longevity of improvements. Components shall include, but not limited to:

- a. **Storm Drain Screens:** If off site catch basins are required by the City Engineer’s Office, connector pipe screens shall be included in the new catch basins to reduce sediment and trash loading within the storm pipe. Connector pipe screens shall meet the type, style, and durability requirements of the Public Works Department and Special Districts Division.
- b. **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.

c. **Acceptance by Public Works and 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 the final inspection by the City's WQMP Consultant, CGRM, and/or City Engineer. 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 Special Districts. In addition, prior to acceptance by the City, the Developer shall submit a Covenant and Agreement describing ongoing maintenance responsibilities for on-site facilities per the approved WQMP, to the Public Works and Special Districts Division. The Public Works Special Districts Division will review and approve the Covenant and Agreement. The City shall record the same with Riverside County.

13. 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 more than 45 days. Property owner attendance at this City Council Meeting is not required.

