

Planning Commission Agenda

CITY OF PERRIS

August 21, 2024

Item

6B

*Parcel Merger 24-05187 and
Development Plan Review
(DPR) 23-00020*



CITY OF PERRIS

PLANNING COMMISSION AGENDA SUBMITTAL

MEETING DATE: August 21, 2024

SUBJECT: Parcel Merger 24-05187 and Development Plan Review (DPR) 23-00020 – A proposal to merge four (4) contiguous parcels to facilitate the development of a self-storage facility consisting of two buildings totaling 69,926 square feet on 2.12 acres, located on the north side of Rider Street between Johnson Avenue and Lakeview Drive, within the Light Industrial (LI) Zone of the Perris Valley Commerce Center Specific Plan. Applicant: Steve Tangney

REQUESTED ACTION: Adopt Resolution No. 24-11, finding the project is Categorically Exempt from the California Environmental Quality Act (CEQA) review pursuant to Section 15332 (In-Fill Development Projects), and approving Parcel Merger 24-05187 and Development Plan Review 23-00020 to facilitate the construction of a 69,926 square foot self-storage facility on 2.12 acres, based on the findings and subject to the Conditions of Approval.

CONTACT: Patricia Brenes, Planning Manager

BACKGROUND

The subject 2.12-acre project site is vacant and consists of relatively flat terrain. Surrounding uses include vacant land to the north, zoned Light Industrial; office buildings to the west across Lakeview Drive, zoned Light Industrial; industrial building (iDC Logistics) and single-family residences to the south across Rider Street, zoned Light Industrial and R-10,000; and industrial warehouse building (Sketchers) and vacant industrial building to the east across Johnson Avenue, zoned Light Industrial (Exhibit B).

As a matter of information, staff conducted an Ad Hoc Committee meeting for this Project on April 1, 2024. The Ad Hoc Committee recommended cooler grey tones, additional landscaping, a decorative veneer, and simplifying the metal accent material on the building walls. In order to address the Committee recommendations, the applicant has revised the project plans to include the following:

- Cooler grey tones to the buildings to align with the current market demand for a modern commercial appearance.
- An additional 22,678 square feet of landscaping.
- Architectural features to enhance the buildings such as stone veneer at the base of the building and office area, longer steel canopies, and vertical metal siding panels in grey color.

- Symmetrical features along the south, east, and west elevations facing Rider Street and Lake View Drive.

PROJECT DESCRIPTION

The applicant is requesting approval of a Parcel Merger and Development Plan Review to merge four (4) contiguous parcels and facilitate the development of a self-storage facility consisting of two buildings (Buildings A and B), totaling 69,926 square feet on 2.12 acres.

Building A is proposed on the south side of the site, facing Rider Street, and consists of two stories totaling 53,707 square feet and 529 storage units ranging in size from 25 square feet to 225 square feet. The ground floor includes a 775 square foot leasing office, restrooms, and two elevators, and 162 storage units. The second floor includes two elevators and 367 storage units. Building B is proposed to the north of Building A, facing Lakeview Drive, and consists of one story totaling 16,219 square feet. It includes 126 storage units, ranging in size from 25 square feet to 200 square feet. All units within Buildings A and B will be climate controlled and accessible through interior hallways, with the expectation of Building B, which also has some units with outside accessibility.

The self-storage facility will be secured with 8-foot-high tubular steel fence and rolling gates on the east and west sides of the site. Vehicles will enter the site from Lakeview Drive to the west of the site and exit on Johnson Avenue to the east. A total of 24 parking spaces for passenger vehicles are located between Buildings A and B, and three (3) loading docks are located on the north side of Building A for large moving trucks. Access will be provided by either a key card or touchpad access system. Surveillance cameras and an alarm system will be provided.

Office hours will be from 9:00 a.m. to 5:00 p.m. Monday through Sunday. Tenants will have gate access from 7:00 a.m. to 9:00 p.m., seven days a week. The applicant anticipates no more than 9 visitors/tenants at any given time entering and exiting the site. A total of one to two full-time employees will be available during the hours of operation.

PROJECT ANALYSIS

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

CONSISTENCY ANALYSIS
<p>Consistency with the General Plan</p> <p>The project would be consistent with the Light Industrial General Plan land use designation, which is intended for manufacturing, research, warehousing/distribution, assembly of non-hazardous materials, and retail related to manufacturing. The project site is within Planning area 1: North Industrial consisting primarily of industrial land use designations and uses.</p> <p>The following policies from the Safety and Land Use Elements apply:</p> <p><u>Safety Element:</u></p> <p>Policy S-6.1 – Ensure new development and redevelopment comply with the development requirements of the AICUZ (Air Installation Compatibility Use Zones) Land Use Compatibility</p>

CONSISTENCY ANALYSIS
<p>Guidelines and ALUP (Airport Land Use Plan) Airport Influence Areas for March Air Reserve Base.</p> <p>Policy S-6.2 – Effectively coordinate with March Air Reserve Base, Perris Valley Airport, and the March Inland Port Airport Authority on development within its influence areas.</p> <p><u>Land Use Element:</u></p> <p>Goal II - New development consistent with infrastructure capacity and municipal services capabilities.</p> <p>Goal III - Commerce and industry to provide jobs for residents at all economic levels.</p> <p>Policy III.A - Accommodate diversity in the local economy.</p>
<p>Consistency with the Perris Valley Commerce Center (PVCC) Specific Plan and Zoning Code</p> <p>The Project is consistent with the Light Industrial (LI) Zone of the PVCC Specific Plan, which is intended to support a wide range of manufacturing and nonmanufacturing uses, from warehousing to distribution facilities, and truck and trailer storage facilities. The project complies with the development standards and lot standards of the underlying Light Industrial Zone. The project also complies with the parking requirements governed by the provisions in Chapter 19.69 of the Zoning Code, which was based on the office area and anticipated visitors per hour because there is no parking ratio for self-storage facilities. Therefore, the project would be consistent with the PVCC Specific Plan and Zoning Code.</p>
<p>Consistency with the Title 18 - Subdivisions</p> <p>The Project is consistent with Title 18 – Subdivisions as the proposal to consolidate two contiguous parcels would result in a parcel with adequate access to public streets and complies with the minimum lot standards of the underlying Light Industrial Zone. Therefore, the project would be consistent with the PVCC Specific Plan and Zoning Code.</p>
<p>Consistency with the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (MARB/IP ALUCP)</p> <p>The proposed Project area is located within Zone B1 (Inner Approach/Departure Zone) of the March Air Reserve Base/Inland Port Airport Influence Area, which encompasses areas of high noise and high accident potential risk within the inner portion of the runway approach and departure corridors. The proposed project was analyzed for consistency with B1 Zone and was determined to be consistent with the Airport Plan.</p>

COMPLIANCE WITH APPLICABLE DEVELOPMENT STANDARDS

The table below summarizes compliance with the Light Industrial (LI) Zone of the PVCC SP subject to the approval of the land use change and Chapter 19.69 – Parking Development Standards of the Zoning Code.

PVCC Specific Plan Light Industrial Zone - Development Standards					
Standards		Proposed	Consistent	Inconsistent	
Lot Width	75 feet	140 -350 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Lot Depth	100 feet	87 – 306 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Lot Area	15,000 s.f.	92,347.2 s.f.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Lot Coverage	50 percent	46 percent	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
FAR	0.75	0.75	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Building Height	50 feet max	30 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Setbacks	Front: (south)	15 feet	30 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Interior Sides: - west - east	N/A	15 feet 15 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Rear: (north)	N/A	15 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Landscaping	12 percent	33.7 percent	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Parking Standards Chapter 19.69 – Parking Development Standards					
Use	Standard	Required	Proposed	Consistent	Inconsistent
Self Storage Facility	Office -775 sq. f.t / 300 sq. f.t	3 spaces	3 spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	9 visitors /hour (9 spaces)	9 spaces	21 spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	loading 3 spaces	0 spaces	3 spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Total Parking		12 spaces	27 spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Surplus Parking			15 spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Note: There are no specific parking requirements for self-storage facilities. Parking needs were based on the office area and anticipated visitors/tenants per hour.

COMPLIANCE WITH OTHER APPLICABLE REQUIREMENTS

- **Building Elevations/Architecture**

The proposed building elevations reflect the current industry standard and style for concrete block construction. The design incorporates a combination of varying rooflines, cornice treatment, vertical and horizontal windows, vertical metal siding, stone veneer, and intermittent recessed panels to create a contrasting aesthetic design for compliance with the Perris Valley Commerce Center Specific Plan design standards. The office entry area includes recess paneling to provide additional articulation in the vertical plane. The proposed color palette combines shades of grey and white with a Cobalt blue accent color to complement the entire building. The combination of varying colors, articulating footprint, variable roof height, enhanced cornice treatments, windows, etc., provides visual interest to the building. (Exhibit E).

- **Landscaping**

The applicant has submitted a conceptual landscape plan conforming to the Landscaping

Ordinance's requirements. The proposed on-site landscaping area totals approximately 31,286 square feet or approximately 33.7 % of the site, which exceeds the code's minimum 12% landscape requirement. Landscaping has been provided throughout the parking areas, adjacent to the buildings, and trash enclosure areas. (Exhibit E).

- **Fencing and Screening**

The project proposes the construction of an 8-foot-high tubular steel fence with decorative block columns every 75 feet on the center. Rolling gates are proposed along Lakeview Drive and Johnson Avenue. A condition of approval is recommended requiring metal screening be added to both wrought iron rolling gates to adequately screen the interior of the project.

PUBLIC COMMENTS

A public hearing notice was mailed to property owners within 300 feet of the site and published in the local newspaper. As of the writing of this staff report, no comments have been received by staff.

ENVIRONMENTAL DETERMINATION:

The project is Categorical Exempt from the California Environmental Quality Act (CEQA) review pursuant to Section 15332 (In-Fill Development Projects), as the project constitutes an infill development project within city limits on less than five acres of land in compliance with the applicable General Plan and Zoning Code and has no habitat value for biological resources.

RECOMMENDATION:

Adopt Resolution No. 24-11, finding the project is Categorical Exempt from the California Environmental Quality Act (CEQA) review pursuant to Section 15332 (In-Fill Development Projects) and approving Parcel Merger (PM) 24-05187 and Development Plan Review (DPR) 23-00020 to facilitate the construction of a 69,926 square foot self-storage facility on 2.12 acres, based on the findings and subject to the Conditions of Approval.

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

Prepared by: Alfredo Garcia, Associate Planner

Reviewed by: Patricia Brenes, Planning Manager

EXHIBITS:

- A. Resolution 24-11 with Conditions of Approval (Planning and Fire, Engineering, Public Works, Community Services, and Building & Safety)
- B. Location/Aerial Photo
- C. Perris Valley Commerce Center Specific Plan Map
- D. MARB/IP ALUCP Map
- E. Project Plans (Site Plan, Floor Plans, Building Elevations, and Conceptual Landscape Plans)

Consent:

Public Hearing: X

Business Item:

Presentation:

Other:

EXHIBIT A

Resolution 24-11 with Conditions of
Approval (Planning, Engineering, Public
Works, Community Services and Building)

RESOLUTION NUMBER NO. 24-11

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, FINDING THE PROPOSED PROJECT CATEGORICALLY EXEMPT FROM CEQA UNDER SECTION 15332, CLASS 32 IN-FILL DEVELOPMENT PROJECTS AND APPROVING PARCEL MERGER 24-05187, AND DEVELOPMENT PLAN REVIEW 23-00020 TO CONSOLIDATE FOUR (4) PARCELS INTO A 2.12 ACRE PARCEL TO FACILITATE THE DEVELOPMENT OF A SELF-STORAGE FACILITY CONSISTING OF TWO BUILDINGS TOTALING 69,926 SQUARE FEET, LOCATED ON THE NORTH SIDE OF RIDER STREET BETWEEN LAKEVIEW DRIVE AND JOHNSON AVENUE, BASED ON THE FINDINGS CONTAINED HEREIN AND SUBJECT TO THE CONDITIONS OF APPROVAL.

WHEREAS, the applicant Steve Tangney (“Applicant”), proposes to merge four (4) contiguous parcels into one 2.12-acre parcel to facilitate the development of a self storage facility consisting of two buildings totaling 69,926 square feet, located on the north side of Rider Street between Lakeview Drive and Johnson Avenue; and

WHEREAS, a Parcel Merger application (PM 24-05187) was submitted for the consolidation of four (4) contiguous parcels into one (1) parcel totaling 2.12 acres; and

WHEREAS, a Development Plan Review application (DPR 23-00020) was submitted for consideration of architectural design and site plan layout; and

WHEREAS, the proposed use is in accordance with the objectives of the Perris Valley Commerce Center Specific Plan Light Industrial (LI) Zone; and

WHEREAS, the proposed use is consistent with the City's General Plan and conforms to all zoning standards and other relevant ordinances and resolutions of the City; and

WHEREAS, on August 7, 2024, the Planning Commission continued Parcel Merger 24-05187 and Development Plan Review 23-00020 to the August 21, 2024 meeting and, at which time all interested persons were given full opportunity to be heard and to present evidence; and

WHEREAS, on August 21, 2024, the Planning Commission conducted a legally noticed public hearing on Parcel Merger 24-05187 and Development Plan Review 23-00020, and considered public testimony and materials in the staff report and accompanying document and exhibits; and, at which time all interested persons were given full opportunity to be heard and to present evidence; and

WHEREAS, the City has complied with the California Environmental Quality Act, in that the Project is categorically exempt from review under the California Environmental Quality Act (CEQA) under Section 15332, Class 32 In-Fill Development Projects; and

WHEREAS, Section 66411 of the California Government Code (Subdivision Map Act) vests in the legislative bodies of local agencies the regulation and control of the design and improvement of subdivisions; and

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

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Perris as follows:

Section 1. The above recitals are all true and correct.

Section 2. The Planning Commission has determined that the Project is categorically exempt from review under the California Environmental Quality Act (CEQA) under Section 15332, Class 32 In-Fill Development Projects.

Section 3. Based on the information contained in the staff report and supporting exhibits and all oral and written presentations and testimony made by City staff and members of the public, the Planning Commission hereby finds the following:

Development Plan Review 23-00020:

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 P.M.C., the purposes of the Zone in which the site is located, and the development policies and standards of the City.

The Light Industrial land use provides for the development of industrial uses, 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 Zone, 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 north side of

Rider Street between Lakeview Drive and Johnson Avenue, which allows for adequate access and provides for the logical connection to infrastructure to service the site. Utility service connections are available to service the site.

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

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

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

The proposed architecture meets PVCCSP design standards for light industrial development, 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 to ensure compatibility with the surrounding uses. The building design features symmetry and balance with enhanced architectural treatments at the corners of the building. The proposed color palette and materials provide variety and interest through contrasting and complimentary color tones in shades of grey throughout the building wall surface with the corporate blue accent to enhance the corner and pop-out façade elements. Glazing treatments have been applied on all facade windows, and the veneer provides additional texture along with the building entrance corners.

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

The proposed Project meets the on-site and off-site landscape standards for the Light Industrial (LI) zoning district as outlined in the PVCCSP. The required landscape coverage in the LI Zone is 12% and the project proposes 33.7%. The plant palette 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, and parking areas.

Section 4. Based on the information contained in the staff report and supporting exhibits and all oral and written presentations and testimony made by City staff and members of the public, the Planning Commission finds the Project is exempt from review under the

California Environmental Quality Act (CEQA) pursuant to Article 19 of the California Environmental Quality Act (CEQA) under Section 15332, Class 32 In-Fill Development Projects, and approves Parcel Merger 24-05187 and Development Plan Review 23-00020 for the consolidation of four (4) contiguous parcels into one 2.12-acre parcel to facilitate the development of a self-storage facility consisting of two buildings totaling 69,825 square feet, located in the Light Industrial (LI) Zone of the Perris Valley Commerce Center Specific Plan (APNs: 303-275-044, -045, -046, and 303-275-037) based on the information and findings presented herein and subject to the attached Conditions of Approval (Attachment 1).

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

Section 6. The Chairperson shall sign, and the Secretary shall certify the passage and adoption of this Resolution.

ADOPTED, SIGNED and **APPROVED** this 21st day of August 2024.

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 24-11 was duly adopted by the Planning Commission of the City of Perris at a regular meeting of said Planning Commission on the 21st day of August 2024, and that it was so adopted by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Secretary, Planning Commission

- Attachment:** 1. Conditions of Approval (Planning, Engineering, Public Works, Community Services and Building).

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

DRAFT CONDITIONS OF APPROVAL

**Parcel Merger (PM) 24-05187
Development Plan Review (DPR) 23-00020**

August 21, 2024

Project: Parcel Merger (PM) 24-05187 and Development Plan Review (DPR) 23-00020 – A proposal to merge four (4) contiguous parcels to facilitate the development of a self-storage facility consisting of two buildings, totaling 69,926 square feet on 2.12 acres, located on the north side of Rider Street between Johnson Avenue and Lakeview Drive, within the Light Industrial (LI) Zone of the Perris Valley Commerce Center Specific Plan. Applicant: Steve Tangley

GENERAL CONDITIONS:

1. **Approval Period for Development Plan Review 23-00020.** This approval shall be used within three (3) years of the approval date; otherwise, it shall become null and void. By use 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.
2. **Indemnification.** The developer/applicant shall indemnify, protect, defend, and hold harmless the City and any agency or instrumentality thereof, and/or any of its officers, employees, and agents from any and all claims, actions, or proceedings against the City, or any agency or instrumentality thereof, or any of its officers, employees, and agents, to attack, set aside, void, annul, or seek monetary damages resulting from approval of the City, or any agency or instrumentality thereof, advisory agency, appeal board or legislative body including actions approved by the voters of the City concerning **Parcel Merger (PM) 24-05187** and **Development Plan review (DPR) 23-00020**. 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.
3. **Notice of Exemption.** Within five (5) days of Planning Commission approval, the applicant shall electronically file a Notice of Exemption (NOE) and administrative \$50.00 fee to the “Riverside County Clerk’s Office.” A copy of the recorded NOE shall be provided to the Planning Division for record-keeping purposes.

PLANNING DIVISION

4. **Municipal Code and Specific Plan Compliance.** The project shall conform to the Light Industrial (LI) Zone standards of the Perris Valley Commerce Center Specific Plan (PVCC-SP), Title 18, and Title 19 of the Perris Municipal Code.
5. **Expansion of Use.** No expansion of the site or the use shall occur without subsequent reviews and approvals from the Planning Division.
6. **Conformance to Approved Plans.** Development of the project site, building elevations,

and conceptual landscaping shall conform substantially to the set of plans approved by the Planning Commission on **August 21, 2024**, or as amended by these conditions. Any deviation shall require appropriate Planning Division review and approval.

7. **Advisory - Signs:** The project approval does not include signs. Signs shall be permitted in accordance with Chapter 19.75 Sign Regulations of the Zoning Code. Any proposed wall or monument sign shall require a separate sign application and payment of applicable fee subject to review and approval by the Planning Division.
8. **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.

Prior to Grading Permit Issuance:

9. **Certificate of Compliance.** Prior to grading permit issuance, the applicant shall obtain a certificate of compliance for the consolidation of the four lots.
10. **Grading Plans.** Grading plans shall be submitted to the City Engineer for review and approval. Grading plans shall be consistent with approved development plans.
11. **Eastern Municipal Water District (EMWD).** After the City's approval, the applicant shall also submit landscape and irrigation plans to EMWD for approval and comply with required EMWD inspections. Contact EMWD at 951 928-3777, ext. 4334.
12. **Preliminary Water Quality Management Plan (PWQMP) 23-00020.** A Preliminary WQMP was prepared for the proposed project site. All PWQMPs were determined to be in substantial compliance, in concept, with the 2012 Riverside County WQMP Manual requirements. The following conditions apply:
 - a. The development shall be subject to all provisions of City of Perris Ordinance Number 1194, which establishes stormwater/urban runoff management and discharge controls to improve water quality and comply with federal regulations and any subsequent amendments, revisions, or ordinances pertaining thereto.
 - b. The structural BMPs selected for this project have been approved in concept. The owner shall submit a final WQMP including plans and details providing the elevations, slopes, and other details for the proposed structural BMPs, including one bioretention basin, self-retaining landscape, and a covered trash enclosure. The Public Works Department shall review and approve the final addendum WQMP text, plans, and details.
13. **Final Water Quality Management Plan (FWQMP).** Prior to the issuance of grading permits, an FWQMP is required to be submitted. To mitigate impacts related to pollutant loading to receiving waters and/or increased erosion/siltation resulting from the long-term operation of the project, the applicant shall develop, receive approval from the City, and implement an FWQMP. The FWQMP shall contain measures that will effectively treat all pollutants of concern and hydrologic conditions of concern, consistent with the Preliminary WQMP and developed in compliance with the MS4 permit. The FWQMP shall specifically identify pollution prevention, source control, treatment control measures, and other Best Management Practices (BMPs) that shall be used on-site to control predictable pollutant runoff to reduce impacts to water quality to the maximum extent practicable. The FWQMP shall substantially comply with site design, source control, and treatment control BMPs proposed in the approved Preliminary Water Quality Management Plan (PWQMP).

14. **Planning Clearance.** The applicant shall first obtain clearance from the Planning Division to verify that all pertinent conditions of approval have been met.

Prior to Building Permit Issuance:

15. **Trash Enclosure.** In accordance with the Perris Valley Commerce Center Specific Plan. All development shall contain trash enclosures for the collection of trash and recyclable materials subject to water quality and best management practices.
16. **Trash Enclosure.** The sides of the trash enclosure shall be screened with landscaping (vines and shrubs) and provide decorative solid trellis cover and a metal mesh between the trellis cover and the trash enclosure stucco wall.
17. **California Building Code.** The applicant shall follow 2023 Cal green standards for shade trees in commercial parking lots.
18. **Plot Plan Requirements.** The following shall be shown on the building plan check set for Planning staff review and approval:
 - a. **Parking Stalls.** Parking stalls for passenger vehicles shall be stripped in accordance with Chapter 19.69.030C.5b of the Zoning Code (double striping).
 - b. **Charging Stations.** The applicant shall install EV parking space as shown on the plans. Electric Vehicle charging stations for light-duty vehicles, and the station locations and specifications shall be included on the building plans.
19. **Landscaping Plans Requirements.** Prior to the issuance of building permits, three (3) copies of Construction Landscaping and Irrigation Plans shall be submitted to the Planning Division for review and approval. A separate application and fee will be required. The plans shall be prepared by a California-registered landscape architect and conform to the requirements of Chapter 19.70 of the Municipal Code. The location, number, genus, species, and container size of the plants shall be shown. Landscape plans shall include the following:
 - a. **Perimeter Landscaping.** The applicant shall upsize and increase the number of plant materials (trees, shrubs, accent plants) along the street frontages.
 - b. **Uplighting.** Landscaping along the street frontages shall be enhanced with uplighting.
 - c. **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 for every 6 parking stalls shall be provided.
 - d. **BMPs for Water Quality.** All BMPs (vegetated swales, detention basins, etc.) shall be landscaped with appropriate plant materials and irrigation.
 - e. **Shade Tree.** The project shall provide three (3) shade tree species, including a Chinese Elm Tree.
 - f. **Water Conservation.** All irrigation systems shall require rain-sensing override devices and soil moisture sensors. Landscaping shall comply with Zoning Code Chapter 19.70 (www.cityofperris.org) for mandated water conservation.
 - g. **Enhanced Pavement.** Decorative pavement treatments (accent colors, textures, and patterns) shall be used at the driveway entrances.

- h. **Water Conservation.** Rain-sensing override devices and soil moisture sensors shall be required on all irrigation systems. Landscaping shall comply with Zoning Code Chapter 19.70 (www.cityofperris.org) for mandated water conservation.
 - i. **Maintenance.** All landscaping shall be maintained in a viable growth condition in perpetuity.
20. **Fencing.** The applicant must install 8-foot high tubular steel fencing along the perimeter with decorative pilasters at every 75 feet on center. A metal mesh shall be attached to the access gates.
21. **Construction Practices.** To reduce potential noise and air quality nuisances, the following items shall be listed as "General Notes" on the construction drawings:
 - a. Construction activity and equipment maintenance are limited to the hours between 7:00 a.m. and 7:00 p.m. on weekdays. Construction may not occur on weekends or State holidays without the prior consent of the Building Official. Non-noise generating activities (e.g., interior painting) are not subject to these restrictions.
 - b. 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, earthmoving, 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 the transport of dust off-site. The name and telephone number of such persons shall be provided to the City. Also, a board shall be placed at the subject site to include a person and phone number for the public to call in case of dirt and dust issues.
 - f. Project applicants shall provide construction site electrical hookups for electric hand tools such as saws, drills, and compressors, to eliminate the need for diesel-powered electric generators or provide evidence that electrical hookups at construction sites are not practical or prohibitively expensive.
22. **Construction Drawings.** All Planning, Public Works, and Engineering conditions of approval shall be copied onto the construction drawings. The conditions shall be annotated for ease of reference (i.e., Sheet and detail numbers).
23. **School District.** The proposed project shall adhere to the standard requirements and fees established by the Val Verde Unified School District.
24. **Performance Standards.** The applicant shall comply with all Performance Standards in Chapter 19.44.070. of the Perris Municipal Code.
25. **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).
26. **Screening of Roof-Mounted Equipment.** Proper screening shall be provided to prevent public views of all HVAC equipment and roof-mounted equipment. Also, all vent pipes and similar devices shall be painted to match the building.
 27. **Downspouts.** Exterior downspouts are not permitted on building elevations facing the public right of way. Interior downspouts are required for these elevations.
 28. **Roof Parapets.** The height of the roof parapet shall fully screen any roof-mounted equipment. All vent pipes and similar devices shall be painted to match the building.
 29. **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. If possible, these facilities shall also be screened from the public right-of-way by landscaping.
 30. **Photometrics Plan (Site Lighting Plan).** The applicant shall submit a Photometrics Plan to the Planning Division for review and approval by Planning Division. The lighting plan shall include photometric, fixture details, and standard light elevations to meet 2700 KV illumination or less (to provide adequate illumination) for all project components. High-efficiency fixtures with full-cut-off shields shall be used to prevent light and glare above the horizontal plane of the bottom of the lighting fixture. At least one foot-candle of light shall be provided in the parking area, and pedestrian areas for safety and security. All lighting shall be shielded downward to prevent light pollution from spilling onto adjacent parcels or the public right of way.
 31. **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 Development Impact Fees in effect at the time of development.

During Construction:

32. **Southern California Edison (SCE).** The developer/owner shall contact the Southern California Edison SCE area service planner to complete the required forms prior to the commencement of construction.
33. **Waste Hauling and Disposal.** The project shall use only the City-approved waste hauler for all construction and other waste disposal.
34. **Dust Monitor.** A person or persons shall be designated to monitor the dust control program and to order increased watering as necessary to prevent the transport of dust off-site. The name and telephone number of such people shall be provided to the City. Also, a dust control sign shall be placed adjacent to each phase to allow the public to call for any dust issues.
35. **Temporary Construction Fencing.** A 6-foot-high temporary chain link fence (with view

obscuring mesh) is required along the perimeter of each phase during construction. The fence shall limit public access to each construction site.

Prior To Issuance of Occupancy Permits:

36. **City Assessment and Community Facilities Districts.** The project shall be annexed into any assessment, community facilities, or similar district that provides funding for maintenance, services, or public improvements that benefit the project. The costs and benefits shall be described in the applicable district and annexation documents. The developer shall complete all actions required to complete such annexation 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. South Perris Public Safety Community Facilities Assessment District
37. **Final Inspection.** The applicant shall obtain occupancy clearance from the Planning Division by scheduling a final Planning inspection after final sign-off 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.
38. **On-Site Landscape Inspections.** The project applicant shall inform the on-site project manager and the landscape contractor of their responsibility to call for a final landscape inspection after the installation of all landscaping and irrigation system is completely operational. Before calling for a final inspection, the City's "Certificate of Compliance" form shall be completed and signed by the designer/auditor responsible for the project and submitted to the project planner. The project planner shall sign off the "Certificate of Compliance" to signify code compliance and acceptance.
39. **Outstanding Fees.** Any outstanding processing fees due to the Planning Division shall be paid prior to building occupancy.
40. **Occupancy Clearance.** The applicant shall have all required paving, parking, screen walls, colors and materials (per approved elevation plans), site lighting, landscaping, and automatic irrigation installed and in good condition prior to the Planning sign off.

Operational Conditions:

41. **Property Maintenance.** The project shall comply with provisions of Perris Municipal Code 7.06 regarding Landscape Maintenance and Chapter 7.42 regarding Property Maintenance, including one-year landscape maintenance of on-site landscaping. In addition, the project shall comply with the one-year landscape maintenance schedule identified in Public Works Department Condition of Approval No. 5, dated January 30, 2024.
42. **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.

43. **Graffiti and Property Maintenance.** The project shall comply with the Perris Municipal Code Chapter 7.42 regarding Property Maintenance. The site shall be maintained graffiti-free state at all times. Graffiti located on site shall be removed within 48 hours. Graffiti shall be painted over in panels and not patches. In addition, it will match the color of the wall or material surface. Furthermore, the applicant shall apply an anti-graffiti coating on the walls.

- **ENGINEERING DEPARTMENT**

44. The project shall adhere to the requirements of the City Engineer as indicated in the attached Engineering Conditions of Approval dated **July 29, 2024**.

- **PUBLIC WORKS DEPARTMENT**

45. The project shall adhere to the requirements of the Public Works Administration Department as indicated in the attached Conditions of Approval dated **January 30, 2024**.

- **COMMUNITY SERVICES DEPARTMENT**

46. The project shall adhere to the requirements of the Community Services Department as indicated in the attached Conditions of Approval **dated November 8, 2023**.

BUILDING OFFICIAL/FIRE MARSHAL

47. The project shall adhere to the requirements of the Building Department as indicated in the attached Conditions of Approval dated **October 31, 2023**.

FIRE DEPARTMENT

48. The project shall adhere to the requirements of the Building Department as indicated in the attached Conditions of Approval dated **November 8, 2023**.
- 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 issuance of grading permits, a fire department access plan shall be submitted to the City of Perris for review and approval. The fire department access plan shall comply with the requirements specified by the City of Perris Guideline for Fire Department Access & Water Requirements for Commercial & Residential Development and the California Fire Code, Chapter 5.

- d. Prior to the issuance of grading permits, evidence of sufficient fire flow of 2,500 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.
- e. A fire department access road complying with the CFC, Chapter 5 and the approved fire department access plans shall be installed prior to building construction.
- f. All required fire hydrants shall be installed and operational prior to building construction. All fire hydrants shall remain operational during construction.
- g. A minimum of two points of connection to the public water system shall be provided for the private fire-line water. The private underground fire-line system shall be a lopped design.
- h. All required fire hydrants shall be readily visible and immediately accessible. A clear space of not less than 3 feet around hydrants shall always be maintained.
- i. 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 the fire hydrant.
- j. Prior to construction, a temporary address sign shall be posted and clearly visible from the street.
- k. 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.
- l. 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 the building final, the building shall be provided with a Knox Lock key box located no more than seven feet above the finished surface and near the main entrance door. A Knox padlock or key switch shall be provided on all gates.
- 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 also meets the requirements of CFC. 510 and all applicable subsections. The system shall be installed and inspected by the City of Perris Building Department before the Certificate of Occupancy is issued. The requirements can be waived by the Fire Marshal if the building is evaluated by an Emergency Radio Communication Specialist licensed 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.

END OF CONDITIONS



CITY OF PERRIS

ENGINEERING DEPARTMENT

CONDITIONS OF APPROVAL

July 29, 2024

PLN 23-00020 – DPR

PLN 24-05187 – PARCEL MERGER

Northwest corner of Rider Street & Johnson Avenue

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

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

General Conditions:

1. The project grading shall be in a manner to perpetuate existing natural drainage patterns. Any deviation from this, concentration or increase in runoff must have approval of adjacent property owners and City Engineer. The developer/property owner shall accept the offsite runoff and convey to acceptable outlet.
2. Prior to commencement of any construction or installation of fencing in public right-of-way, an encroachment permit shall be obtained from the City Engineer's office.

3. In the event that external agencies must review the plans and inspect improvements, the developer/property owner shall be responsible to pay the respective plan check and inspection fees.
4. All trenches shall be securely covered with steel plates until permanent backfill and street repairs have been completed per City of Perris Standards; temporary backfill of trenches is not acceptable.
5. The developer/property owner shall provide for all traffic mitigation measures and improvements as conditioned below as approved by the City Engineer including but not limited to:
 - One point of access/driveway is permitted on Lakeview Drive.
 - This driveway shall allow for full access movements.
 - This driveway shall be stop controlled for westbound traffic.
 - This driveway shall provide for a minimum stacking length of 90 feet from the property line as approved by the City Engineer.
 - One point of access/driveway is permitted on Johnson Avenue.
 - This driveway shall be designated for exit only.
 - This driveway shall allow for right-out and left-out movements only.
 - This driveway shall be stop controlled for eastbound traffic.
 - Rider Street (Secondary Arterial – 94'/70') from Lakeview Drive to Johnson Avenue within dedicated right of way shall be improved to provide for the following improvements:
 - If the existing curb and gutter is in good condition the curb and gutter may remain in place as approved by the City Engineer.
 - The existing full width asphalt pavement shall be grind and overlaid at a minimum depth of 2 inches using Asphalt Concrete PG-70-10.
 - The parkway shall be 12 feet wide consisting of a 6-foot-wide sidewalk, 6 feet of landscaping, and streetlights subject to the result of a photometric study prepared by a Registered Electrical Engineer per City of Perris, County of Riverside and Caltrans standards. If the existing sidewalk is in good condition the sidewalk may remain in place as approved by the City Engineer.
 - Johnson Avenue (Collector – 66'/44'), along the property's frontage within dedicated right-of-way, shall be improved to provide for the following improvements:
 - If the existing curb and gutter is in good condition the curb and gutter may remain in place as approved by the City Engineer.
 - The existing full width asphalt pavement shall be grind and overlaid at a minimum depth of 2 inches using Asphalt Concrete PG-70-10.
 - The parkway shall be 11 feet wide consisting of a 6-foot-wide sidewalk, 5 feet of landscaping, and streetlights subject to the

result of a photometric study prepared by a Registered Electrical Engineer per City of Perris, County of Riverside and Caltrans standards.

- Lakeview Drive (Major Collector – 78’/56’), along the property’s frontage within dedicated right-of-way, shall be improved to provide for the following improvements:
 - If the existing curb and gutter is in good condition the curb and gutter may remain in place as approved by the City Engineer.
 - The existing full width asphalt pavement shall be grind and overlaid at a minimum depth of 2 inches using Asphalt Concrete PG-70-10.
 - The parkway shall be 11 feet wide consisting of a 6-foot-wide sidewalk, 5 feet of landscaping, and streetlights subject to the result of a photometric study prepared by a Registered Electrical Engineer per City of Perris, County of Riverside and Caltrans standards.
 - Business Park Drive (Major Collector – 78’/56’), along the property’s frontage within dedicated right-of-way, shall be improved to provide for the following improvements:
 - If the existing curb and gutter is in good condition the curb and gutter may remain in place as approved by the City Engineer.
 - The existing full width asphalt pavement shall be grind and overlaid at a minimum depth of 2 inches using Asphalt Concrete PG-70-10.
 - The parkway shall be 11 feet wide consisting of a 6-foot-wide sidewalk, 5 feet of landscaping, and streetlights subject to the result of a photometric study prepared by a Registered Electrical Engineer per City of Perris, County of Riverside and Caltrans standards.
6. The driveways shall be per County of Riverside Standard No. 207A and shall include wet set concrete truncated domes in compliance with ADA standards and requirements. The driveways curb returns shall be within the property limits and shall not infringe on adjacent properties.
7. The developer/property owner shall provide for all drainage mitigation measures and improvements as depicted in the Preliminary Drainage Study prepared by Adkan Engineers. dated July 23, 2024 and as conditioned below as approved by the City Engineer including but not limited to:
- The developer/property owner shall collect on-site treated runoff and convey it to the MDP Line A-B drainage facility in Rider Street.
 - The developer/property owner shall obtain an encroachment permit from Riverside County Flood Control and Water Conservation District (RCFCD) for the connection to existing facility in Rider Street.
 - Catch basin inserts shall be provided as approved by the Public Works Department.

8. The onsite private basins shall be designed per Riverside County Flood Control and Water Conservation District (RCFCD) and City of Perris design and WQMP standards and guidelines.
9. The developer/property owner shall submit the following to the City Engineer, Fire Department, Eastern Municipal Water District (EMWD), and RCFCD as applicable, for review and approval:
 - a. Grading Plan and Erosion and Sediment Control Plans
 - b. Street and Storm Drain Improvement Plans
 - c. Signing and Striping Plans
 - d. Water and Sewer Improvement Plans
 - e. Street Light Plans prepared by a registered Electrical Engineer per City of Perris Safety Lighting Standards
 - f. Geotechnical Report
 - g. Hydrology and Hydraulic Report
 - h. Final WQMP
 - i. Traffic Control Plans

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

10. The following 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:
 - Rider Street is classified as a Secondary Arterial (94'/70') per the Perris Valley Commerce Center Specific Plan. Adequate right-of-way shall be dedicated on Rider Street along the property frontage to accommodate a 47 foot half width dedicated right-of-way as determined and approved by Planning Department, Public Works Department and the City Engineer.
 - Johnson Avenue is classified as a Collector (66'/44') per Perris Valley Commerce Specific Plan. Adequate right-of-way shall be dedicated on Johnson Avenue along the property frontage to accommodate a 33 foot half width dedicated right-of-way as determined and approved by Planning Department, Public Works Department and the City Engineer.
 - Lakeview Drive is classified as a Major Collector (78'/56') per Perris Valley Commerce Specific Plan. Adequate right-of-way shall be dedicated on Lakeview Drive along the property frontage to accommodate a 39 foot half width dedicated right-of-way as determined and approved by Planning Department, Public Works Department and the City Engineer.

- Business Park Drive is classified as a Major Collector (78'/56') per Perris Valley Commerce Specific Plan. Adequate right-of-way shall be dedicated on Business Park Drive along the property frontage to accommodate a 39 foot half width dedicated right-of-way as determined and approved by Planning Department, Public Works Department and the City Engineer.
- Property line corner cutbacks shall be dedicated per County of Riverside Standard No. 805.

All dedications shall be free from all encumbrances as approved by the City Engineer.

Prior to Issuance of Grading Permit:

11. The developer/property owner shall annex into the City's Lighting and Landscape Districts and City's Flood Control District as appropriate. The proposed and existing facilities including but not limited to streetlights, traffic signals and drainage shall be maintained by the City and cost paid by the developer/property owner through the said annexation.
12. A parcel merger consolidating the underlying lots/parcels along with a certificate of compliance shall be submitted to the City for review and approval and shall be recorded.
13. The property boundary shall be perfected; respective parcel merger, dedications and vacations shall be processed with the City for review, approval and subsequent recordation.
14. The developer/property owner shall submit the following to the City Engineer, Fire Department, EMWD, and RCFCD as applicable, for review and approval:
 - a. Grading Plan and Erosion and Sediment Control Plans
 - b. Street and Storm Drain Improvement Plans
 - c. Signing and Striping Plans
 - d. Water and Sewer Improvement Plans
 - e. Street Light Plans prepared by a registered Electrical Engineer per City of Perris Safety Lighting Standards
 - f. Geotechnical Report
 - g. Hydrology and Hydraulic Report
 - h. Final WQMP
 - i. Traffic Control Plans

The design shall be in conformance with EMWD, RCFCD, Riverside County Transportation Department, Caltrans, City of Perris and ADA most recent standards, criteria and requirements 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:

15. The project site is located within the limits of Perris Valley Area Drainage Plan (ADP) for which drainage fees have been adopted by City. Drainage fees shall be set forth under the provisions of the “Rules and Regulations of Administration of Area Drainage Plan”. Acreage for the project site’s impervious area shall be provided.
16. Paved access shall be provided to the proposed buildings per the Precise Grading Plans.
17. The developer/property owner shall submit a compaction certification from the Soils Engineer in compliance with the approved geotechnical/soils report and an elevation certification from the Engineer of Record in compliance with the approved plans.

Prior to Issuance of Certificate of Occupancy:

18. In the event the electrical cables are under 66 kv, the existing power poles on Rider Street along the property’s frontage shall be removed, and electrical cables shall be undergrounded.

In any event the communication cables shall be undergrounded and guy wires shall be removed.

The developer/property owner shall provide an analysis from the utility consultant analyzing compliance with this condition.

19. The developer/property owner shall complete the construction of all public improvements, including but not limited to roadway improvements and drainage improvements as specified above and accepted by the City.
20. The developer/property owner shall provide for utility trench surface repair per City of Perris Standard and as directed by the City Engineer.
21. 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: January 30, 2024

To: Alfredo Garcia, Planner

From: Jessica Galloway, Special Districts Supervisor

By: Chris Baldino, Landscape Inspector **CB**

Subject: DPR23-00020 – Conditions of Approval

Proposal to construct 2 self-storage buildings on 2.12 acres on Rider St and Johnson within the Perris Valley Commerce Specific Plan.

- Dedication and/or Landscape Maintenance Easement.** Offer of Dedication and Landscape Maintenance Easement for City landscape maintenance district shall be provided as follows:
 - **Rider Street** - Provide offer of dedication as needed to provide for full half width Street (94' ROW, 47' halfwidth), curb gutter, 14' raised landscape median, sidewalk, and off-site landscaping requirements, per City General Plan, including minimum 12' public parkway from face of curb.
 - **Johnson Ave** - Provide offer of dedication as needed to provide for full half width Street (**66' ROW, 33' halfwidth**) (~~78' ROW, 39' halfwidth~~), curb gutter, sidewalk, and off-site landscaping requirements, per City General Plan, including minimum 11' public parkway from face of curb.
 - **Lake View Dr.** – Provide offer of dedication as needed to provide for full half width Street (78' ROW, 39' halfwidth), curb gutter, sidewalk, and off-site landscaping requirements, per City General Plan, including minimum 11' public parkway from face of curb.
 - **Business Park Dr.** - Provide offer of dedication as needed to provide for full half width Street (78' ROW, 39' halfwidth), curb gutter, sidewalk, and off-site landscaping requirements, per City General Plan, including minimum 11' public parkway from face of curb.
- 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.
- 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 DPR23-00020" and shall be exclusive of any private property, on-site landscaping. Elements of the Landscape Plan shall include but not be limited to:

- a. **Landscape Limits** – Limits of right-of-way areas or easement areas, defined by concrete mow curb, fully dimensioned, that are to be annexed into the Landscape Maintenance District. A planting palette and hardscape plan intended to meet the design intent of the Landscape Guidelines in effect for the area; or if no such guidelines exist the design intent of neighboring development, as determined by the Engineering Administration and Special Districts Division, including:
- **Rider Street** – Per Section 6.2.1 Streetscape Landscape design guidelines and planting pallet for Secondary Arterials, and figure 6.0-6 of the PVCCSP, for sizing and spacing requirements. Planting will be the same plant pallet as the project to the east on Rider Street. Street trees alternate *Ulmus Parvifolia* and *Lagerstromia Indica* Muskogee in alternating groupings of three. Shrubs and ground cover will consist of *Senecia Serpens*, *Callistemon Citrinus* 'Little John' and *Baccharis Pilularis*.
 - **Rider Medians** - Per Section 6.2.1 Streetscape Landscape design guidelines and planting pallet for Secondary Arterials, and figure 6.0-6 of the PVCCSP for sizing and spacing requirements. Planting will be the same plant pallet as new project to the east on Rider Street. Median Tree will be *Lagerstromia Indica*. Median planting is: *Muhlenbergia* 'Pink Muhly', *Hesperaloe Parviflora* *Lantana Montevidensis* and *Rosmarinus officinalis*, with a dry creek bed design.
 - **Johnson Ave** - Per Section 6.2.1 Streetscape Landscape design guidelines and planting pallet for Major Collector, and figure 6.4-8 for sizing and spacing requirements. Primary Street Tree is *Geijera parviflora* Astralian Willow. Use drought resistant shrubs and ground cover including *Photinia faseri*, *Lantana sellowiana* Trailing Lantana, *Dianella tasmanica* Silver Streak, and *Pennistemen Orientale* 'Karly Rose.'
 - **Lake View Drive** - Per Section 6.2.1 Streetscape Landscape design guidelines and planting pallet for Major Collector, and figure 6.0-8 for sizing and spacing requirements. Primary Street Tree is *Geijera parviflora* Astralian Willow. Use drought resistant shrubs and ground cover including *Photinia faseri*, *Lantana sellowiana* Trailing Lantana, *Dianella tasmanica* Silver Streak, and *Pennistemen Orientale* 'Karly Rose.'
 - **Business Park Dr.** – Per Section 6.2.1 Streetscape Landscape design guidelines and planting pallet for Major Collector, and 6.0-8 for sizing and spacing requirements. Primary Street Tree is *Geijera parviflora* Astralian Willow. Use drought resistant shrubs and ground cover including *Photinia faseri*, *Lantana sellowiana* Trailing Lantana, *Dianella tasmanica* Silver Streak, and *Pennistemen Orientale* 'Karly Rose.'
- 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). The controller shall include an ET based controller with weather station that is centrally controlled capable and wi-fi ready (Weather Trak Pro3, or equal, with Rain Sensor). At the discretion of the Engineering Administration and Special Districts Division public landscape areas utilizing no more than 6 valves/stations, programmed to irrigate consecutively, and none simultaneously, may propose the use of an alternative ET based controller with weather station that is centrally controlled capable and wi-fi ready, such as the Weathermatic System or equal. The proposed

system shall be complete with wireless weather station, aircard with flow, one year bundle service, blade antenna and flow sensor.

- c. **Benefit Zone Quantities** – Include a Benefit Zone quantities table (i.e. SF of planting areas, turf, number of trees, SF. of hardscape, etc.) in the lower right hand corner of the cover sheet for off-site landscape areas, indicating the amount of landscaping the district will be required to maintain.
- d. **Meters** – Each District is required to be metered separately. A meter cannot be shared between Flood Control District #1, Landscape Maintenance District #1, and/or Lighting Maintenance District 84-1, nor can a meter servicing on-site improvements be used to provide water and/or power to off-site improvements. All electrical and water meters shall be in locations that are easily accessible to maintenance staff while not visually obtrusive in the street scene and away from street intersections. Show location of separate water and electrical utility meters intended to serve maintenance district areas exclusively. Show locations of water and electrical meter for landscape district. Show location of water and electrical meter for flood control district. Show location of electrical meter for Traffic signal and street lighting district, on respective plans. Coordinate location of meters on landscape and civil engineering plan.
- e. **Controllers** - The off-site irrigation controllers are to be located within the right of way (preferably within the off-site landscape area). All point of connection equipment including irrigation controller pedestals, electrical meter pedestals, and backflow preventers are to be located in locations that are easily accessible to maintenance staff while not visually obtrusive in the street scene, and away from street intersections. Backflow preventers are to be screened on at least three sides with (5) gallon plant material. The fourth side shall be open to the back of the landscape area in order to allow the backflow cage to be opened without interference with plant materials. Backflow cages shall meet the required City of Perris Engineering Standards in effect at the time of approval.
- f. **Recycled Water** - If applicable. The project landscape architect shall coordinate with EMWD to verify if the site will be served with recycled water and design all irrigation and landscape plans to meet the requirements of EMWD and provide additional irrigation components as needed.
- g. **EMWD Landscape Plan Approval** – The project landscape architect shall submit a copy of all irrigation plans and specifications to EMWD for approval. The project landscape architect must confirm with EMWD that the plans have been approved by EMWD and submit written proof of approval by EMWD prior to the City approving the final Landscape Plans. Until the final landscape plan has been approved by the City of Perris, the maintenance areas depicted cannot be accepted by the City for maintenance. The developer shall coordinate both reviews to ensure acceptability of plans by both EMWD and the City of Perris, prior to approval by either agency.
- h. **Landscape Weed Barrier** - Weed cloth with a minimum expected life of 10-years shall be required under all gravel, rock, or cobble areas.
- i. **Wire Mesh and Gravel at Pull Boxes**- Provide wire mesh and gravel layer within valve boxes to prevent rodent intrusion.
- j. **Concrete Maintenance Band at Medians and Mortar Cobble turn Land** – Provide 12” wide concrete

maintenance band (safety edge) around entire median. At turn pockets provide mortared cobble creek bed, round stone sized 6" to 12".

- k. **Perimeter Walls Graffiti Coating** – Provide anti-graffiti coating to all perimeter walls. Acceptable products shall include Vitrocem Anti-Graffiti Coating or equal.
- l. **Slopes 3:1 Maximum** - Any proposed slope will not exceed a 3:1 ratio. Slopes exceeding a 3:1 ratio shall require construction of appropriate reinforcing garden walls.

4. **Landscape Inspections.** The project applicant shall inform the on-site project manager and the landscape contractor of their responsibility to call for only "OFF-SITE" landscape and irrigation inspections at the appropriate stages of construction. Inspections shall be scheduled at least two working days (Monday through Friday) prior to the actual inspection. Contact Public Works-Engineering Administration/Special Districts at (951) 657-3280 to schedule inspections.

- **Inspection #1** - Trenches open, irrigation installed, and system pressurized to 150 PSI for four hours.
- **Inspection #2** - Soil prepared, and plant materials positioned and ready to plant.
- **Inspection #3** - Landscaping installed, with all equipment and irrigation system fully operational.
- **Inspection #4** - A joint inspection with the Development Inspector and LMD Inspector and Applicant to request for "Start of 1 year Maintenance Period" submitted, with all required turn-over submittal items provided to Public-Works Special Districts and Storm Water Division.
- **Turn-Over (Inspection #5)**– On or about the one-year anniversary of Inspection #4, Developer shall call for an inspection to allow the City to review and identify any potential irrigation system defects, dead plants, weed, debris or graffiti; stressed, diseased, or dead trees; mulch condition, hardscape or other concerns with the landscape installation; or to accept final turn over of the landscape installation. At his sole expense, the Developer shall be responsible for rectifying system and installation deficiencies, and the one-year maintenance period shall be extended by the City until all deficiencies are cured to the satisfaction of the City. If in the opinion of the City's Landscape Inspector the landscape installation is in substantial compliance with the approved landscaping plans, the irrigation and communication system is functioning as intended, and the landscape installation is found to be acceptable to the City, then the Inspector shall recommend to the City's Special District Coordinator to accept turn-over of water and electrical accounts, wi-fi communication contracts and the entire landscape installation.

5. **One Year Maintenance and Plant Establishment Period**-The applicant will be required to provide a minimum of a one (1) year maintenance and plant establishment period, paid at the sole expense of applicant. This one-year maintenance period commences upon the successful completion of Inspection #3 discussed above, and final approval by the City. During this one-year period the applicant shall be required to maintain all landscape areas free of weeds, debris, trash, and graffiti; and keep all plants, trees, and shrubs in a viable growth condition. Prior to the start of the one-year maintenance period, the Developer shall submit a weekly Landscape Maintenance Schedule for review and approval by the City's Special Districts Division. City shall perform periodic site inspections during the one-year maintenance period. The purpose of these periodic inspections is to identify any and all items needing correction prior to acceptance by the City at the conclusion of the one-year maintenance period. Said items needing correction may include but are not limited to: replacement of dead or diseased plant materials, weeding, replenishment of mulches, repair of damaged or non-functioning irrigation components, test of irrigation controller communications, etc. During this period, the City shall begin the annual assessment of the benefit zone in preparation for the landscape installation turnover to City maintenance staff.

6. **Street/Off-Site Improvements.** The applicant shall submit street improvement plans, accompanied by the appropriate filing fee to the City Engineering Department. Details of treatments off-site improvements, including lighting, shall meet both the City Engineer's Design Guidelines, and the additional requirements of the Engineering and Special Districts Division. Components shall include, but not be limited to:
- a. **Street Lighting-**If Street lighting is required, lighting shall meet the type, style, color and durability requirements necessary for energy efficiency goals, maintenance and longevity of improvements of the City Engineer's Office. Streetlights will be owned by City of Perris not SCE. Streetlights shall be constructed per LS-3 account billing standard, which shall include an individually metered pedestal for streetlights.
 - b. **Acceptance By Public Works/Special Districts-** Lighting District facilities required by the City Engineer's Office shall be installed and fully operational and approved by final inspection by the City Engineer's Office, and the City's Consulting Traffic Signal Inspection Team (Riverside County TLMA) at (951) 955-6815. Prior to acceptance for maintenance of "Off-site" traffic signal and lighting facilities by the Public Works-Engineering and Administration Division/Special Districts, the developer shall contact the Public Works Special Districts Division at (951) 657-3280 to schedule the delivery of all required turn-over submittal items. Prior to acceptance into Lighting District 84-1, coordinate turnover information pertaining to Street Lights, and Traffic Signal Electrical/SCE Service Meters with Wildan Financial Services, the City's Special Districts Consulting Firm at (951) 587-3564. (i.e. Provide electrical meter number, photo of pedestal, and coordinate "request for transfer of billing information" with SCE and City for all new service meters). Developers shall pay 18-month energy charges to the City of Perris for all off-site street lighting. Call Wildan Financial Services, Inc. for the amount due, and to obtain receipt for payment. Obtain and provide a clearance form from Riverside County TLMA indicating completion of all punch list items from traffic signal construction. Submit one large format photocopy of Traffic Signal as-built plans and timing sheets.
7. **Water Quality Management Plans.** The applicant shall submit a Preliminary and Final WQMP, accompanied by the appropriate filing fee to the Planning Department and City Engineering Department, respectively. Details for treatment control facilities shall meet both the Riverside County WQMP Design Guidelines, and the additional requirements of the Engineering and Special Districts Division intended to reduce long term maintenance costs and longevity of improvements. Components shall include, but not be limited to:
- **Storm Drain Screens-**If off-site catch basins are required by the City Engineer's Office, connector pipe screens shall be included in new catch basins to reduce sediment and trash loading within storm pipe. Connector pipe screens shall meet the type, style, and durability requirements of the Public Work's Engineering Administration and Special Districts Division.
 - **WQMP Inspections-** The project applicant shall inform the on-site project manager and the water quality/utilities contractor of their responsibility to call for both "ON-SITE" and OFF-SITE" WQMP Inspections at the appropriate stages of construction. Contact CGRM at (909) 455-8520 to schedule inspections.
 - **Acceptance By Public Works/Special Districts-**Both on-site and off-site flood control/water quality facilities required for the project, as depicted in the Final WQMP, shall be installed and fully operational, and approved by final inspection by the City's WQMP Consultant, CGRM. The Developer shall obtain a final Clearance Letter from CGRM indicating compliance with all applicable Conditions of Approval for the approved WQMP. The developer shall deliver the same to the Public Works-Engineering and Administration Division/Special Districts. In addition, prior to acceptance by the City, the developer shall

submit a Covenant and Agreement describing on-going maintenance responsibilities for on-site facilities per the approved WQMP, to the Public Works Engineering Administration and Special Districts Division. The Public Works Engineering Administration and Special Districts Division will review and approve the Covenant and Agreement. The City shall record the same with the Riverside County Recorder's Office, and the recorded instrument shall be returned to the City Clerk of the City of Perris for filing.

8. **Flood Control District #1 Maintenance Acceptance.** Flood Control District facilities required by the City Engineer's Office shall be installed and fully operational, and approved by final inspection by the City Engineer's Office. Prior to acceptance for maintenance of "Off-site" flood control facilities by the Public Works-Engineering and Administration Division/Special Districts the developer shall contact the Public Works Special Districts Division at (951) 657-3280 to schedule the delivery of all required turn-over submittal items including as-built storm drain plans in electronic PDF format, one large format photo-copy of as-built plans, storm drain video report in electronic format, and hardcopy of video report with industry standard notations and still photos made during video runs (i.e. facilities sizes, off-sets or damage, facility type, dirt and debris, etc.). The flood control facilities shall be turned over in a condition acceptable to the City, and the developer shall make all necessary repairs and perform initial maintenance to the satisfaction of the City.
9. **Assessment Districts.** Prior to permit issuance, developer shall deposit \$5,250 per district, \$15,750 total due. Payment is to be made to the City of Perris, and the check delivered to the City Engineer's Office. Payment shall be accompanied by the appropriate document for each district indicating intent and understanding of annexation, to be notarized by property owner(s):
 - **Consent and Waiver for Maintenance District No. 84-1-New Street** lighting proposed by the project, as determined by the City Engineer
 - **Consent and Waiver for Landscape Maintenance District No. 1** – New off-site parkway landscape proposed by the project.
 - **Petition for Flood Control Maintenance District No. 1** -For Off-site Flood Control Facilities proposed by the project, as determined by the City Engineer.
 - Original notarized document(s) to be sent to:
Daniel Louie
Wildan Financial Services
27368 Via 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.



CITY OF PERRIS

COMMUNITY SERVICES

MEMO

Date: November 8, 2023

To: Alfredo Garcia, Project Planner

From: Sabrina Chavez, Director of Community Services

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

Subject: DPR 23-00020 - A proposal to develop two self-storage buildings (building A 53,265 f.t. and building B 16,123 f.t.) totaling 69,825 square feet of building on 2.12 acres. Located north along Rider Street and west of Johnson Avenue, within the PVCC SP with a Light Industrial (LI) Zone – Comments

Community Services Staff reviewed DPR 23-00020 and offer the following comment(s):

Development Impact Fees

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

Special Districts

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

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

Planning Case File No(s): DPR 23-00020

Case Planner: Alfredo Garcia 909-730-4225 ext. 287

Applicant: Steve Tangney

Location: Located along Rider Street and West of Johnson Avenue

Project: A proposed to develop two self-storage buildings one at 53,265 SF and the other at 15,123 SF

APN(s): 303-275-044, 045, 046 and 037

Reviewed By: David J. Martinez, CBO

Date: 10-31-23

BUILDING AND SAFETY CONDITIONS

1. Shall comply with the latest adopted State of California 2022 editions of the following codes as applicable:
 - A. 2022 California Building Code
 - B. 2022 California Electrical Code
 - C. 2022 California Mechanical Code
 - D. 2022 California Plumbing Code
 - E. 2022 California Energy Code.
 - F. 2022 California Fire Code
 - G. 2022 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 in conformance with the 2022 California Green Building Standards.
4. You will have to comply with the Title 24 and ADA Access regulations for any recreational, open space uses, for the complex and the entire site,
5. The proposed structures will have to have fire sprinklers
6. The proposed structures cannot be built across any property lines. No building permits can be issued until the lots/property are consolidated.

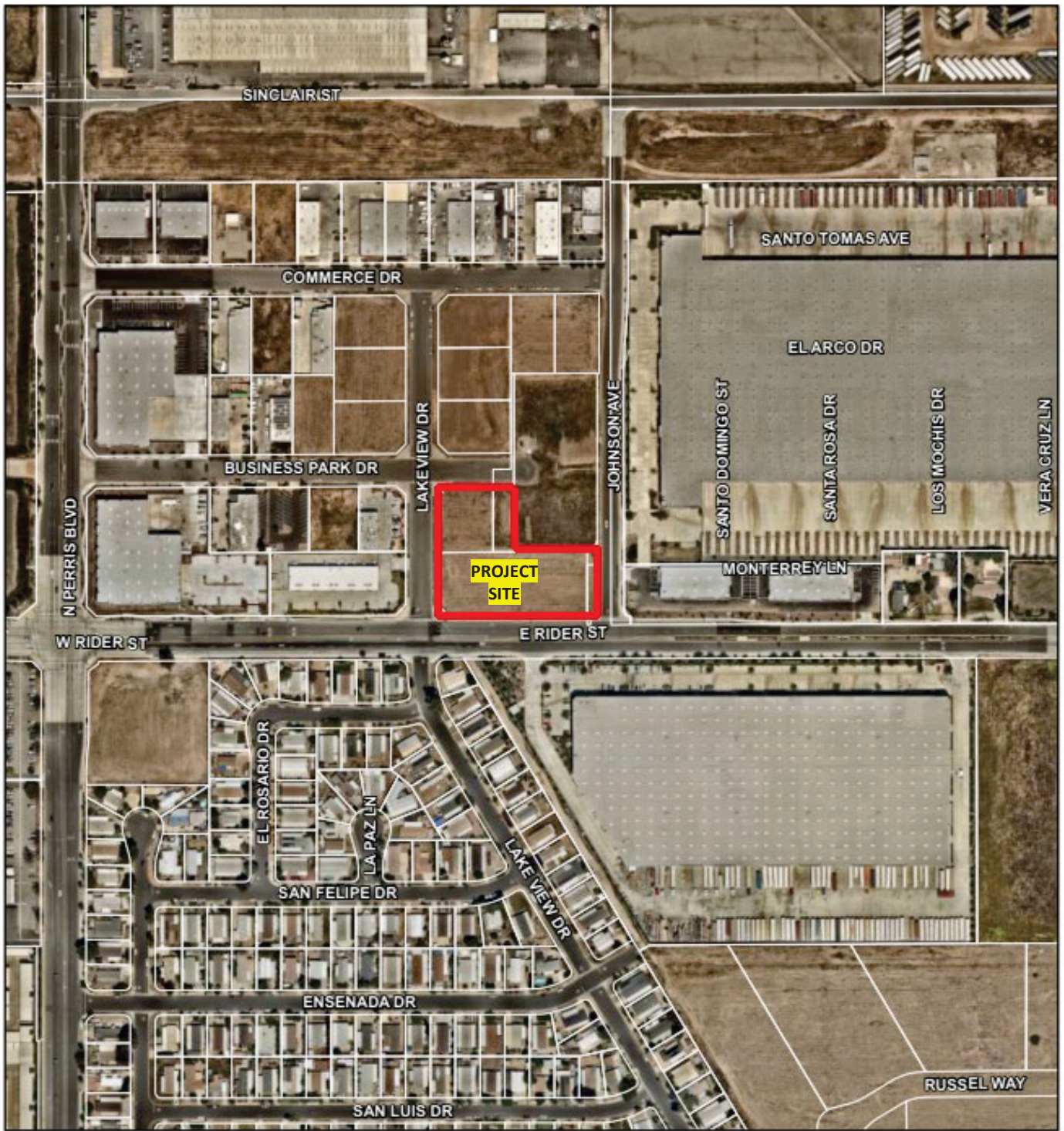
PRIOR TO ISSUANCE OF BUILDING/CONSTRUCTION PERMITS

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

FIRE CONDITIONS: To Be provided by Dennis Grubb

EXHIBIT B

Location / Aerial Map



Parcels
Perris Boundary

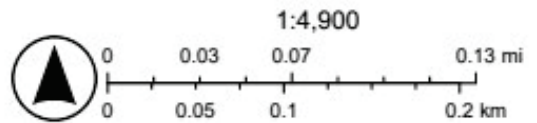
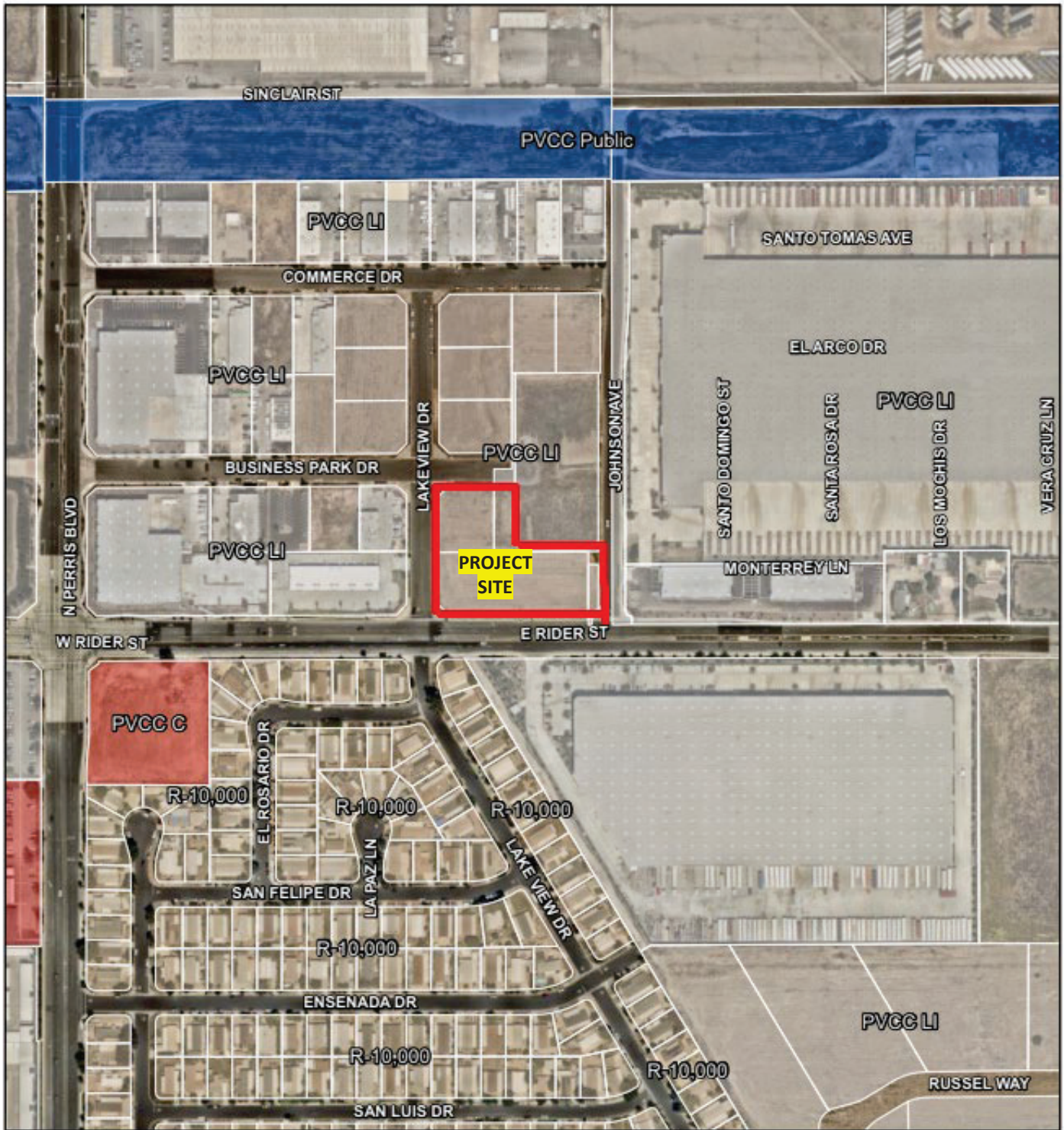


EXHIBIT C

Perris Valley Commerce Center Specific Plan Map



- Parcels
- Zoning
- Perris Valley Commerce Center Commercial (PVCC - C)
 - Perris Valley Commerce Center Light Industrial (PVCC - LI)
 - Perris Valley Commerce Center Public/Semi-Public Facility (PVCC - Public)
 - Residential 10,000 (R-10,000)
 - Perris Boundary

