



# CITY OF PERRIS PLANNING COMMISSION AGENDA

**November 06, 2024**

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

**1. CALL TO ORDER:**

**2. ROLL CALL:**

**Commissioners:** Jimenez, Gomez, Lopez,  
Vice-Chair Shively, Chair Hammond

**3. PLEDGE OF ALLEGIANCE: Commissioner Jimenez**

**4. PRESENTATION: No Items**

**5. CONSENT CALENDAR:**

**A.** Planning Commission Minutes for October 16, 2024

**6. PUBLIC HEARING:**

**A. Tentative Parcel Map 20-05117 (TPM 37965) and Development Plan Review (DPR) 20-00004** *Continued from the October 16, 2024, meeting* – A proposal to consider the following entitlements to facilitate the construction of two (2) industrial buildings totaling 544,372 square feet on 22.32 acres, located at the terminus of Natwar Lane, between Nandina Avenue and the I-215 freeway in the General Industrial (GI) and Light Industrial (LI) Zones of Perris Valley Commerce Specific Plan (PVCCSP): 1) Tentative Parcel Map to consolidate seven (7) parcels into four (4) parcels; and 2) Development Plan Review for the site plan and building elevations. Applicant: Paul Loubet, First Industrial, LLC. **Contact Planner:** Nathan Perez, Senior Planner, (951) 943-5003 [nperez@cityofperris.org](mailto:nperez@cityofperris.org)

**REQUESTED ACTION:** Adopt Resolution 24-18 to certify the Final Environmental Impact Report (SCH 2021120497), adopt the Mitigation and Monitoring and Reporting Program and approve Tentative Parcel Map 20-05117 (TPM 37965) and DPR 20-00004 to facilitate the construction of two (2) industrial buildings totaling 544,372 square feet, based on the findings and subject to the Conditions of Approval.

**B. Development Plan Review (DPR) 22-00018** – A proposal to construct a 643,419 square foot industrial warehouse building on two parcels totaling 33.51 acres, located south of Ellis Avenue, north of Case Road, between Goetz Road and the I-215 freeway in the Light Industrial (LI) Zone. Applicant: Courtney Wing, Newcastle Partners, Inc. **Contact Planner:** Alfredo Garcia, Associate Planner, (951) 943-5003, [algarcia@cityofperris.org](mailto:algarcia@cityofperris.org)

**REQUESTED ACTION:** Adopt Resolution 24-19 certifying the Final Environmental Impact Report (SCH 2023040144), and adopting the Mitigation, Monitoring and Reporting Program (MMRP), Statement of Overriding Considerations, and Findings of Fact related to DPR 22-00018; and

Adopt Resolution 24-17 approving Development Plan Review (DPR) 22-00018, to facilitate the construction of 643,419 square-foot industrial warehouse building, based on the findings and the Conditions of Approval.

**7. PUBLIC COMMENTS:**

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

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**8. BUSINESS: No Items**

**9. COMMISSION MEMBERS ANNOUNCEMENTS OR REPORTS**

**10. PLANNING MANAGER REPORTS AND/OR INFORMATION**

**11. ADJOURNMENT**

# **Planning Commission Agenda**

**CITY OF PERRIS**

**November 06, 2024**

## **Item**

# **5A**

***Planning Commission Minutes for  
October 16, 2024***



## MINUTES

Date of Meeting: October 16, 2024  
Time: 06:00 p.m.  
Place of Meeting: City Council Chambers

**1. CALL TO ORDER:**

**2. ROLL CALL:**

Commissioners: Lopez, Jimenez, Gomez,  
Vice-Chair Shively, Chair Hammond

**Commission Members Present:**

Commissioner Lopez,  
Commissioner Jimenez  
Commissioner Gomez  
Vice-Chair Shively  
Chair Hammond.

**Commissioner Absent:**

None

*Note: Commissioner Jimenez joined the meeting at approximately 6:07 p.m.*

*Note: Commissioner Gomez left the meeting at approximately 7:43 p.m.*

**Staff Present:**

Patricia Brenes, Planning Manager  
Yecenia Vargas, Assistant City Attorney  
Brad Brophy, Assistant City Engineer LD  
Lupita Garcia, Associate Planner  
Sylvia Arvizu, Management Assistant

**3. PLEDGE OF ALLEGIANCE:** Commissioner Lopez led the Pledge of Allegiance.

**4. PRESENTATION:** No Items

**5. CONSENT CALENDAR:**

A. Planning Commission Minutes for August 21, 2024

Chair Hammond opened the Item for public comment. No public comment.  
Chair Hammond closed the Item for public comment.

**Chair Hammond called for a motion.**

**M/S/C:** Moved by Commissioner Gomez, seconded by Vice Chair Shively to Approve August 21, 2024, minutes.

**AYES:** Commissioner Lopez, Commissioner Jimenez, Commissioner Gomez, Vice Chair Shively, Chair Hammond.

**NOES:**

**ABSENT:**

**ABSTAIN:**

**6. PUBLIC HEARING:**

- A. **Tentative Parcel Map 20-05117 (TPM 37965) and Development Plan Review (DPR) 20-00004** – A proposal to consider the following entitlements to facilitate the construction of two (2) industrial buildings totaling 544,372 square feet on 22.32 acres, located at the terminus of Natwar Lane, between Nandina Avenue and the I-215 freeway in the General Industrial (GI) and Light Industrial (LI) Zones of Perris Valley Commerce Specific Plan (PVCCSP): 1) Tentative Parcel Map to consolidate seven (7) parcels into four (4) parcels; and 2) Development Plan Review for the site plan and building elevations. Applicant: Paul Loubet, First Industrial, LLC. **Contact Planner:** Nathan Perez, Senior Planner, (951) 943-5003 [nperez@cityofperris.org](mailto:nperez@cityofperris.org)

**REQUESTED ACTION:** Continuance of this item to the Planning Commission meeting on November 6, 2024.

Chair Hammond opened the Item for public comment.  
Chair Hammond closed the Item for public comment.

The Chair Hammond called for a motion.

**M/S/C:** Moved by Commissioner Lopez, seconded by Commissioner Jimenez, to Continue this Item to the Planning Commission meeting on November 06, 2024.

**AYES:** Commissioner Lopez, Commissioner Jimenez, Commissioner Gomez, Vice Chair Shively, Chair Hammond.

**NOES:**

**ABSENT:**  
**ABSTAIN:**

- B. Planned Development Overlay Zone (PD) 22-05152, Tentative Tract Map 22-05153 (TTM 37907), Development Plan Review 22-00014** – A proposal to consider the following entitlements to facilitate a residential development on 12.8 acres, located north of Metz Road between McKimball Road and “A” Street: 1) Planned Development Overlay Zone to rezone 12.8 acres from the R-6,000 Zone to the R-6,000-PD Zone; 2) Tentative Tract Map to subdivide 12.8 acres into 91 residential lots; and 3) Development Plan Review for review of the site plan and building elevations. Applicant: Anthony Arnest of Pacific Communities. **Contact Planner:** Mathew Evans, Contract Project Planner, (951) 943-5003, [mevans@cityofperris.org](mailto:mevans@cityofperris.org)

**REQUESTED ACTION:** Adopt Resolution No. 24-20, recommending that the City Council adopt Mitigated Negative Declaration No. 2398 and the Mitigation Monitoring and Reporting Program; and approve the Planned Development Overlay Zone 22-05152, Tentative Tract Map 22-05153 (TTM 37907), and Development Plan Review 22-00014 to facilitate the construction of 91 detached single-family residential units.

**Applicant’s Request for Continuance:** This Item was taken out of order to consider the applicant’s request to continue the Project to the Planning Commission meeting on December 04, 2024.

**Chair Hammond called for a motion.**

**M/S/C:** Moved by Commissioner Lopez, seconded by Commissioner Gomez to continue this Item to the Planning Commission meeting on December 04, 2024.

**AYES:** Commissioner Lopez, Commissioner Jimenez,  
Commissioner Gomez, Vice Chair Shively.

**NOES:**

**ABSENT:** Chair Hammond recused himself for this Item only.

**ABSTAIN:**

Chair Hammond returned to join the meeting.

Commissioner Gomez recused herself from Item 6.C. and left the meeting.

- C. Conditional Use Permit (CUP) 22-05002, Conditional Use Permit (CUP) 22-05003, and Variance 24-05022** – A proposal to consider the following entitlements to facilitate the construction of a travel center and a related freeway-oriented sign

on 14.4 acres located on the northwest corner of Ethanac Road and Trumble Road in the Commercial Community (CC) Zone: 1) Conditional Use Permit for a travel center consisting of a 2,228 square foot drive-thru restaurant, an 11,752 square foot convenience store, and fueling facilities for trucks and passenger vehicles; 2) Conditional Use Permit for an 8,452 square foot truck shop; and 3) Variance to allow a freeway-oriented sign. Applicant: Alan Robertson, Ethanac Travel Center. **Contact Planner:** Lupita Garcia, Associate Planner, (951) 943-5003, [lgarcia@cityofperris.org](mailto:lgarcia@cityofperris.org)

**REQUESTED ACTION:** Adopt Resolution No. 24-15 recommending certification of the Final Environmental Impact Report (Final EIR) and Statement of Overriding Considerations, and adoption of the Mitigation Monitoring and Reporting Program; and approval of Conditional Use Permit 22-05002, Conditional Use Permit 22-05003, and Variance 24-05022 to facilitate the construction of a travel center and a freeway oriented sign, based on the findings contained in the Resolution and subject to the Conditions of Approval.

Lupita Garcia, Associate Planner, presented this Item.

**Project Speakers:** Alan Robertson, Applicant  
Dallas Willey, Landscape Architect  
Chandresh Ravaliya, Anthem Oil  
Amad Ghaderi, Kimley-Horn

**Public Speakers:**

Eric Espinoza	Orlando Hernandez
Sean Flynn	Stephanie Talavera
Jim Sims	Malik Tiofil
Laura Clark	Jonathan Reyes
Melissa Herrera	Blanch Finney
Tori Herrera	Zack James

**Commissioners Spoke:**

Commissioner Lopez  
Commissioner Jimenez  
Vice-Chair Shivley  
Chair Hammond

Chair Hammond called for a motion.

**M/S/C:** Moved by Commissioner Lopez, seconded by Commissioner Jimenez to Approve Item 6.C., subject to the following Conditions of Approval: *1) Uplighting*

*shall be provided along Ethanac Road, Trumble Road, and I-215 freeway to accentuate the building architecture and landscaping; 2) Provide adequate screening consisting of additional landscaping or a higher wall/fence to prevent the view of the service bays at the truck shop building. 3) Provide a different color for the Hardie Plank that complements the color scheme proposed for the Travel Center building. 4) The operator shall monitor truck parking is not used long-term. 5) A security door shall be installed to prevent the public from entering the truck driver amenity areas; 5) Provide a second trash enclosure closer to the restaurant for convenience; 6) The developer/property owner's Traffic Engineer shall evaluate and coordinate on site traffic circulation at the drive-through.*

**AYES:** Commissioner Lopez, Commissioner Jimenez,  
Vice Chair Shively, Chair Hammond.

**NOES:**

**ABSENT:**

**ABSTAIN:** Commissioner Gomez recused herself from this Item.

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

Yecenia Vargas, Assistant City Attorney, noted for the record that Commissioner Gomez left the meeting to attend a family matter.

Chair Hammond opened the Item for public comment.

**Public Speakers:** Alicia Espinoza  
Marcela Quintero  
Blanch Finney

Chair Hammond closed the Item for public comments.

8. **BUSINESS:** No Items

9. **COMMISSION MEMBERS ANNOUNCEMENTS OR REPORTS**

**The Following Commissioners Spoke:**

Commissioner Lopez  
Commissioner Jimenez  
Vice-Chair Shively  
Chair Hammond



**10. PLANNING MANAGER REPORTS AND/OR INFORMATION**

Patricia Brenes, Planning Manager

**11. ADJOURNMENT**

Chair Hammond called for a motion.

**M/S/C:** Moved by Commissioner Jimenez, seconded by Vice Chair Shively, to Adjourn the regular Planning Commission meeting at approximately 8:10 p.m.

**AYES:** Commissioner Lopez, Commissioner Jimenez,  
Vice Chair Shively, Chair Hammond.

**NOES:**

**ABSENT:** Commissioner Gomez

**ABSTAIN:**

Respectfully yours,

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Patricia Brenes, Secretary

# **Planning Commission Agenda**

**CITY OF PERRIS**

**November 06, 2024**

## **Item**

# **6A**

***Tentative Parcel Map 20-05117 (TPM 37965) and  
Development Plan Review (DPR) 20-00004***



# CITY OF PERRIS

## PLANNING COMMISSION AGENDA SUBMITTAL

**MEETING DATE:** November 6, 2024

**SUBJECT:** Tentative Parcel Map 20-05117 (TPM 37965) and Development Plan Review (DPR) 20-00004 *Continued from the October 16, 2024, meeting* – A proposal to consider the following entitlements to facilitate the construction of two (2) industrial buildings totaling 544,372 square feet on 22.32 acres located at the terminus of Natwar Lane, between Nandina Avenue and the I-215 freeway in the General Industrial (GI) and Light Industrial (LI) Zones of Perris Valley Commerce Specific Plan (PVCCSP): 1) Tentative Parcel Map to consolidate seven (7) parcels into four (4) parcels; and 2) Development Plan Review for the site plan and building elevations. Applicant: Paul Loubet, First Industrial, LLC.

**REQUESTED ACTION:** Adopt Resolution 24-18 to certify the Final Environmental Impact Report (SCH 2021120497), adopt the Mitigation and Monitoring and Reporting Program and approve Tentative Parcel Map 20-05117 (TPM 37965) and DPR 20-00004 to facilitate the construction of two (2) industrial buildings totaling 544,372 square feet, based on the findings and subject to the Conditions of Approval.

**CONTACT:** Patricia Brenes, Planning Manager

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### BACKGROUND

The project site consists of seven (7) parcels totaling 27.23 acres, of which parcels six (6) parcels totaling 22.32 acres are zoned General Industrial (GI), and one parcel totaling 4.91 acres is zoned Light Industrial (LI). The project site is undeveloped, with the exception of an existing 45-foot-high digital billboard situated on the northwest area of the site along the I-215 freeway. Historical aerials indicate that the property was used for agricultural purposes. The project is surrounded by the 2,000,000 square foot Veterans Industrial Park (VIP) development across Van Buren Boulevard to the north within the March Joint Powers Authority (March JPA), the I-215 freeway to the west, J.R. Pipeline to the south, and the Western Way Recycling plant to the east across Natwar Lane. Overall, the site is within an industrial area located on the northwest part of the city, near the city limits shared with the County of Riverside, MJPA and the March Air Reserve Base (MARB) runway.

As a matter of information, this project was continued from the Planning Commission meeting on October 16, 2024 to allow the applicant additional time to work with staff on details related to the conditions of approval.

### *Scoping Meeting*

As a matter of information, on January 19, 2022, a Scoping Meeting was conducted as part of the Environmental Impact Report (EIR) process for the proposed two (2) industrial buildings on the project site. The comments provided by the Planning Commission were related to lighting, aesthetics, and access, and recommended the EIR analysis and project design include: 1) adequate security and illumination; 2) compatibility with the surrounding architecture; and 3) separate truck and auto access. In response to the concerns, the analysis in the Draft Environmental Impact Report, prepared for this project, and the project design include the recommendations made by the Planning Commission.

In addition to the comments provided by the Planning Commission, two (2) representatives from the Center for Community Action and Environmental Justice (CCA EJ) expressed concerns regarding Greenhouse Gas Emissions (GHG), alternative modes of transportation to the site, compliance with Air Quality Management Plan, and the City's Action Climate Plan (CAP). Other members of the public expressed concerns about traffic and cumulative air quality and health risk impacts that could result from business operation. Comments expressed at the Scoping Meeting have been addressed in the Project specific EIR.

## **PROJECT DESCRIPTION**

The project proposal involves a Tentative Parcel Map (TPM 37965) to consolidate seven (7) parcels into four (4) parcels, and Development Plan Review for the site design and building elevations to facilitate the development of two (2) industrial buildings totaling 544,373 square feet for non-refrigerated warehouse/distribution, outdoor amenities, and an existing digital billboard sign to remain on proposed Parcel 4.

Following is a summary of the development on Parcels 1 through 4:

- *Parcel 1/Building 1:*

Parcel 1 consists of 19.94 net acres and is located at Natwar Lane, approximately 300 feet north of Nandina Avenue. Parcel 1 is proposed to be developed with Building 1, a 419,031 square-foot high cube industrial building consisting of 4,000 square feet of ground floor office area, 4,000 square feet of office area in the mezzanine, and 411,031 square feet of warehouse area. The overall maximum height of the building is 46 feet. Building 1 includes 77 loading dock doors (41 dock doors on the east side and 36 dock doors on the west side of the building). The site will be served by 142 truck/trailer spaces (75 spaces on the east side and 67 spaces on the west side of the building) and 106 parking spaces for passenger vehicles on the south side of the building. A total of 7 parking spaces will be Electric Vehicle (EV) spaces. Two (2) 14-foot-high concrete screen walls will screen the loading and trailer/ truck area from the I-215 freeway to the west and Natwar Lane to the east.

Three (3) points of access are provided along Natwar Lane consisting of a 26-foot driveway for passenger vehicles and two 40-foot-wide driveways for semi-truck and emergency vehicle access. There is no co-mingling of passenger vehicles and trucks on-

site. Trucks are anticipated to access the I-215 Freeway/Harley Knox Boulevard Interchange by exiting the project site via Natwar Lane, to Nandina Avenue, to Western Way to Harley Knox Boulevard, consistent with the City's adopted truck route. Additionally, Van Buren Boulevard has been fully improved and will provide an alternate truck route to the I-215 freeway.

- Parcel 2/Building 2:

Parcel 2 consists of 6.39 net acres and is located between the Natwar Lane terminus and Western Way, south of Van Buren Blvd. Parcel 2 is proposed to be developed with Building 2, a 125,341 square-foot industrial building consisting of 3,000 square feet of ground floor office area, 4,000 square feet of office area in the mezzanine, and 118,341 square feet of warehouse area. The overall maximum height of the building is 46 feet. Building 2 includes 16 loading dock doors with 32 truck/trailer spaces and 74 total parking spaces for passenger vehicles on the west and east side of the building. A total of 4 parking spaces will be Electric Vehicle (EV) spaces.

A point of access is provided along Natwar Lane, consisting of a 54-foot driveway, for semi-trucks. A separate access, consisting of a 40-foot-wide driveway, is provided along Western Way for passenger and emergency vehicles. Building 2 proposes a pedestrian walkway with illuminated flashing lights at the drive aisle off Western Way to access the outdoor amenity. Trucks are anticipated to access the I-215 Freeway/Harley Knox Boulevard Interchange by exiting the project site via Natwar Lane, to Nandina Avenue, to Western Way to Harley Knox Blvd, consistent with the City's adopted truck route. Additionally, Van Buren Boulevard has been fully improved and will provide an alternate truck route to the I-215 freeway.

- Parcel 3

Parcel 3 is considered a remnant parcel and consists of 0.527 acres. It is located at the southwest corner of the Van Buren Boulevard and Western Way knuckle.

- Parcel 4/Digital Billboard

Parcel 4 is also considered a remnant parcel and consists of 0.348 acres. It is located northwest of Parcel 1, south of Van Buren Boulevard, and east of the I-215 freeway. The site has an existing 45-foot-high digital billboard sign that will be accessible from Natwar Lane via a reciprocal access easement along Parcel 1.

## PROJECT ANALYSIS

The table on the following page summarizes the project's consistency with the General Plan, Perris Valley Commerce Center Specific Plan, Title 19 - Zoning Code, Title 18 - Subdivision Code, and March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan.

### **Consistency Analysis**

#### **Consistency with the General Plan**

The project is in Planning Area 1 (North Commercial/Industrial) of the General Plan, which allows industrial and commercial opportunities due to the area's proximity to the I-215 freeway and the March Global Port. As proposed, the project will be consistent with the General Plan and will further the following goals of the General Plan Circulation Element:

- Goal II – A well-planned, designed, constructed, and maintained street and highway system that facilitates the movement of vehicles and provides safe and convenient access to surrounding developments.
- Goal V - Efficient goods movement.
  - V.A.7: Require streets abutting properties in General Industrial (GI) and Light Industrial (LI) Zones to conform to standard specifications for industrial collector streets to accommodate the movement of heavy trucks.
  - V.A.8: Provide adequate off-street loading areas for commercial and manufacturing land uses.

#### **Consistency with the Perris Valley Commerce Center Specific Plan (PVCCSP) and Title 19 - Zoning Code**

The project site is in the General Industrial (GI) and Light Industrial (LI) Zones of the PVCCSP, which are intended for industrial warehouse distribution buildings. The proposed industrial warehouse facility is permitted in the GI and LI Zones and is consistent with the development standards of the underlying zones and parking provisions in the Zoning Code. Therefore, the project is consistent with the PVCCSP and Zoning Code.

#### **Consistency with Title 18 – Subdivisions**

The Tentative Parcel Map (TPM 37965) will consolidate seven (7) parcels, totaling 27.9 acres, into four (4) parcels to facilitate the construction of two (2) industrial buildings totaling 544,372 square feet, amenities, and related off street improvements. The Tentative Parcel Map complies with Title 18 – Subdivisions Code.

#### **Consistency with the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (MARB/IPA ALUCP)**

The Project site is located within Zone B2 (Primary Approach/Departure Zone) of the MARB/IPA ALUCP. The B2 Zone is considered to have a moderate to high noise impact and does not permit any residential development and commercial development; the Airport zone does not prohibit warehousing/industrial buildings. Overall, the proposed project was analyzed for consistency with the B2-APZ Zone and was determined to be consistent with the Airport Plan.

**COMPLIANCE WITH APPLICABLE DEVELOPMENT STANDARDS**

The tables below summarize compliance with the PVCCSP Development Standards for the General Industrial (GI) and Light Industrial (LI) Zones and Chapter 19.69 – Zoning Code Parking Development Standards.

<b>Building 1 Perris Valley Commerce Center Specific Plan Light Industrial Zone - Development Standards</b>				
<b>Standard</b>		<b>Proposed</b>	<b>Consistent</b>	<b>Inconsistent</b>
<b>Lot Area</b>	15,000 sq. ft.	19.94 acres	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Lot Width</b>	75 feet	543 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Lot Depth</b>	100 feet	627 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Lot Coverage</b>	50 percent maximum	47.8%	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>FAR (Floor Area Ratio)</b>	0.75	48.2 %	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Building Height</b>	50 feet	44.9 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Setbacks</b>	Front Yard: East – Natwar Lane	10 feet	197.25 feet	<input type="checkbox"/>
			66 feet	
	Rear Yard: West – I-125 Freeway	None		<input type="checkbox"/>
	Interior Side Yard Setback: South	None	120 feet	
Street Side Setback: North - Van Buren Blvd	10 feet	65 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Landscape Coverage</b>	LI Zone - 12 percent	13.8%	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<b>Building 1- High Cubed Chapter 19.69 - Parking and Loading Standards</b>					
<b>Use</b>	<b>Standard</b>	<b>Required</b>	<b>Proposed</b>	<b>Consistent</b>	<b>Inconsistent</b>
<b>Industrial Building 1: High-Cubed</b>	High Cube Warehouse: 0-20,000 square feet (1space/1000 square feet)	20 spaces		<input checked="" type="checkbox"/>	<input type="checkbox"/>
	20,000 – 40,000 square feet (1 space /2000 square feet)	10 spaces	107 spaces		
	Over 40,000 square feet (1 space/5000 square feet)	76 spaces			
	1 trailer space for every 5,000 sq. ft. floor area	84 trailer spaces	142 trailer spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Total Parking</b>		<b>106 spaces</b>	<b>107 spaces</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Total Surplus Parking</b>			<b>1 space</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<b>Building 2</b>					
<b>Perris Valley Commerce Center Specific Plan</b>					
<b>General and Light Industrial Zones - Development Standards</b>					
<b>Standard</b>		<b>Proposed</b>	<b>Consistent</b>	<b>Inconsistent</b>	
<b>Lot Area</b>	15,000 sq. ft.	6.38 acres	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>Lot Width</b>	75 feet	564 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>Lot Depth</b>	100 feet	399 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>Lot Coverage</b>	50 percent maximum	43.6%	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>FAR (Floor Area Ratio)</b>	0.75	45.3%	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>Building Height</b>	50 feet	43 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>Setbacks</b>	Front Yard: South – Natwar Lane	10 feet	104 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Rear Yard: North – Van Buren Blvd	None	42 feet		
	Interior Side Yards Setback: West	None	120 feet		
	Street Side Setback: East -- Western Way	10 feet	60 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Landscape Coverage</b>	GI Zone - 10 percent	12.1%	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

<b>Building 2 - Warehouse</b>					
<b>Chapter 19.69 - Parking and Loading Standards</b>					
<b>Use</b>	<b>Standard</b>	<b>Required</b>	<b>Proposed</b>	<b>Consistent</b>	<b>Inconsistent</b>
<b>Industrial Building 2 - Warehouse</b>	Warehouse: 20,000 square feet (1 space/1000 square feet)	20 spaces	75 spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Over 20,000 square feet (1 space /2000 square feet)	54 spaces			
<b>Total Parking</b>		<b>74 spaces</b>	<b>75 spaces</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Total Surplus Parking</b>			<b>1 space</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**COMPLIANCE WITH OTHER APPLICABLE REQUIREMENTS**

- Building Elevations**

The applicant has submitted building elevations with an architectural style consisting of a modern industrial design, including concrete tilt-up walls and brick veneer with window glazing. The Project adheres to the PVCC Specific Plan requirement that the architecture provides a clearly defined base, body, and cap. The building proposes three (3) types of



vener form liner material with clear anodized mullions towards the main office entryways. The proposed color palette combines four (4) different shades of gray (Argos, Tin Lizzie, City Scape, Peppercorn), and white (Pure White). The combination of various colors, recessed entryways for the office, variable roof height, cornice treatments, and windows provides visual interest to the building. Rooftop equipment will be screened and not visible from adjacent streets (Exhibit F). Overall, the proposed design and colors comply with the Perris Valley Commerce Center Specific Plan design standards (Exhibit F).

- **Employee Amenity and Recreation Areas**

Buildings over 100,000 square feet must have at least one (1) indoor employee amenity and two (2) outdoor employee amenities. The following amenities are proposed for Buildings 1 and 2:

- Building 1 includes two (2) outdoor amenity areas: a landscaped concrete lunch patio, a seating area covered with a trellis structure, and a bocce ball court located on the southwest side of the building. An indoor amenity area that includes a ping-pong table with a break area is proposed in the southern area of the building.
- Building 2 includes four (4) outdoor employee amenities: a landscaped concrete lunch patio and a seating area covered with a trellis structure on the southwest and southeast sides of the building; a third concrete lunch patio with a covered seating area and a bocce ball court is proposed on the southeast side of the site. An indoor amenity area consisting of a ping-pong table and a break area is proposed in the southeast area of the building.

As proposed, the project amenities comply with the requirements of the PVCC SP (Exhibit F).

- **Landscaping**

The proposed conceptual landscape plan conforms to the Landscaping Ordinance's requirements. The project site for Building 1 consists of 119,841 square feet, or 13.8 percent of the landscape coverage. The project site for Building 2 consists of 33,787 square feet, or 12.1 percent of the landscape coverage. The minimum coverage for the General Industrial Zone is 10 percent, and for the Light Industrial Zone, it is 12 percent. Overall, landscaping has been provided throughout the parking areas, perimeter of buildings, and along the bermed area (Exhibit F).

- **Fencing/Walls**

Building 1 includes two (2) 14-foot-high tilt-up screen walls with pilasters proposed along the east and west sides of the Project site to screen views of the loading docks and truck parking areas from the I-215 freeway, Van Buren Boulevard and Natwar Lane. The screen wall will be architecturally consistent with the building design and to include a 3:1 landscaped berm along all street frontages.

Building 2 includes two (2) 14-foot-high screen walls with pilasters proposed along the southeast and southwest sides of the Project site to screen views of the loading docks and truck parking areas from Western Way and Natwar Lane. Also, a 10-foot-high tubular steel fence with pilasters is provided along the northerly property line, with an 8-foot-high tubular steel fence with pilasters along the easterly property line. An existing block wall with pilasters is on the southerly property line. Overall, the proposed wall and fences comply with the requirements of the PVCC SP (Exhibit F).

## **ENVIRONMENTAL CONSIDERATIONS AND CEQA PROCESS**

An Environmental Impact Report (SCH 2021120497) has been completed in compliance with the California Environmental Quality Act (CEQA) Guidelines. The EIR concludes that all impacts related to aesthetics, agriculture and forestry resources, air quality, biological resources, cultural resources, energy, geology and soils, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, public service, tribal cultural resources, and utilities and service systems have been reduced to less than significant or have been reduced to below the level of significance with the implementation of mitigation measures. Greenhouse gas (GHG) emissions and transportation would remain significant and unavoidable. Adoption of a Statement of Overriding Consideration would be required in order to approve the project.

A Notice of Availability for the Draft Environmental Impact Report (DEIR) was sent to property owners within 300 feet of the Project site, tribes, agencies, and interested parties. The notice 45-day public comment review period started on April 28, 2023, and ended on June 12, 2023. During the 45-day comment period, the City received eleven (11) comment letters from the following interested parties (Exhibit (G)):

- Agua Caliente Band of Cahuilla Indians (ACBCI) – ACBCI informed that while the Project is not located within the boundaries of the ACBCI Reservation, it is within the Tribe’s Traditional Use Area. ACBCI requested that the EIR include standard mitigation measures to address impacts to cultural resources and requested that the Tribe be provided a copy of the Cultural Resources Survey report. After receiving the requested items, no further comments were provided.
- South Coast Air Quality Management District (SCAQMD) – SCAQMD requests that the DEIR clarify the specific nature of the intended manufacturing activities and provide detailed information regarding the operational emissions associated with each manufacturing type. For the Air Quality Impact Analysis, SCAQMD requests the addition of operational emissions from stationary and portable sources, the addition of overlapping construction and operational impacts, and a revised Local Significance Thresholds (LST) analysis for construction and operational activities. For the Health Risk Assessment, SCAQMD requests that the AERMOD should use averaging time for construction and operational analysis, including stationary sources used during operation and cumulative impacts during Project operation.
- California Department of Fish and Wildlife (CDFW) – CDFW provided comments regarding the Western Riverside County Multiple Species Habitat Conservation Plan, impacts to aquatic and riparian resources, and recommended mitigation measures for biological resources.
- Eastern Municipal Water District (EMWD) – EMWD requests that their Development Services Department be consulted to compare proposed and existing water demands and sewer flows and to prepare a Design Conditions report. EMWD provided information on the consultation process and encouraged early coordination.
- March Joint Powers Authority (MJPA) – MJPA provided comments on the project description regarding landscaping, screen walls, hardscape and lighting, and the aesthetics section.

- Riverside County Airport Land Use Commission (ALUC) – The Riverside County ALUC informed the City that the Project Site is located within Zone B2 of the March Air Reserve Airport Land Use Compatibility Plan and does not require ALUC review.
- Riverside County Department of Environmental Health (DEH) – DEH provided information regarding their Project review process, including an Environmental Health Review Fees chart and what specific departments will review and provide comments.
- Lockwood, Andrews & Newman, Inc. on behalf of Riverside County Flood Control and Water Conservation District – Comments were provided on the First March Logistics Natwar Lane Storm Drain Plans, the Hydrology and Hydraulics Report dated March 1, 2023, and the First Plan Check Comments and Responses that were submitted by Thienes Engineering, Inc. on March 22, 2023, including instructions for resubmittal once comments have been addressed.
- Riverside County Flood Control and Water Conservation District (District) – The District provided specific comments on the Project submittal received on May 1, 2023, and informed that the Project may require a National Pollutant Discharge Elimination System (NPDES) permit form the State Water Resources Control Board.
- Riverside Transit Agency (RTA) – The RTA reviewed the Project plans and had no comments for the project.

Responses to Comments were prepared and included in the Final EIR. None of the comments raised additional environmental concerns that have not been addressed in the EIR constitute "significant new information" or meet any of the conditions in Section 15088.5 of the State CEQA Guidelines that would require recirculation of the EIR (Exhibit H). Per the Public Resources Code Section 21092.5, the City has to provide a written response to the commenting public agency at least ten days before the proposed certification date.

#### **PUBLIC HEARING NOTICE:**

A Notice of Public Hearing for the Planning Commission meeting was published in the local newspaper and sent to agencies and property owners within 300 feet of the project site. As of the writing and distribution of the staff report, staff has not received any other letters regarding this project.

#### **RECOMMENDATION:**

The Planning Commission adopt Resolution 24-18 to certify the Final Environmental Impact Report (SCH 2021120497), adopt the Mitigation and Monitoring and Reporting Program, and approve Tentative Parcel Map 20-05117 (TPM 37965) and DPR 20-00004 to facilitate the construction of two (2) industrial buildings totaling 544,372 square feet, based on the findings and subject to the Conditions of Approval.

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

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Prepared by: Nathan Perez, Senior Planner  
Reviewed by: Patricia Brenes, Planning Manager

**EXHIBITS:**

- A. Resolution 24-18 Approving Conditions of Approval (Planning, Engineering, Public Works, Community Services, and Building & Safety)
- B. Location/Aerial Map
- C. PVCC-SP Land Use Map
- D. MARB/IPA ALUCP Map
- E. Tentative Parcel Map 37965
- F. Project Plans (Site Plan, Floor Plan, Building Elevations, Conceptual Landscape Plans, and Colors and Materials Sample Sheet)  
*Due to the size of the plans, only select plans are provided in the staff report package; the complete set of plans are on file with the Planning Department and available online at:*  
[https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-371#docan1206\\_1313\\_479](https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-371#docan1206_1313_479)
- G. Final Environmental Impact Report (SCH: 2021120497), Mitigation Monitoring and Reporting Program, Associated Technical Studies, and Responses during NOA timeframe.  
*Due to the size of the files, the documents are available online at:*  
[https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-371#docan1206\\_1313\\_479](https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-371#docan1206_1313_479)

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

## **Exhibit A**

**Resolution 24-18 Approving Conditions of  
Approval (Planning, Engineering, Public  
Works, Community Services, and Building &  
Safety)**

**RESOLUTION NUMBER 24-18**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, CERTIFYING ENVIRONMENTAL IMPACT REPORT (SCH NO. 2021120497) AND APPROVING TENTATIVE PARCEL MAP 37965 (TPM 20-05117) AND DEVELOPMENT PLAN REVIEW (DPR) 20-00004 TO MERGE SEVEN (7) EXISTING PARCELS INTO FOUR (4) PARCELS TO FACILITATE THE CONSTRUCTION OF TWO (2) INDUSTRIAL BUILDINGS TOTALING 544,372 SQUARE FEET GENERALLY LOCATED AT THE TERMINUS OF NATWAR LANE AND 300 FEET NORTH OF NANDINA AVENUE, EAST OF THE I-215 FREEWAY BASED UPON THE FINDINGS PROVIDED HEREIN AND SUBJECT TO CONDITIONS OF APPROVAL.**

**WHEREAS**, the applicant, Paul Loubet of First Industrial Realty Trust, Inc., proposes to construct two (2) industrial buildings totaling 544,372 square feet on 27.23 acres located at the terminus of Natwar Lane and 300 feet north of Nandina Avenue, east of the I-215 Freeway in the General Industrial (GI) and Light Industrial (LI) Zones of the Perris Valley Commerce Specific Plan ("PVCC-SP") ("Project"); and

**WHEREAS**, the applicant submitted Tentative Parcel Map 37965 (TPM20-05117) and a Development Plan Review (DPR) 20-00004 application for the Project for consideration of architectural design and site layout; and

**WHEREAS**, the proposed Tentative Parcel Map 37965 (TPM20-05117) and Development Plan Review (DPR) 20-00004 are considered a "project" as defined by the California Environmental Quality Act ("CEQA"); and

**WHEREAS**, an Environmental Impact Report (State Clearing House No. 2021120497) was prepared for the Project and was publicly reviewed for a forty-five (45) day period in accordance with CEQA, from April 28, 2023, to June 12, 2023; and

**WHEREAS**, the Project is located within the B2 zone of the Airport Overlay Zone (AOZ) of the 2014 March Air Reserve Base/Inland Port Airport Lands Use Compatibility Plan (MARB/IPA ALUCP); and

**WHEREAS**, City staff determined the Project is consistent with the 2014 March Air Reserve Base/Inland Port Airport Lands Use Compatibility Plan and therefore does not require ALUC (Airport Land Use Commission) review; and

**WHEREAS**, Chapter 19.54 of the City of Perris Municipal Code (Zoning Code, Authority and Review Procedures) authorizes the City to approve, conditionally approve, or deny requests for Development Plan Reviews and Tentative Parcel Maps; 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**, On October 16, 2024, the Planning Commission public hearing was continued to November 6, 2024, to allow additional time to work on conditions of approval with city staff; and

**WHEREAS**, the Planning Commission held a duly noticed public hearing on November 6, 2024, at which time all interested persons were given full opportunity to be heard and to present evidence; and

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

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

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

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

**Section 2. Environmental Analysis.** Based upon the foregoing and all oral and written statements and reports presented by City staff and members of the public, including, but not limited to, all such statements and reports (including all attachments and exhibits) presented at its public hearing on November 6, 2024, the Planning Commission hereby finds:

- a. An Environmental Impact Report (“EIR”) (State Clearing House No. 2021120497) has been completed in compliance with the California Environmental Quality Act (CEQA) Guidelines. The EIR concludes that all impacts have generally been reduced to less than significant or have been reduced to below the level of significance with the implementation of mitigation measures, except for impacts related to Transportation/VMT, and cumulative GHG emissions, which have been identified as significant and unavoidable. The specific significant and unavoidable impacts are outlined in the Statement of Overriding Considerations attached hereto. Based on significant economic, social, and technological benefits, as outlined in the Statement of Overriding Considerations, the City Council finds those effects acceptable which

include: 1) The project is subject to mitigation measures to lessen project impacts to less than significant, 2) The project is consistent with and will contribute achieving the goals and objectives of the Perris General Plan and PVCCSP, 3) The project will contribute toward implementing employment opportunities in the City, 4) The project will create both temporary and permanent employment opportunities that will indirectly support local and regional jobs, 5) The project will help meet the existing demand for high quality, large scale, high cube warehouse/distribution centers, and 6) The project will provide infrastructure and circulation improvements to meet the local needs.

Staff received eleven (11) comment letters. The letters were received by the City during the Draft EIR public review period. The comment letters that address environmental concerns have been thoroughly addressed in the Final EIR. Comments that do not require a response, pursuant to Section 15088(a) of the State CEQA Guidelines, include those that; 1) do not address the adequacy or completeness of the Draft EIR; 2) do not raise environmental issues; or 3) do request the incorporation of additional information not relevant to environmental issues.

- b. The City has complied with CEQA.
- c. Determinations of the Planning Commission reflect the independent judgment of the City.

**Section 3. Development Plan Review (DPR) 20-00004.** Based upon the foregoing and all oral and written statements and reports presented by City staff and members of the public, including, but not limited to, all such statements and reports (including all attachments and exhibits) presented at its public hearing on November 6, 2024, the Planning Commission finds, with respect to Development Plan Review 20-00004, that:

*1) The location, size, design, density, and intensity of the proposed development and improvements are consistent with the City's General Plan, the Perris Valley Commerce Center Specific Plan, the purposes and provisions of the Perris Municipal Code ("PMC"), the purposes of the Zone in which the site is located, and the development policies and standards of the City.*

The Light Industrial and General Industrial land uses provide for the development of basic industrial use, which may support a wide range of manufacturing and non-manufacturing uses, from large-scale warehouses and warehouse/distribution facilities to outdoor industrial activities. The proposed Project is consistent with the General Plan and PVCC-SP, the LI and GI zoning designation on the site, and the existing land uses in the area. The Project, as conditioned, meets or exceeds all design and development criteria of the underlying LI and GI zoning district, which implements the development standards and policies of the City and the PVCC-SP.

*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 parcel's size and shape can easily accommodate the proposed development, as evidenced by the fact that the proposed site layout and design meet or exceed all the City's design and development standards. In addition, nearby utility service connections are available to service the site and building, and all improvements will be designed, installed, and maintained consistent with City and service agency requirements. As such, the site is physically suitable for the proposed Project in terms of size, shape, access, and services.

*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 nor injurious to property and improvements in the vicinity or to the general welfare of the City in that the Project is designed in conformance with the City's Zoning Ordinance. Further, the proposed Project meets or exceeds the design and development standards of the PVCC-SP and, as such, will integrate into the existing fabric of industrial development that is contemplated for the area.

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

The proposed architecture for the Project is compatible with and meets PVCC-SP design standards for General and Light Industrial development, and thereby is compatible and protects the character of adjacent development. Enhanced architecture, site design, and landscaping have been provided for the Project. The building design features symmetry and balance with enhanced architectural treatments at the corners to provide a base, body, and cap, which is required by the PVCC-SP. All main office entryways of the Project are also clearly defined by a recessed metal-clad canopy, windows, and brick veneer. The proposed color palette and materials provide variety and interest through the use of color tones ranging from a near-white through shades of grey that are used around the building base and to further accentuate the corner and pop-out façade elements. Overall, the combination of varying colors, veneer, variable roof heights, and mullion system windows are consistent with the architectural standards envisioned for industrial buildings within the PVCC-SP.

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

The proposed Project meets and exceeds the on-site and off-site landscape standards for the Light Industrial (LI) zoning, which requires a minimum of 12% coverage for building 1, and General Industrial (GI) zoning, which requires a minimum of 10% coverage for building 2 as outlined in the PVCC-SP. The Project's Building 1 site provides 48.1% landscape coverage, and the building 2 site provides 43.6% landscape coverage, exceeding the PVCC-SP standards

for landscaping. It provides a mix of native and drought-tolerant trees, shrubs, ground cover, and annual color throughout the site to ensure visual relief and effectively frame, soften, and embellish access points, building entries, parking areas, and trash enclosures. As required, all areas not covered by structures, drive aisles, parking or hardscape have been landscaped, which will provide an attractive environment for the public's enjoyment.

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

The proposed Project provides the safeguards necessary to protect the public health, safety, and general welfare through the conditions of approval, which are attached hereto and incorporated herein by this reference as Attachment A, which will ensure that the Project is developed in compliance with City and affected service agency codes and policies, and mitigates potential impacts to the environment.

**Section 4. Tentative Parcel Map No. 37965 (PLN20-05117)** Based upon the foregoing and all oral and written statements and reports presented by City staff and members of the public, including, but not limited to, all such statements and reports (including all attachments and exhibits) presented at its public hearing on November 6, 2024, the Planning Commission finds, with respect to Tentative Parcel Map No. 37965 (PLN20-05117), that:

*1) The proposed map is consistent with the applicable General and Specific Plans.*

The Project proposes Tentative Parcel Map No. 37965 (PLN20-05117) to reconfigure seven (7) parcels into four (4) lots (*Parcel 1: 19.44 acres, Parcel 2: 6.39 acres, Parcel 3: 0.54 acres and Parcel 4: 0.34 acres*). All lots and lot dimension are in compliance with the minimum lot standards of the requested LI and GI Zones of the PVCC-SP. Therefore, the commercial center will be consistent with the PVCC-SP and Title 18 – Subdivisions of the PMC. The Project is located within the General Plan area designated as Planning Area 1. (North Commercial/Industrial) of the General Plan, which allows industrial and commercial opportunities due to the area's proximity to the I-215 freeway and the proximity to March Global Port. As proposed, the Project will be consistent with the General Plan.

*2) The site is physically suitable for the type and density of the proposed development.*

As noted above, the Project proposes a Tentative Parcel Map to reconfigure seven (7) parcels (294-180-013, 294-180-028 through -030, 294-180-032, 295-300-005, and 295-300-007) into four (4) lots (*Parcel 1: 19.44 acres, Parcel 2: 6.39 acres, Parcel 3: 0.54 acres and Parcel 4: 0.34 acres*). The Project has been designed to be consistent with all applicable PMC requirements for industrial projects in the GI and LI Zones of the PVCC-SP, including lot coverage, floor area ratio, height, setbacks, landscaping, and parking, as noted in the staff report.

3) *The map's design or the type of improvements will not cause substantial environmental damage or unavoidably injure fish, wildlife, or their habitat.*

The potential environmental impacts associated with the Project were evaluated in the Final Environmental Impact Report (SCH 2021120497). It has been determined that all possible effects of the Project on air quality, biological resources, cultural resources, geology and soils, hazards and hazardous materials, noise, and tribal cultural resources; will be reduced to less than significant levels with the implementation of mitigation measures.

4) *The map's design or the type of improvements will not cause serious public health problems.*

The EIR prepared for the Project concludes that all impacts related to air quality, biological resources, cultural resources, geology and soils, hazards and hazardous materials, noise, and tribal cultural resources have been reduced to less than significant or have been reduced to below the level of significance with the implementation of mitigation measures.

**Section 5.** Based upon the preceding and all oral and written statements and reports presented by City staff and members of the public, including, but not limited to, all such statements and reports (including all attachments and exhibits) presented at its public hearing on November 6, 2024, the Planning Commission hereby certifies the Final Environmental Impact Report (SCH: 2021120497) and adopts the Mitigation Monitoring and Impact Report and Statement of Overriding Considerations, which are attached hereto and incorporated herein by this reference.

**Section 6.** Based upon the preceding, the Final Environmental Impact Report (SCH: 2021120497), and all oral and written communication submitted by members of the public and City staff to the Planning Commission on November 6, 2024, public hearing (including, but not limited to, all staff reports and supporting exhibits), the Planning Commission hereby approves Tentative Parcel Map No. 37965 (PLN20-05117) and Development Plan Review (DPR) 22-00004, subject to the Mitigation Monitoring and Reporting Program and Conditions of Approval attached to this Resolution.

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

**Section 8.** The Chairperson shall sign, and the Secretary shall certify the passage and adoption of this Resolution.

**ADOPTED, SIGNED, and APPROVED** this 6th day of November 2024.

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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 24-18 was duly adopted by the Planning Commission of the City of Perris at a regular meeting of said Planning Commission on the 6th day of November 2024, and that it was so adopted by the following vote:

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

\_\_\_\_\_  
Secretary, Planning Commission

**Attachments:**

- A. Conditions of Approval (Planning, Engineering, Public Works, Community Services, Building & Safety) and the Mitigation Monitoring and Reporting Program  
*Due to the size of the EIR, MMRP, and Statement of Overriding Considerations, the documents are located at the following webpage link:*  
[https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-371#docan1206\\_1313\\_479](https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-371#docan1206_1313_479)

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

**RECOMMENDED CONDITIONS OF APPROVAL**

**Tentative Parcel Map 37965 (TPM20-05117) and DPR20-00004**

**November 6, 2024**

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**PROJECT:** Tentative Parcel Map 20-05117 (TPM 37965) and Development Plan Review (DPR) 20-00004 – A proposal to consider the following entitlements to facilitate the construction of two (2) industrial buildings totaling 544,372 square feet, located at the terminus of Natwar Lane, between Nandina Avenue and the I-215 freeway in the General Industrial (GI) and Light Industrial (LI) Zones of Perris Valley Commerce Specific Plan (PVCCSP): 1) Tentative Parcel Map to consolidate seven (7) parcels into four (4) parcels; and 2) Development Plan Review for the site plan and building elevations. Applicant: Paul Loubet, First Industrial, LLC.

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• **GENERAL CONDITIONS:**

1. **Mitigation Monitoring Program.** The project shall fully comply with all provisions of the adopted Mitigation Monitoring and Reporting Program (MMRP) of the certified Environmental Impact Report (SCH: 2021120497). The MMRP shall be implemented in accordance with the timeline, reporting, and monitoring intervals listed.
2. **Approval Period for Tentative Parcel Map 37965.** There is a 24-month time limit in which to satisfy the conditions and record the map after Planning Commission approval, unless automatic extensions are granted by the State of California or extensions of time are granted by the City Council. A maximum of six (6) subsequent one-year time extensions may be granted by the City Council upon request by the applicant. A written request for an extension of time shall be submitted to the Planning Division at least 30 days prior to the expiration of the map.
3. **Approval Period for DPR 20-00004.** Development Plan Review related to an implementing subdivision may be granted time extensions by the City Council up to a total of six (6) years beyond the original approval expiration date of two years. A written request for an extension of time shall be submitted to the Planning Division at least 30 days prior to the expiration date. The approval period of this application shall be extended in concurrence with the related Tentative Parcel Map.
4. **Indemnification.** The developer/applicant shall indemnify, protect, defend, and hold harmless, the City and any agency or instrumentality thereof, and/or any of its officers, employees, and agents from any and all claims, actions, or proceedings against the City, or any agency or instrumentality thereof, or any of its officers, employees, and agents, to attack, set aside, void, annul, or seek monetary damages resulting from an approval of the City, or any agency or instrumentality thereof, advisory agency, appeal board or legislative body including actions approved by the voters of the City, concerning **TPM 20-05117 (TPM 37965) and DPR20-00004**. The City shall promptly notify the developer/applicant of any claim, action, or proceeding for which indemnification is sought and shall further

cooperate fully in the defense of the action.

5. **Notice of Determination.** Within five (5) days of City approval, the applicant shall work with Planning Staff on filing the Notice of Determination and application fee of the Riverside County Clerk and submit appropriate payment of fees in accordance with Section 753.5 (Title 14) of the California Code of Regulations.

- **PLANNING DIVISION**

6. **Municipal Code and Specific Plan Compliance.** The project shall conform to the General Industrial (GI) and Light Industrial (LI) Zones standards of the Perris Valley Commerce Center Specific Plan (PVCCSP) and Zoning Code (Title 19) of the Perris Municipal Code.
7. **Expansion of Use.** The site or its use may not be expanded without subsequent reviews and approvals by the Planning Division.
8. **Conformance to Approved Plans.** Development of the project site, building elevations, and conceptual landscaping shall conform substantially to the plans approved by the Planning Commission on **November 6, 2024**, or as amended by final approval by the Planning Commission. Any deviation shall require appropriate Planning Division consideration.
9. **Advisory - Signs:** Signs shall be permitted in accordance with Chapter 19.75 Sign Regulations of the Zoning Code. Signs shall be subject to separate review and assessment. A separate application and fee will be required.
10. **State, County, and City Ordinances.** All tenants shall comply with all State, County, and City ordinances, including, but not limited to, an annual fire inspection and maintenance of a City business license.

***Prior to Map Recordation:***

11. **Mitigation Measures.** All applicable mitigation measures shall be satisfied.
12. **Final Map Recordation.** Prior to the recording of the Final Tract Map, the developer shall submit two separate applications and fees, one application to the Planning Division and a second application to the Engineering Department for review and approval for City Council action.
13. **Dedications.** All applicable public dedications or easements for public roads and utilities shall be processed for Western Way and Natwar Lane, including frontages and medians, prior to or as part of the Final Map, subject to Engineering review and approval.
14. **Map Recordation.** Prior to the recordation of the Final Map, the developer shall obtain the following clearances, approvals or actions:
  - a. Verification from the Planning Division that all pertinent conditions of approval have been met, as mandated by the Perris Municipal Code, including minimum lot size, and minimum lot width and depth requirements for each parcel.

- b. The landowner shall convey an avigation easement to the March Inland Port Airport Authority. Contact the March Joint Powers Authority at (951) 656-7000.
- c. Any other required approval from an outside agency.

***Prior to Grading Permit Issuance:***

15. **Mitigation Measures.** All applicable mitigation measures shall be satisfied.
16. **March Joint Powers Authority (JPA).** The applicant shall submit offsite landscape and irrigation plans for the southern Van Buren Boulevard frontage to the March Joint Powers Authority for review and approval. Plant materials shall consist of street trees, shrubs, groundcover, and mulch, consistent with the landscape palette on the northern Van Buren Boulevard frontage. The landscape plan shall also comply with the Riverside County Airport Land Use Commission landscaping near airport requirements.
17. **Precise Grading Plans.** Precise grading plans shall be submitted to the City Engineer for review and approval. Grading plans shall be consistent with approved development plans.
18. **Traffic Control Plan.** A Traffic Control Plan shall be submitted for approval to the City Engineer.
19. **Southern California Edison (SCE).** The developer/owner shall contact the Southern California Edison (SCE) area service planner (951-928-8323) to complete the required forms prior to the commencement of construction. No grading permits shall be issued until a letter from SCE is received by the City Engineer indicating electrical service will be placed underground.
20. **Eastern Municipal Water District (EMWD).** After the City's approval, the applicant shall also submit landscape plans to EMWD for approval and comply with required EMWD inspections. Contact EMWD at 951 928-3777, ext. 4334.
21. **Preliminary Water Quality Management Plan (PWQMP) for Buildings 1 and 2.** A Preliminary WQMP was prepared for the proposed project site. All PWQMPs were determined to be in substantial compliance, in concept, with the Riverside County WQMP Manual requirements. The following conditions apply:
  - a. The development shall be subject to all provisions of City of Perris Ordinance Number 1194, which establishes stormwater/urban runoff management and discharge controls to improve water quality and comply with federal regulations, and any subsequent amendments, revisions, or ordinances pertaining thereto.
  - b. The structural BMPs selected for this project have been approved in concept. The owner shall submit a final WQMP including plans and details providing the elevations, slopes, and other details for the proposed structural BMPs including the StormTech MC-4500 chamber systems, the BioClean Modular Treatment System, covered trash enclosure, and self-treating landscaping. The Public Works Department shall review and approve the final WQMP text, plans and details.

22. **Final Water Quality Management Plan (FWQMP).** Prior to the issuance of grading permits, an addendum FWQMP is required to be submitted and approved. 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).

23. **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:***

24. **Recorded Map.** Tentative Parcel Map 37965 shall be recorded.

25. **Mitigation Measures.** All applicable mitigation measures shall be satisfied.

26. **Off-Site Tree Planting or Funding.** To promote the City's tree planting initiative currently underway to make Perris GREEN providing positive benefits to the local environment from air quality to shading, the developer shall plant one 24-inch box tree per 5,000 square feet of the industrial building size to include irrigation lines and controllers at an off-site location to be determined by the City (i.e., City right-of-way, parks, etc.) to provide funding equivalent to such cost the discretion of the City.

27. **Fees.** The developer shall pay the following fees:

- 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. Park Development Impact fee;
- g. Public Art fee;
- h. Any outstanding liens and development processing fees owed to the City of Perris;
- i. City Development Impact Fees;
- j. Transportation Uniform Mitigation Fees (TUMF)
- k. Appropriate City Development Impact Fees in effect at the time of development.

28. **Conditions of Approval.** All Planning, Public Works, and Engineering conditions of approval and mitigation measures shall be copied on the construction drawings. The Conditions shall be annotated for ease of reference (i.e. Sheet and detail numbers).



29. **Val Verde Unified School District.** The proposed subdivision shall adhere to the standard requirements and mitigation fees established by the *Val Verde Unified School District*.
30. **Performance Standards.** The applicant shall comply with all Performance Standards in Chapter 19.44.070 of the Perris Municipal Code.
31. **Site Plan Requirements.** The following shall be shown on the building plan check set for Planning staff review and approval:
- a. **Pedestrian Crosswalk Treatment.** For Building 2, all crosswalks between automobile parking lots and the building or any point where a pedestrian walkway crosses a truck driveway, stop signs, illuminated flashing pedestrian crossing signs and illuminated flashing lights integrated into the crosswalk shall be installed.
  - b. **Parking Stalls.** Parking stalls for passenger vehicles shall be striped in accordance with Chapter 19.69.030C.5b of the Zoning Code (double striping) and Title 24, and the Federal Americans with Disabilities Act (ADA).
  - c. **Charging Stations.** The applicant shall install the EV parking spaces as shown on the plans for both sites. Electric Vehicle charging stations for light-duty vehicles, and the station locations and specifications shall be included on the building plans.
  - d. **Barrier Gate for Building 2.** The applicant shall install a barrier gate at the southwesterly drive aisle area of Building 2, subject to Planning staff review and approval.
32. **Construction Practices.** To reduce potential noise and air quality nuisances, the following items shall be listed as "General Notes" on the construction drawings:
- a. Construction activity and equipment maintenance are limited to weekday hours between 7:00 a.m. and 7:00 p.m. Construction may not occur on weekends or State holidays without the prior consent of the Building Official. Non-noise-generating activities (e.g., interior painting) are not subject to these restrictions.
  - b. Construction routes are limited to City of Perris designated truck routes.
  - c. Water trucks or sprinkler systems shall be used during clearing, grading, earth moving, excavation, transportation of cut or fill materials, and construction phases to prevent dust from leaving the site and to create a crust after each day's activities cease. At a minimum, this would include wetting down such areas in the late morning and after work is completed for the day and whenever wind exceeds 15 miles per hour.
  - d. 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 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.
  - e. Project applicants shall provide construction site electrical hook-ups for electric hand

tools, such as saws, drills, and compressors, to eliminate the need for diesel-powered electric generators or provide evidence that electrical hook-ups at construction sites are not practical or prohibitively expensive.

33. **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).
34. **Screening of Roof-Mounted Equipment.** Proper screening shall prevent public views of all HVAC equipment and roof-mounted equipment. Also, all vent pipes and similar devices shall be painted to match the building.
35. **Roof Top Solar.** The project does not propose rooftop solar panels at this time. Installation of any future solar rooftop panels shall require the preparation of a Solar Glare Study that analyzes glare impacts, subject to review and approval by the Airport Land Use Commission and March Air Reserve Base.
36. **Mechanical Equipment.** All mechanical equipment, including air conditioning units, pool equipment, etc., shall be screened from the public right-of-way by a view obscuring fence, wall, or landscaping to the satisfaction of the Planning Division.
37. **Downspouts.** Exterior downspouts are not permitted on building elevations facing the public right of way. Interior downspouts are required for these elevations.
38. **Trash Enclosures.** Trash enclosures shall be screened with landscaping (vines and shrubs) and provide decorative solid trellis cover per the development plans presented to the Planning Commission. Furthermore, an ADA path of travel shall be provided from Buildings 1 and 2 to the trash enclosure.
39. **Utilities.** If applicable, all utilities such as cable TV and electrical distribution lines (including those that provide direct service to the project site and/or currently exist along public right-of-way) adjacent to the site shall be placed underground, except for electrical utility lines rated at 65kv or larger. All utility facilities attached to buildings, including meters and utility boxes, shall be painted to match the wall of the building to which they are affixed. These facilities shall also be screened from the public right-of-way with landscaping.
40. **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.
41. **On-site & Off-site Utilities.** All utilities attached to buildings, including meters and utility boxes, shall be painted to match the wall of the building to which they are affixed. These facilities shall also be screened from the public right-of-way with landscaping.
42. **Employee Amenity Areas.** The applicant shall provide the following amenities per the plans dated September 21, 2023:
  - a. Building 1. One (1) outdoor shade-covered break area with an overhead shade trellis

- located at the southwest corner of the building; 2) A bocce ball court located at the southwest corner of the building; 3) An indoor lunch, wellness center and break room located inside at the south area of the building.
- b. Building 2. Two (2) outdoor shade-covered break area with an overhead shade trellis located at the southwest and southeast corners of the building; 2) A bocce ball court located at the southeast corner of the building; 3) An indoor lunch, wellness center and break room located inside at the south area of the building.
43. **Landscape and Irrigation Plans.** Submit three (3) full size sets of the landscape and irrigation plans to the Planning Division for review and approval. Design modifications may be required as deemed necessary. A separate application and applicable fee are required. Landscape plans shall comply substantially with the conceptual plans approved by the Planning Commission. The plans shall be prepared by a California-registered Landscape Architect and conform to the requirements of Chapter 19.70 – Landscaping of the Perris Municipal Code. The following shall be included:
- a. **Accent Landscaping.** Large trees (36" box) shall be included in the landscape design at all driveway entrances to the project site.
  - b. **Passenger Vehicle Parking Areas.** A minimum of 30% of trees shall be a 36-inch box or larger in passenger vehicle parking areas. Also, at least one 36-inch box tree per six (6) parking stalls shall be provided.
  - c. **Screening of Parking Lot.** All parking areas along the street frontages and major drive isles shall be screened by a minimum 36-inch-high shrub hedge consisting of staggered double-rows of 5-gallon shrubs at 3.5 feet off center.
  - d. **Street Trees.** All street trees within the public right of way shall be 24-inch box size or larger and planted a maximum of 30 feet on center within the parkway, subject to review and approval by Public Works.
  - e. **Employee Amenity Areas.** The outdoor employee break area shall be landscaped to include shade trees and shade structures architecturally similar in colors and materials to the warehouse building.
  - f. **Enhanced Pavement.** Decorative pavement treatments (accent colors, textures, and patterns) shall be installed at the truck/trailer driveway entrances and pedestrian pathways, and a raised landscape median shall be provided at the driveways designated for automobiles.
  - g. **BMPs for Water Quality.** All BMPs (vegetated swales, detention basins, etc.) shall be indicated on the landscape plans with appropriate planting and irrigation.
  - h. **Shade Tree.** The project shall provide shade trees throughout the parking lot in accordance with the landscape requirements of the PVCCSP and the Zoning Code.
  - i. **Water Conservation.** All irrigation systems shall include rain-sensing override devices and soil moisture sensors. Landscaping shall comply with Zoning Code Chapter 19.70 ([www.cityofperris.org](http://www.cityofperris.org)).
  - j. **Maintenance.** All landscaping shall be maintained in a viable growth condition.

44. **Uplighting.** Uplighting shall be provided along the street frontage to accentuate the building architecture and landscaping.
45. **Fence and Wall Plan.** Decorative screen walls shall screen views into truck courts from the public right of way (Van Buren Boulevard, I-215 Freeway, Natwar Lane, and Western Way) and adjacent uses. Plans and details for the screen walls shall be included in the landscape plan submittal package for review and approval by the Planning Division. Any changes to the approved wall and fence plan will require review and approval of Planning Division staff. The following shall apply:
- a. **Screen Walls/Fencing.** The project shall construct all walls, screen walls, and fences per pg. DAB-A1.0A.
  - b. **Decorative Screen Walls.** Decorative screen walls shall be 14 feet in height with pilasters at every 150 linear feet and include a decorative cap around the truck loading, subject to the review and approval of the Planning Division. The 14-foot-high wall along the public way shall provide a landscape berm to screen the visible height of the wall to be no taller than eight (8) feet in height.
  - c. **Wrought iron Gates.** All tubular steel gates in public view shall be a minimum of eight (8) feet in height and be screened by a high-quality view-obscuring material, subject to Planning staff review and approval.
  - d. **Additional Fencing.** Any additional fencing not shown on the plan shall be reviewed for consistency with the approved plan set. Additional fencing must be consistent with the fencing on the approved plan set. Only tubular steel fencing is allowed if additional fencing is needed, subject to Planning staff review and approval.
  - e. **Graffiti.** All block/tilt-up walls shall be treated with a graffiti-resistant coat.
  - f. **Knox boxes** are required for all gates and shall be approved by the Fire Marshal and issued by the Building & Safety Division.
46. **Photometrics Plan (Site Lighting Plan).** The applicant shall submit a Photometrics Plan to the Planning Division for review and approval. 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 all parking lots and pedestrian areas for safety and security. All lighting shall be shielded downward to prevent light pollution from spilling onto adjacent parcels or the public right of way.

***During Construction:***

47. **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.

48. **Waste Hauling and Disposal.** The project shall use only the City-approved waste hauler for all construction and other waste disposal.
49. **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 persons 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.
50. **Temporary Construction Fencing.** A six-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:***

51. **City Assessment and Community Facilities Districts.** The project shall be annexed into any assessment, community facilities, or similar district that provides funding for maintenance, services, or public improvements that benefit the project. The costs and benefits shall be described in the applicable district and annexation documents. The developer shall complete all actions required to complete such annexation before issuing a Certificate of Occupancy. This condition shall apply only to districts existing when the project is approved (or all requirements have been met for a certificate of occupancy, as applicable). Such districts may include but are not limited to the following:
- a. Landscape Maintenance District No. 1
  - b. Flood Control Maintenance District No. 1 (may include Streets)
  - c. Maintenance District No. 84-1 (Street Lights and Traffic Signals)
  - d. North Perris Public Safety or South Perris Community Facilities District
  - e. Ramona Mobility Group District (Transportation Improvements)
  - f. Future Fire Protection Community Facilities District
  - g. Any other applicable City Assessment and Community Facilities Districts
52. **On-Site Landscape Inspections.** The project applicant shall inform the on-site project manager and the landscape contractor of their responsibility to call for a final landscape inspection after the installation of all landscaping and irrigation systems is completely operational. Before calling for a final inspection, the City's "Certificate of Compliance" form shall be completed and signed by the designer/auditor responsible for the project and submitted to the project planner. The project planner shall sign off the "Certificate of Compliance" to signify code compliance and acceptance.
53. **Final Inspection.** The applicant shall obtain occupancy clearance from the Planning Division by scheduling a final Planning inspection after final sign-offs from the Building & Safety Division and Engineering Department.
54. **March Joint Powers Final Inspection.** Prior to the issuance of the Certificate of Occupancy, the applicant shall provide a letter from the landscape architect to the March Joint Powers Authority and the City of Perris, identifying that all landscape and irrigation for the southern Van Buren Boulevard Frontage has been installed consistent with the approved landscape

plan.

55. **Maintenance Agreement.** A recorded document in the form of a Covenant Declaration and/or a Maintenance Agreement shall be provided to the Development Services Department to specify maintenance responsibilities for on-site improvements not dedicated to public use including, but not limited to, walkways, decorative pavement, landscaping, storage areas, fences and walls, signage, lighting fixtures, detention basins and water quality BMPs.
56. **Outstanding Fees.** Any outstanding processing fees due to the Planning Division shall be paid prior to building occupancy.
57. **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 Planning sign-off.
58. **March Air Reserve Base Notice of Vicinity.** Notice regarding proximity to the March Air Reserve Base (i.e. to be provided by March Air Reserve Base) shall be given to all prospective purchasers of the property and tenants of the building.

***Operational Conditions:***

59. **Property Maintenance.** The project shall comply with the provisions of Perris Municipal Code 7.06 regarding Landscape Maintenance and Chapter 7.42 regarding Property Maintenance in perpetuity for the life of the development. In addition, the project shall comply with the one-year landscape maintenance schedule identified in the Public Works Department Condition of Approval No. 5, dated June 23, 2021.
60. **On-Street Parking.** On-street parking and staging of trucks or trailers associated with the project is strictly prohibited.
61. **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.
62. **Truck Routes.** The applicant shall notify all truck drivers of the truck routes adopted by the City Council. Signs shall be provided on-site and within the public right-of-way to direct all trucks to use designated truck routes only as approved by the Engineering and Planning Departments.

For the Industrial Site, truck access shall be limited to I-215/Harley Knox Interchange or I-215/Van Buren Interchange. Trucks shall access the I-215 Freeway by exiting the project site via Natwar Lane to Nandina Way to Western Way to Harley Knox Boulevard, consistent with the City's adopted truck route.

63. **Truck Engine Idling.** The applicant shall place signage at all guard sheds/entrances into

Conditions of Approval

the truck/trailer courtyards letting truck drivers know that truck engine idling is limited to no more than 5 minutes.

64. **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.

- **ENGINEERING DEPARTMENT**

65. The project shall adhere to the requirements of the City Engineer as indicated in the attached Engineering Conditions of Approval dated **October 24, 2024**. On and off-site improvement plans shall be submitted for review and approval by the City Engineer.

- **PUBLIC WORKS DEPARTMENT**

66. The project shall adhere to the requirements of the Public Works Administration Department as indicated in the attached Conditions of Approval dated **May 24, 2024**.

- **COMMUNITY SERVICES DEPARTMENT**

67. The project shall adhere to the requirements of the Community Services Department as indicated in the attached Conditions of Approval dated **October 10, 2023**.

- **BUILDING & SAFETY DIVISION**

68. The project shall adhere to the requirements of the Building & Safety Division as indicated in the attached Conditions of Approval dated **December 4, 2023**.

- **BUILDING OFFICIAL/FIRE MARSHAL**

69. The proposed project shall adhere to all requirements of the Building Official/Fire Marshal. Fire hydrants shall be located on the project site pursuant to the Building Official and the approved Fire Access Plan. Water, gas, sewer, electrical transformers, power vaults and separate fire/water supply lines (if applicable) must be shown on the final set of construction plans pursuant to the requirements of the Building Official. All Conditions of Approval shall be included in the building plans. See City of Perris website, Office of the Fire Marshal, for examples and relevant information for access and underground plan available at: <http://www.cityofperris.org>.

- **RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION**

70. As required by the Perris Valley Commerce Specific Plan, the following measures shall be implemented to address the project's location within Airport Overlay Compatibility Zone B2:

- a. Any new outdoor lighting installed shall be hooded or shielded to prevent the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.

- b. The following uses/activities are not included in the proposed project and shall be prohibited at this site:
- i. Any use that would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight or circling climb following takeoff or toward an aircraft engaged in a straight or circling final approach toward a landing at an airport, other than a DOD or FAA-approved navigational signal light or visual approach slope indicator.
  - ii. Any use that would cause sunlight to be reflected towards an aircraft engaged in an initial straight or circling climb following takeoff or towards an aircraft engaged in a straight or circling final approach towards a landing at an airport.
  - iii. Any use that would generate smoke or water vapor or attract large concentrations of birds or may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, wastewater management facilities, artificial marshes, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction, and demolition debris facilities, fly ash disposal, and incinerators).
  - iv. Any use that would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
  - v. Children's schools, daycare centers, libraries, hospitals, skilled nursing and care facilities, congregate care facilities, places of assembly (including but not limited to places of worship and theaters), buildings with more than three aboveground habitable floors, and critical community infrastructure facilities.
  - vi. Highly noise-sensitive outdoor nonresidential uses. Examples of noise-sensitive outdoor nonresidential uses that are prohibited include but are not limited to, major spectator-oriented sports stadiums, amphitheaters, concert halls, and drive-in theaters.
  - vii. Other Hazards to Flight.
- c. The attached "Notice of Airport in Vicinity" shall be provided to all prospective purchasers and occupants of the property and be recorded as a deed notice.
- d. The project has been conditioned to utilize underground detention systems, which shall not contain surface water or attract wildlife. Any other proposed basin would require review and approval by the ALUC. Any proposed stormwater basins or facilities shall be designed and maintained to provide for a maximum 48-hour detention period following the design storm and remain dry between rainfalls. Vegetation in and around the basins providing food or cover for birds would be incompatible with airport operations and shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of the contiguous canopy when mature. Landscaping in



and around the basin(s) shall not include trees or shrubs that produce seeds, fruits, or berries.

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

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

- e. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment, inclusive of irrigation controllers, access gates, etc.
- f. Noise attenuation measures shall be incorporated into the design of the structure's office and retail areas to ensure that interior noise levels from aircraft operations are at or below 45 CNEL.
- g. The project does not propose rooftop solar panels at this time. However, if the project were to propose solar rooftop panels in the future, the applicant/developer shall prepare a solar glare study that analyzes glare impacts, and this study shall be reviewed by the Airport Land Use Commission and March Air Reserve Base.
- h. The maximum height and top point elevation specified above shall be amended with further review by the Airport Land Use Commission and the Federal Aviation Administration, provided; however, that structure height or elevation reduction shall not require further review by the Airport Land Use Commission. The specific coordinates, frequencies, and power shall be amended with further review by the Federal Aviation Administration.
- i. If applicable, temporary construction equipment used during the construction of the structure(s) shall be at most the prescribed heights identified in the aeronautical study unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.
- j. If applicable, within five (5) days after construction of the structure reaches its greatest height, FAA Form 7460-2 (Part II), Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and e-filed with the Federal

Aviation Administration. (Go to <https://oeaaa.faa.gov> for instructions.) This requirement is also applicable if the project is abandoned or a decision is made not to construct the applicable structure.

- **FIRE MARSHAL**

71. **Fire Department Conditions.** The project shall comply with all Conditions of Approval by the Fire Department dated July 22, 2020, consisting of the following requirements:

- a. Prior to the to the issuance of a grading permits a fire department access plan shall be submitted to the City of Perris for review and approval. The fire department access plan shall comply with the requirements specified by the City of Perris Guideline for Fire Department Access & Water Requirements for Commercial & Residential Development, and the California Fire Code, Chapter 5.
- b. Prior to the to the issuance of a grading permits, evidence of sufficient fire flow of 4,000 GPM for 4 hours shall be provided to the City of Perris. The City of Perris Building and Fire Marshal Water Available/Fire Flow Form shall be utilized.
- c. 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.
- d. All required fire hydrants shall be installed and operational prior to building construction. All fire hydrants shall remain operational during construction.
- e. All required fire hydrants shall be readily visible and immediately accessible. A clear space of not less than 3 feet shall be maintained at all times.
- f. Prior to construction a temporary address sign shall be posted and clearly visible from the street.
- g. The permanent building address shall be provided and either internally or externally lit 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.
- h. City of Perris approval shall be obtained prior to the storage and/or use of hazardous materials as defined by the California Fire Code.
- i. 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.
- j. Prior to building final, the building shall be provided with a Knox Lock key box located no more than seven feet above the finished surfaced and near the main entrance door.
- k. Prior to the issuance of a Certificate of Occupancy the building shall be provided with an emergency radio communication enhancement system. The emergency radio communication enhancement system shall meet the requirements of CFC § 510 and all

applicable subsection. The system shall be installed and inspected by the City of Perris Building Department before the Certificate of Occupancy is issued. The requirement can be waived by the Fire Marshal if the building is evaluated by an Emergency Radio Communication Specialist 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.

**END OF CONDITIONS**



# CITY OF PERRIS

ENGINEERING DEPARTMENT

## CONDITIONS OF APPROVAL

October 24, 2024

PLN 20-05117 – TPM 37965

PLN 20-00004 – DPR

Natwar Lane 1000 feet north of Nandina 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 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 depicted in the Traffic Impact Analysis prepared by Urban Crossroads dated November 9, 2023, and as conditioned below as approved by the City Engineer including but not limited to:
  - a. The site circulation for the industrial sites shall be such that auto and truck access, circulation and parking are distinct and separate.
  - b. Truck access to and from the industrial sites shall be limited to I-215/Harley Knox Boulevard Interchange, Harley Knox Boulevard, Western Way, Nandina Avenue and Natwar Lane.
  - c. To withstand truck traffic impact, the full width of Natwar Lane at the truck designated points of access/driveways shall be concrete paved per the attached Exhibit B.
    - o The limits of the concrete paving shall be from the northern return of driveway 1 to 100 feet south of southern return of driveway 1 and 150 feet south of the northern terminus of Natwar Lane.
  - d. To withstand truck traffic impact, the intersection of Nandina Avenue and Natwar Lane shall be concrete paved per the attached Exhibit B.
  - e. To withstand truck traffic impact, the westerly leg of the Nandina Avenue and Western Way intersection shall be concrete paved per the attached Exhibit B.
  - f. One point of access/driveway is permitted on Western Way.
    - o This driveway shall be designated for auto access only.
    - o This driveway shall allow for full access movements.
    - o This driveway shall be stop controlled for eastbound traffic.
  - g. Four points of access/driveways are permitted on Natwar Lane; Driveways from south to north are labeled 1 through 4 respectively.
    - o Driveway 1 shall be designated for truck access only.
    - o Driveway 1 shall allow for left-in/right-out movements only.
    - o Driveway 1 shall be stop controlled for eastbound traffic.
    - o Driveway 2 shall be designated for auto access only.
    - o Driveway 2 shall allow for full access movements.
    - o Driveway 2 shall be stop controlled for the eastbound traffic.
    - o Driveway 3 shall be designated for truck access only.
    - o Driveway 3 shall allow for full access movements.
    - o Driveway 3 shall be stop controlled for the eastbound traffic.
    - o Driveway 4 shall be designated for truck access only.

- Driveway 4 shall allow for full access movements.
  - Driveway 4 shall be stop controlled for the southbound traffic.
- h. Western Way (Secondary Arterial – 94'/64') along the project's frontage within the dedicated right of way shall be improved to provide for the following improvements:
- 8-inch curb and gutter 32 feet east and west of the centerline. If the existing curb and gutter is in good condition it may remain in place as approved by the City Engineer.
  - The existing half-width pavement and utility trench locations shall be grind and overlaid a minimum of 2 inches using asphalt concrete PG 70-10.
  - The parkway shall be 15 feet wide consisting of a 6 foot wide sidewalk located at the property line, 9 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.
- i. Natwar Lane (Collector – 66'/44'), from Nandina Avenue to the northern terminus (cul-de-sac) within dedicated right-of-way, shall be improved to provide for the following improvements:
- 6-inch curb and gutter 22 feet west of the centerline.
  - 44 feet of new pavement using a TI of 9.0, minimum pavement structural section shall be 8" AC PG70-10 over 12" Class II AB.
  - 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.
- j. Nandina Avenue (Local – 60'/40'), from Natwar Lane Avenue to Western Way within dedicated right-of-way, shall be improved to provide for the following improvements:
- The existing full width of pavement shall be removed and replaced with new pavement using a TI of 9.0, minimum pavement structural section shall be 8" AC PG70-10 over 12" Class II AB.
- k. A curb return per riverside county standards shall be installed at the northwest corner of Natwar Lane and Nandina Avenue as approved by the City Engineer.
- l. A "Case A" curb return per riverside county standard 403 shall be installed at the southwest corner of Western Way and Van Buren Boulevard as approved by the City Engineer.
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

for Building 1 prepared by Thienes Engineering, Inc. dated November 2, 2021 and in the Preliminary Drainage Study for Building 2 prepared by Thienes Engineering, Inc. dated March 3, 2021 and as conditioned by the attached Riverside County Flood Control and Water Conservation District (RCFCD) conditions dated September 12, 2022, attached as Exhibit A and as conditioned below as approved by the City Engineer including but not limited to:

- a. The developer/property owner shall collect off-site runoff from the west via an underground drainage facility and convey across the northern project boundary to the Perris Valley Channel east of the Van Buren Boulevard and Western Way knuckle. Provision of the Master Drainage Plan Facility is eligible for Area Drainage Plan Fee credit provided that Public Works Contract procedures are complied with and pursuant to City of Perris Municipal Code Section 18.32.020.
  - b. A drainage easement shall be dedicated as described above for the drainage course.
  - c. The developer/property owner shall obtain an encroachment permit from RCFCD, Caltrans, March Joint Powers Authority (MJPA) for the connections into their respective facilities, as applicable.
  - d. 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), March Joint Powers Authority (MJPA), Metropolitan Water District (MWD) 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 developer/property owner shall coordinate improvements with adjacent proposed and approved developments.
11. The developer/property owner shall obtain an MJPA, Caltrans, MWD and RCFCDD encroachment permit for any work within their respective jurisdiction.

**Prior to Recordation of the Parcel Map:**

12. 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:
  - a. Western Way is classified as a Secondary Arterial (94'/64') per the Perris Valley Commerce Center Specific Plan. Adequate right-of-way shall be dedicated on Western Way along the property frontage to accommodate a 94-foot full width dedicated right-of-way as determined and approved by Planning Department, Public Works Department and the City Engineer.
  - b. Natwar Lane is classified as a Collector (66'/44') per Perris Valley Commerce Specific Plan. Adequate right-of-way shall be dedicated on Natwar Lane along the property frontage to accommodate a 30 foot half width dedicated right-of-way as determined and approved by Planning Department, Public Works Department and the City Engineer.
  - c. Adequate right-of-way shall be dedicated to accommodate the cul-de-sac at the northern terminus of Natwar Lane.
  - d. Property line corner cutbacks shall be dedicated per County of Riverside Standard No. 805.
  - e. A drainage easement shall be provided on the map for the public storm drain system.

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

13. The developer/property owner shall relinquish and waive rights of access to and from Natwar Lane and Western Way on the Map other than the access openings as depicted in Engineering condition number 5.
14. In the event that offsite easements or rights-of-way are required to complete offsite improvements, the developer/property owner shall make a good faith effort to acquire the required property interest for construction of the improvements and if the developer/property owner shall fail to do so, the developer/property owner shall enter into an agreement with the City for acquisition of the easements or rights-of-way. The agreement shall provide for payment by the developer/property owner of all costs incurred by the City to acquire the offsite property interests required in connection with the



subdivision. Security of a portion of these costs shall be in the form of a cash deposit in the amount given in an appraisal report obtained by the developer/property owner (at developer/property owner cost). The appraiser shall be approved by the City prior to commencement of the appraisal.

15. The following statement shall be added to the Map:

"Notice of drainage fees" Notice is hereby given that this property is located in the Perris Valley Area Drainage Plan which was adopted by the City of Perris pursuant to Ordinance and Section 66483, et seq, of the Government Code and that said property is subject to fees for said drainage area. Notice is further given that, pursuant to Ordinance 13-01, payment of the drainage fees shall be paid to the City of Perris prior to issuance of the building permit, and that the property owner prior to issuance of the building permit, shall pay the fee required at the rate in effect at the time of issuance of the actual permit.

16. 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.

17. The developer/property owner shall have the aforementioned improvement plans and parcel map approved, executed subdivision agreement and posted securities prior to map recordation.

**Prior to Issuance of Grading Permit:**

18. The developer/property owner shall submit the following to the City Engineer, Fire Department, EMWD, MJPA 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:**

19. The developer/property owner shall process Parcel Map 37965 with the City for review, approval and subsequent recordation.
20. 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".
21. Paved access shall be provided to the proposed buildings per the Precise Grading Plans.
22. 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:**

23. The aforementioned Public Improvements shall be provided prior to the issuance of the first Certificate of Occupancy.
24. 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.
25. The developer/property owner shall pay to the City \$500,000 for their fair share contribution towards the I-215/Ramona Expressway Interchange and I-215/Harley Knox Boulevard Interchange and other improvements.
26. The developer/property owner shall provide for utility trench surface repair per City of Perris Standard and as directed by the City Engineer.
27. 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.

Attachment: Exhibit A  
Exhibit B

# Exhibit A

Riverside County Flood Control & Water Conservation District Conditions

JASON E. UHLEY  
General Manager-Chief Engineer



1995 MARKET STREET  
RIVERSIDE, CA 92501  
951.955.1200  
FAX 951.788.9965  
www.rcflood.org  
245707

**RIVERSIDE COUNTY FLOOD CONTROL  
AND WATER CONSERVATION DISTRICT**  
September 12, 2022

Mr. Richard Smeaton  
Development Services, Planning Division  
City of Perris  
135 N. D Street  
Perris, CA 92570

Dear Mr. Smeaton:

Re: P20-00004  
"First March"  
Tentative Review No. 1  
Account No. 137-0-3-90312

As requested by the City of Perris (City), the Riverside County Flood Control District (District) received the following for review on December 22, 2021:

- 1a. Preliminary Hydrology Report - Building 1 - Phase 1
- 1b. Building 1 - Phase 1 - Conceptual Grading Plan
2. Offsite Hydrology Calculations
3. Rev to PV Lateral B - Hydrology Report
4. Interim Basin Report
5. Preliminary Hydrology Report - Building 2 - Phase 2
- 5b. Building 2 - Phase 2 - Conceptual Grading Plan
6. Mark up of Profile
7. Storm Drain Exhibit

Supplemental information provided by email included:

- 2022-04-18 Hydrology and Hydraulics- Lateral B-7 Storm Drain

The District's review is limited to the development of conditions of approval for the submitted plans as it relates to the proposed District facilities. It is the District's understanding that water quality aspects of the plan and drainage facilities to be maintained by the City or other public/private entities will be reviewed by the City.

**GENERAL CONDITIONS/FLOOD HAZARD REPORT:**

P20-00004, referred to as "First March", proposes to construct two industrial buildings along with required landscaping, parking, and improvements in two phases on an approximately 23-acre site located north of Nandina Drive, east of the 215 freeway, west of future Western Way, and south of the future alignment of Van Buren Boulevard. Phase 1 would include the construction of a 419,034 square foot industrial building, approximately 5.5-acre interim detention basin, and a portion of storm drain facility which the developer's submittals referred to as "Line A" from the freeway culvert to the interim basin. The detention basin is currently planned to discharge south to an undersized existing facility in Western Way for the proposed outflow. Phase 2 proposes to remove the Phase 1 interim basin, construct a 139,971 square foot industrial building in its place, and construct the remaining portion of "Line A" to its terminus at Lateral B, Stage 4 (currently being designed by the District).

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"Line A" would divert flow from the Perris Valley Master Drainage Plan (MDP)-proposed alignment for Lateral B-7 in Nandina Drive to its proposed location north of the site, and will require a portion of Lateral B, Stage 4 to be increased in size to provide this site with an adequate outlet. The District has agreed to include an 84-inch stub out for the future connection of the applicant's proposed storm drain "Line A" at its proposed location north of the project.

Cooperative Agreement:

The Applicant shall enter into a 3-party cooperative agreement with the City and the District, to be executed prior to issuance of grading permit for Phase 1, and before the District completes 90% plans for Perris Valley Lateral B Stage 4 (District Project), whichever occurs first. The agreement shall indicate the applicant shall pay the fair share contribution of the incremental increase in construction cost for upsizing District Project prior to occupancy of Phase 1 or District's advertise date for District Project, whichever occurs first.

The Cooperative Agreement will address the following conditions:

1. Funding for District Project:
  - a. The District requires the Applicant to pay the fair share contribution or the increase in construction cost to upsize the District Project to provide an adequate outlet for First March, which was estimated to be approximately one million three hundred thousand dollars (\$1,300,000).
  - b. The Applicant shall pay 10% of the fair share contribution upon execution of the Cooperative agreement; prior to issuance of grading permit for Phase 1 and before the District completes 90% plans for District Project, whichever occurs first.
    - i. This contribution is non-refundable. Should the Applicant fail to pay the full fair share contribution prior advertise date for District Project, the facility will not be upsized to provide an adequate outlet for First March, and the 10% deposit will be used to fund any necessary redesign.
  - c. The Applicant shall pay the full fair share contribution prior to occupancy of Phase 1 or District's advertise date for District Project, whichever occurs first. (see also, "prior to occupancy" condition PAYMENT OF FAIR SHARE CONTRIBUTION.)
2. Proposed Phasing and Developer Facility Operation:
  - a. Phase 1 of the proposed project shall construct a storm drain facility "Line A" from the existing I-215 freeway Caltrans culvert 08-076464 to the proposed interim basin west of Western Way on APN 294-180-032.
    - i. The District will plan check the design and inspect the construction of the facility but will not accept the facility for maintenance until the facility connects to District Project. In the interim, facility will be maintained by the City.
  - b. Phase 2 of the proposed project shall construct the extension of "Line A" from the interim terminus near Western Way to the 84-inch stub out provided on District Project.
    - i. The District will plan check the design and inspect the construction of the facility. The storm drain facility will be eligible for District maintenance acceptance once it is fully constructed to connect to District Project.

General Conditions/Flood Hazard Report (Continued):

The area is generally sloped to drain towards the east. The site is impacted by offsite flows from the west, which are partially conveyed in a double 6'x3' Caltrans culvert (08-076464) under the 215 freeway. Offsite tributary from the west is estimated to have a 100-year flowrate of approximately 360 cfs. Flow not conveyed by the

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existing culvert is assumed to overtop the freeway and be conveyed to the site, and in the future may be fully conveyed by a replacement culvert.

The District is currently designing Lateral B, Stage 4, which will begin at Heacock Street (where Stages 2 and 3 meet), and extend northwest approximately 6,000 feet along March Air Force Base.

The project is located within the Perris Valley MDP, which proposes Lateral B-7 in Nandina Drive (south of the site) and Lateral B-7.1 and 7.2. Altogether the MDP facilities plan to convey flows from this site southeast through Lateral B-7 and then east to proposed Lateral B, Stage 4. Alternatively, the applicant proposes to construct "Line A" as a partial functional equivalent to Lateral B-7. "Line A" starts as a double 6'Wx3'H RCB from the existing 215 freeway Caltrans culvert 08-076464 and transitions to a double 6'Wx3'H RCB conveying the offsite flowrate of 360 cfs approximately 800 feet to the north side of the site. "Line A" design shall account for 360 cfs from the Caltrans culvert in order to protect their site from offsite flows. After combining onsite flows, "Line A" is proposed as a 7'Wx6.5'H RCB for 1800 feet east to discharge approximately 435 cfs to Lateral B, Stage 4, once it is constructed by the District.

The District will accept ownership of facilities larger than 36 inches, including portions of the "Line A" facility upon written request by the City. The facility must be constructed to District standards, and District plan check and inspection will be required for District acceptance. Plan check, inspection, and administrative fees will be required. Please refer to the SUBMIT PLANS, ENCROACHMENT PERMIT REQUIRED and SIX ITEMS FOR DISTRICT OPERATION AND MAINTENANCE OF FACILITY(IES) in the PRIOR TO MAP RECORDATION, PRIOR TO GRADING PERMIT and PRIOR TO BUILDING PERMIT sections in this letter for detail.

"Line A" is primarily located on the project site within private right of way; a small segment where "Line A" connects to Lateral B, Stage 4 will be located offsite also on private property. Onsite drainage facilities located outside of road right of way shall be contained within drainage easements. Whenever offsite drainage improvements are required, the facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded, and a copy submitted to the District prior to issuance of any grading/building permits. If the Applicant cannot obtain such rights, the map shall be redesigned to eliminate the need for the easement. See recommended conditions SIX (6) ITEMS TO ACCEPT FACILITY and OFFSITE EASEMENT OR RE-DESIGN

"Line A" would divert flow from the MDP-proposed alignment for Lateral B-7 in Nandina Drive to its proposed location north of the site, and will require a portion of Lateral B, Stage 4 to be increased in size to provide this site with an adequate outlet. The District has agreed to include an 84-inch stub out for the future connection of the applicant's proposed storm drain "Line A" at its proposed location north of the project. Funding for the increased size of Lateral B, Stage 4 shall be provided per the cooperative agreement. See recommended condition COOPERATIVE AGREEMENT

Should this project be constructed prior to Lateral B, Stage 4, the applicant will be required to mitigate onsite (and possibly offsite) flows to an amount that can be safely accepted by the existing facilities or construct other facilities that would provide adequate capacity. The Phase 1 basin is intended to address this for Phase 1 construction; the City is responsible for verifying the adequacy of this proposal. Redesign would be required if the applicant wished to construct Phase 2 prior to Lateral B, Stage 4. Please refer to the OFFSITE EASEMENT OR RE-DESIGN in the PRIOR TO GRADING PERMIT and PRIOR TO BUILDING PERMIT section in this letter for detail.

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"Line A" and other improvements are proposed to be constructed in phases. Each phase must be protected from the one-percent annual chance (100-year) tributary flows and shall mitigate its water quality impacts. See recommended condition PHASING.

The project is located within the limits of the District's Perris Valley Area Drainage Plan (ADP). The project proposes additional impervious surface area and applicable fees should be paid to the District or City prior to issuance of grading or building permits. Although the current fee for this ADP is \$8,875 per acre, the fee due will be based on the fee in effect at the time of payment. See recommended conditions MITCHARGE – USE. Based on the adopted Perris Valley ADP, only underground storm drains 48 inches in diameter or larger, as shown on the ADP map, are included as a part of the Perris Valley ADP to receive ADP fee credit. The project may be eligible to receive some ADP fee credit if the District approves the Perris Valley MDP Lateral B-7 as a functional equivalent of the MDP-proposed alignment. There may be a prorated portion of the ADP credits available for Lateral B, however this would require further analysis of the available ADP credits which would be done during plan check.

**RECOMMENDED CONDITIONS (SUBJECT TO CHANGE):**

**PRIOR TO GRADING PERMIT**

**MITCHARGE – USE**

P20-00004 referred to as "First March" is located within the limits of the PERRIS VALLEY Area Drainage Plan (ADP) The County Board of Supervisors has adopted the PERRIS VALLEY Area Drainage Plan (ADP) establishing a drainage fee within the plan area.

This project may require earlier construction of downstream ADP facilities. Therefore, the District recommends that this project be required to pay a flood mitigation fee. The mitigation charge for this project shall be equal to the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. The charge is payable to the Flood Control District by cashier's check or money order only and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

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#### SIX (6) ITEMS TO ACCEPT FACILITY(IES)

Inspection and maintenance of the flood control facility(ies) to be constructed with this development must be performed by the Flood Control District. In event the District is willing to maintain the proposed facility(ies), the following six (6) items must be accomplished prior to the issuance of a grading permit or starting construction of the drainage facility(ies):

- 1) Plans shall be prepared in strict accordance with District drafting, engineering, operations, and maintenance standards.
- 2) The Applicant shall submit to the District the preliminary title reports, plats, and legal descriptions for all right-of-way that is to be conveyed to the District and shall secure that right-of-way to the satisfaction of the District. All right-of-way transfer issues shall be coordinated with the District's Right-of-Way Section.
- 3) The Applicant shall enter into an agreement establishing the terms and conditions of inspection, operation, and maintenance with the District and any other maintenance partners. The Applicant shall submit a completed Application for Agreement Preparation to the District's Contract Services Section.
- 4) All regulatory permits (and all documents pertaining thereto, e.g., Habitat Mitigation and Monitoring Plans, Conservation Plans/Easements) that are to be secured by the Applicant for both facility construction and maintenance shall be submitted to the District for review. The regulatory permits' terms and conditions shall be approved by the District prior to improvement plan approval, map recordation, or finalization of the regulatory permits. There shall be no unreasonable constraint upon the District's ability to operate and maintain the flood control facility(ies) to protect public health and safety.
- 5) Plans for the facility must be signed by the District's General Manager-Chief Engineer (the plans will not be signed prior to execution of the above referenced agreement).
- 6) A pre-construction meeting shall be scheduled with the District's Construction Management Section. Prior to scheduling the pre-construction meeting, the Applicant must submit proof of flood control facility bonds and a certificate of insurance to the District's Contract Services Section.

#### ENCROACHMENT PERMIT REQUIRED

An encroachment permit shall be obtained for any work that is to be performed within the District right-of-way or impacting District facilities. The encroachment permit application shall be processed and approved concurrently with the improvement plans.

#### OFFSITE EASEMENT OR RE-DESIGN

Whenever offsite drainage improvements are required, the facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the District prior to issuance of any grading/building permits. If the Applicant cannot obtain such rights, the map shall be redesigned to eliminate the need for the easement.

#### SUBMIT PLANS

Submit storm drain improvement plans, the hydrologic and hydraulic report, and reference material including but not limited to, street improvement plans, grading plans, utility plans, the approved tentative map or site plan, the final map and the environmental constraint sheet, the geotechnical soils report and environmental documents (CEQA, MSHCP, and federal and state permits). The storm drain improvement plans, and the hydrologic and hydraulic report must receive District approval prior to the issuance of grading permits. All submittals shall be date stamped by the Engineer and include a Plan Check Application, Flood Control Deposit Based Fee Worksheet, both found on the District's website (<https://rcflood.org/I-Want-To/Services/Submit-for-Plan-Check>), and a plan check fee deposit.



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#### PHASING

If the tract is to be built in phases, each phase shall be protected from the one-percent annual chance flood (100-year) tributary flows and shall mitigate its water quality impacts. The necessary BMPs to mitigate water quality impacts due to this phase shall be constructed. The construction of all necessary improvements together with all required easements and/or permission from affected property owners to safely discharge the concentrated or diverted 100-year tributary flows from this phase shall be required prior to recording the final map.

#### COOPERATIVE AGREEMENT

The applicant shall enter into a 3-party cooperative agreement with the City and the District, to be executed prior to issuance of grading permit for Phase 1 and before the District completes 90% plans for District Project, whichever occurs first. The agreement shall indicate the applicant shall pay the fair share contribution of the incremental increase in construction cost for upsizing District project prior to occupancy of Phase 1 or District's advertise date for District Project, whichever occurs first.

The Cooperative Agreement will address the following conditions:

- 1) Funding for District Project:
  - a) The District requires the Applicant to pay the fair share contribution or the increase in construction cost to upsize the District Project to provide an adequate outlet for First March, which was estimated to be approximately One Million Three Hundred Thousand Dollars (\$1,300,000).
  - b) The Applicant shall pay 10% of the fair share contribution upon execution of the Cooperative Agreement; prior to issuance of grading permit for Phase 1 and before the District completes 90% plans for District Project, whichever occurs first.
    - i) This contribution is non-refundable. Should the Applicant fail to pay the full fair share contribution prior advertise date for District Project, the facility will not be upsized to provide an adequate outlet for First March, and the 10% deposit will be used to fund any necessary redesign.
  - c) The Applicant shall pay the full fair share contribution prior to occupancy of Phase 1 or District's advertise date for District Project, whichever occurs first, (See also, "prior to occupancy" condition PAYMENT OF FAIR SHARE CONTRIBUTION).
- 2) Proposed Phasing and Developer Facility Operation:
  - a) Phase 1 of the proposed project shall construct a storm drain facility "Line A" from the existing I-215 freeway Caltrans culvert 08-076464 to the proposed interim basin west of Western Way on APN 294-180-032.
    - i) The District will plan check the design and inspect the construction of the facility but will not accept the facility for maintenance until the facility connects to District Project. In the interim, facility will be maintained by the City.
  - b) Phase 2 of the proposed project shall construct the extension of "Line A" from the interim terminus near Western Way to the 84-inch stub out provided on District Project.
    - i) The District will plan check the design and inspect the construction of the facility. The storm drain facility will be eligible for District maintenance acceptance once it is fully constructed to connect to District Project.

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**PRIOR TO BUILDING PERMIT**

MITCHARGE – USE

P20-00004 "First March" is located within the limits of the PERRIS VALLEY Area Drainage Plan. The County Board of Supervisors has adopted the PERRIS VALLEY ADP establishing a drainage fee within the plan area.

This project may require earlier construction of downstream ADP facilities. Therefore, the District recommends that this project be required to pay a flood mitigation fee. The mitigation charge for this project shall be equal to the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. The charge is payable to the District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

ITEMS TO ACCEPT FACILITY(IES)

Inspection and maintenance of the flood control facility(ies) to be constructed with this development must be performed by the Flood Control District. In event the District is willing to maintain the proposed facility(ies), the following six (6) items must be accomplished prior to the issuance of a grading permit or starting construction of the drainage facility(ies):

1. Plans shall be prepared in strict accordance with District drafting, engineering, operations, and maintenance standards.
2. The Applicant shall submit to the District the preliminary title reports, plats, and legal descriptions for all right-of-way that is to be conveyed to the District and shall secure that right-of-way to the satisfaction of the District. All right-of-way transfer issues shall be coordinated with the District's Right-of-Way Section.
3. The Applicant shall enter into an agreement establishing the terms and conditions of inspection, operation, and maintenance with the District and any other maintenance partners. The Applicant shall submit a completed Application for Agreement Preparation to the District's Contract Services Section.
4. All regulatory permits (and all documents pertaining thereto, e.g., Habitat Mitigation and Monitoring Plans, Conservation Plans/Easements) that are to be secured by the Applicant for both facility construction and maintenance shall be submitted to the District for review. The regulatory permits' terms and conditions shall be approved by the District prior to improvement plan approval, map recordation, or finalization of the regulatory permits. There shall be no unreasonable constraint upon the District's ability to operate and maintain the flood control facility(ies) to protect public health and safety.
5. Plans for the facility must be signed by the District's General Manager-Chief Engineer (the plans will not be signed prior to execution of the above referenced agreement).
6. A pre-construction meeting shall be scheduled with the District's Construction Management Section. Prior to scheduling the pre-construction meeting, the Applicant must submit proof of flood control facility bonds and a certificate of insurance to the District's Contract Services Section.

OFFSITE EASEMENT OR RE-DESIGN

Offsite drainage improvements require the facilities to be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded, and a copy submitted to the District prior to issuance of any grading/building permits. If the Applicant cannot obtain such rights, the map shall be redesigned to eliminate the need for the easement.

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"First March"

Tentative Review No. 1

Account No. 137-0-3-90312

**SUBMIT PLANS**

Submit storm drain improvement plans, the hydrologic and hydraulic report, and reference material including but not limited to, street improvement plans, grading plans, utility plans, the approved tentative map or site plan, the final map and the environmental constraint sheet, the geotechnical soils report and environmental documents (CEQA, and federal and state permits). The storm drain improvement plans, and the hydrologic and hydraulic report must receive District approval prior to the issuance of grading permits. All submittals shall be date stamped by the Engineer and include a Plan Check Application, Flood Control Deposit Based Fee Worksheet, both found on the District's website (<https://rcflood.org/I-Want-To/Services/Submit-for-Plan-Check>), and a plan check fee deposit.

**PRIOR TO OCCUPANCY**

**FACILITY(IES) COMPLETION**

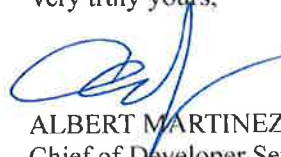
The District recommends not to release occupancy permits for any commercial lots prior to the acceptance of the drainage system for operation and maintenance by a public entity.

**PAYMENT OF FAIR SHARE CONTRIBUTION**

The District requires payment for the increase in cost to upsize the District Project estimated to be approximately One Million Three Hundred Thousand Dollars (\$1,300,000) to be received by the District prior to final occupancy of Phase 1 or District's advertise date for District Project, whichever occurs first.

Any questions pertaining to this project can be directed to Kelly O'Sullivan at 951-955-8851 or [kosulliv@rivco.org](mailto:kosulliv@rivco.org)

Very truly yours,

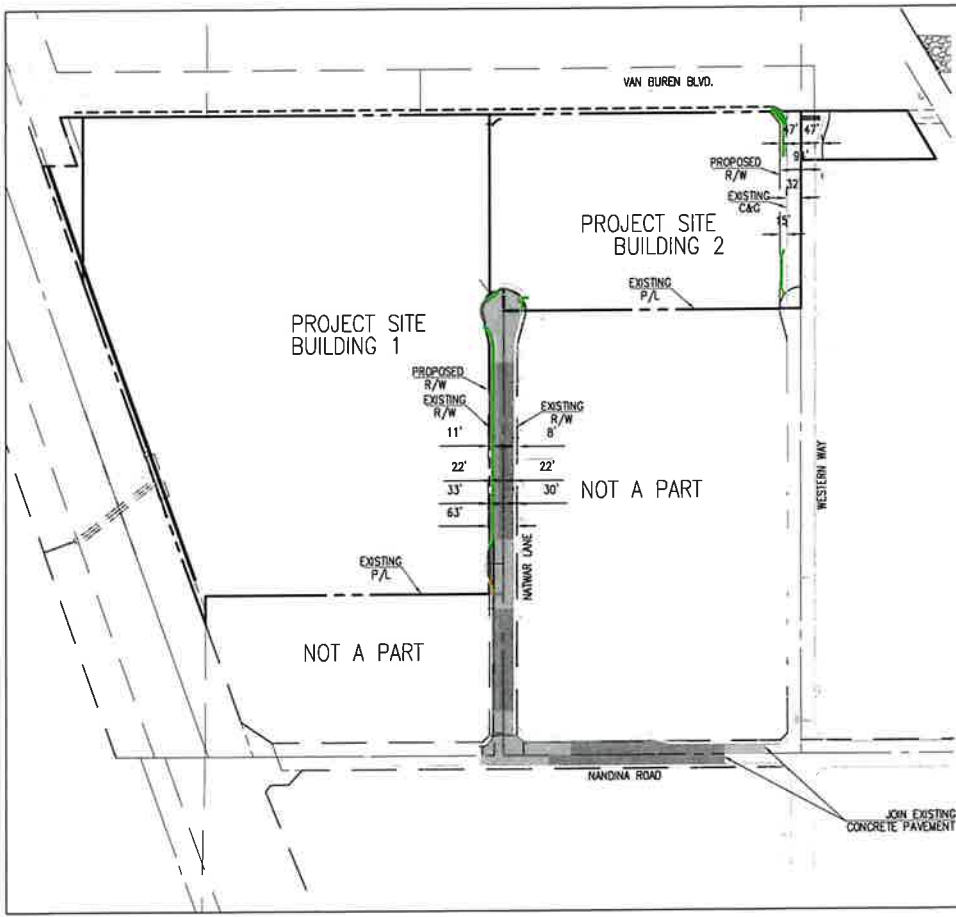


ALBERT MARTINEZ  
Chief of Developer Services Division

KO:jss

# Exhibit B

## Concrete Pavement Limits



**CITY OF PERRIS**

**FIRST MARCH LOGISTICS  
CONCRETE EXHIBIT  
NATWAR LANE, WESTERN WAY  
AND NANDINA ROAD**

**TEI** Thienes Engineering, Inc.  
CIVIL ENGINEERING • LAND SURVEYING  
 14349 FIRESTONE BOULEVARD  
 LA MIRADA, CALIFORNIA 90630  
 PH: (714) 521-4811 FAX: (714) 521-4123



# CITY OF PERRIS

## PUBLIC WORKS DEPARTMENT

Weed Abatement

NPDES Services

Flood Control and Landscape Districts

# MEMORANDUM

**Date:** May 24, 2023

**To:** Nathan Perez, Senior Planner

**From:** Michael Morales, CIP Manager

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

**Subject:** DPR 20-00004 TPM 37965 (20-05117) – Condition of Approval  
**Proposal to construct a 419,034 square foot industrial building (phase 1) and a 139,971 square foot industrial building (phase 2) totaling 559,005 industrial buildings on northwest corner of Natwar Lane and Nandina Ave, within the Perris Valley Commerce Center (PVCC) Specific Plan.**

---

- 1. Dedication and/or Landscape Maintenance Easement.** Offer of Dedication and Landscape Maintenance Easement for City landscape maintenance district shall be provided as follows:
  - **Natwar Lane** - Provide offer of dedication as needed to provide for full half width (60 ROW, 30 Half Width) Street, curb gutter, sidewalk, and off-site landscaping requirements, per City General Plan, including minimum 10' public parkway from face of curb.
  - **Western Way** - Provide offer of dedication as needed to provide for full half width Street (94' ROW, 47' Half Width), curb gutter, sidewalk, and off-site landscaping requirements, per City General Plan, including minimum 15' public parkway from face of curb.
  - **Van Buran Blvd.** – Provide offer of dedication as need to provide for 10' of off-site landscape behind back of curb per City requirements.
- 2. Landscape Maintenance Easement and Landscape Easement Agreement.** The developer shall provide, for review and approval, an Offer of Dedication and certificate of acceptance, complete with a legal plat map and legal description to the City of Perris. In addition, if required by the City of Perris, the Developer shall provide a landscape easement and Landscape easement agreement, acceptable to the City of Perris. The City shall record the same with the Riverside County Recorder's Office, and the recorded instrument shall be returned to the City Clerk of the City of Perris for filing.
- 3. Landscaping Plans.** Three (3) copies of Construction Landscaping and Irrigation Plans for the off-site landscaping, including any medians or other landscape areas along the dedications shall be submitted to the Planning Department for approval and shall be accompanied by the appropriate filing fee. The landscape and irrigation plan shall be prepared by a registered landscape architect and conform to the requirements of Chapter 19.70 of the Municipal Code. The location, number, genus, species, and container size of the plants shall be shown. This landscape plan shall be titled "Off-site Landscape Plan for DPR20-00004, TPM37965" 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:
  - **Natwar Lane** – Per 6.2.1 Streetscape Landscape design guidelines and planting pallet for Local Road in the Perris Valley Commerce Center Specific Plans, and figure 6.0-10 of the (PVCCSP), for sizing and spacing requirements. Tree: Platanus acerfolia London Plane Tree. Use of drought resistant shrubs and ground cover intended to complement the existing parkways, including but not limited to the following: Muhlenbergia capillaris Pink Muhly, Hesperaloe parviflora Brakelight Dwarf Red Yucca, Rosmarinus officinalis Huntington Carpet Rosemary.
  - **Western Way** - Per 6.2.1 Streetscape Landscape design guidelines and planting pallet for Local Road in the Perris Valley Commerce Center Specific Plans, and figure 6.0-6 of the (PVCCSP), for sizing and spacing requirements. Planting will be the same plant pallet east across the street of Western Way at existing development. Primary tree Platanus acerfolia London Plane Tree, Secondary Tree Lagerstroemia Indica x fauriei. Use of drought resistant shrubs and ground cover intended to complement the existing parkways, including but not limited to the following: Nandina domestica Woods Dwarf, Muhlenbergia capillaris Pink Muhly, Lantana New Gold, Hesperaloe parviflora Brakelight Dwarf Red Yucca, Rosmarinus officinalis Huntington Carpet Rosemary and Tachelospermum jasminoides variegated.
  - **Van Buran Blvd.** - Per 6.2.1 Streetscape Landscape design guidelines and planting pallet for Local Road in the Perris Valley Commerce Center Specific Plans, and figure 6.0-6 of the (PVCCSP), for sizing and spacing requirements. Planting will be the same plant pallet east across the street of Western Way at existing development. Primary Tree Lagerstroemia Indica x 'Muskogee'. Use of drought resistant shrubs and ground cover intended to complement the existing parkways, including but not limited to the following: Purple Hopseed, Lantana New Gold, Hesperaloe parviflora Brakelight Dwarf Red Yucca, Rosmarinus officinalis Huntington Carpet Rosemary and Tachelospermum jasminoides variegated.
- 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 at all perimeter walls. Acceptable products



shall include Vitrocem Anti-Graffiti Coating or equal.

- I. **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.

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

Planning Case File No(s): DEVELOPMENT PLAN REVIEW #20-00004 as REVISED

Case Planner: Nathan Perez (951) 943-5003,

Applicant: Michael Goodwin

Location: Located North of the northwest corner of Natwar Land and Nadina Ave.

Project: Proposal to construct two industrial buildings totaling 559,005 SF in size,

APN(s): 294-180-032

Reviewed By: David J. Martinez, CBO

Date: 12-04-23

**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 site will have to comply with the new EV charging station regulations.
4. No proposed structure can be built across any property lines. Prior to the issuance of any building permits all lot lines will have to be consolidated.
5. The proposed development project will have to comply with both Title 24 Access Regulations and Federal ADA access regulations, for the site and proposed buildings.

**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**



**CITY OF PERRIS**  
COMMUNITY SERVICES

---

# MEMO

**Date:** October 10, 2023

**To:** Nathan Perez, 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:** Development Plan Review (DPR) 20-00004 and TPM 37965 (20-05117) – A preliminary proposal to construct a 419,032 square-foot industrial building (Phase 1) and a 125,341 square foot industrial building (Phase 2) totaling 544,375 square feet of industrial, located 320' north of the northwest corner of Natwar Lane and Nandina Avenue within the LI (Light Industrial) zone of the Perris valley Commerce Center Specific Plan area (PVCC SP) – Comments

---

Community Services Staff reviewed DPR 20-00004 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)

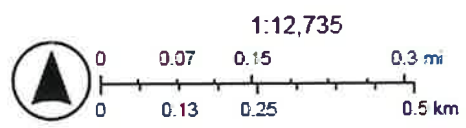
## **Exhibit B**

### Location/Aerial Map





Parcels  
 Perris Boundary



# **Exhibit C**

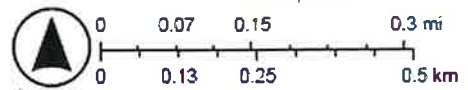
## PVCC-SP Land Use Map



Zoning

- Perris Valley Commerce Center Commercial (PVCC - C)
- Perris Valley Commerce Center General Industrial (PVCC - GI)
- Perris Valley Commerce Center Light Industrial (PVCC - LI)
- Perris Boundary

1:12,735



Neamap

# **Exhibit D**

## **MARB/IPA ALUCP MAP**



Parcels  
Perris Boundary



# **Exhibit E**

## **Tentative Parcel Map 37965**



## Exhibit F

Project Plans (Site Plan, Floor Plan, Building Elevations, Conceptual Landscape Plans, and Colors and Materials Sample Sheet)

*Due to the size of the plans, only select plans are provided in the staff report package; the complete set of plans are on file with the Planning Department and available online at:*

[https://www.cityofperris.org/departments/  
development-  
services/planning/environmental-  
documents-for-public-review/-folder-  
371#docan1206\\_1313\\_479](https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-371#docan1206_1313_479)





**OWNER:**  
FIRST

**Project:**  
FIRST MARCH  
LOGISTICS

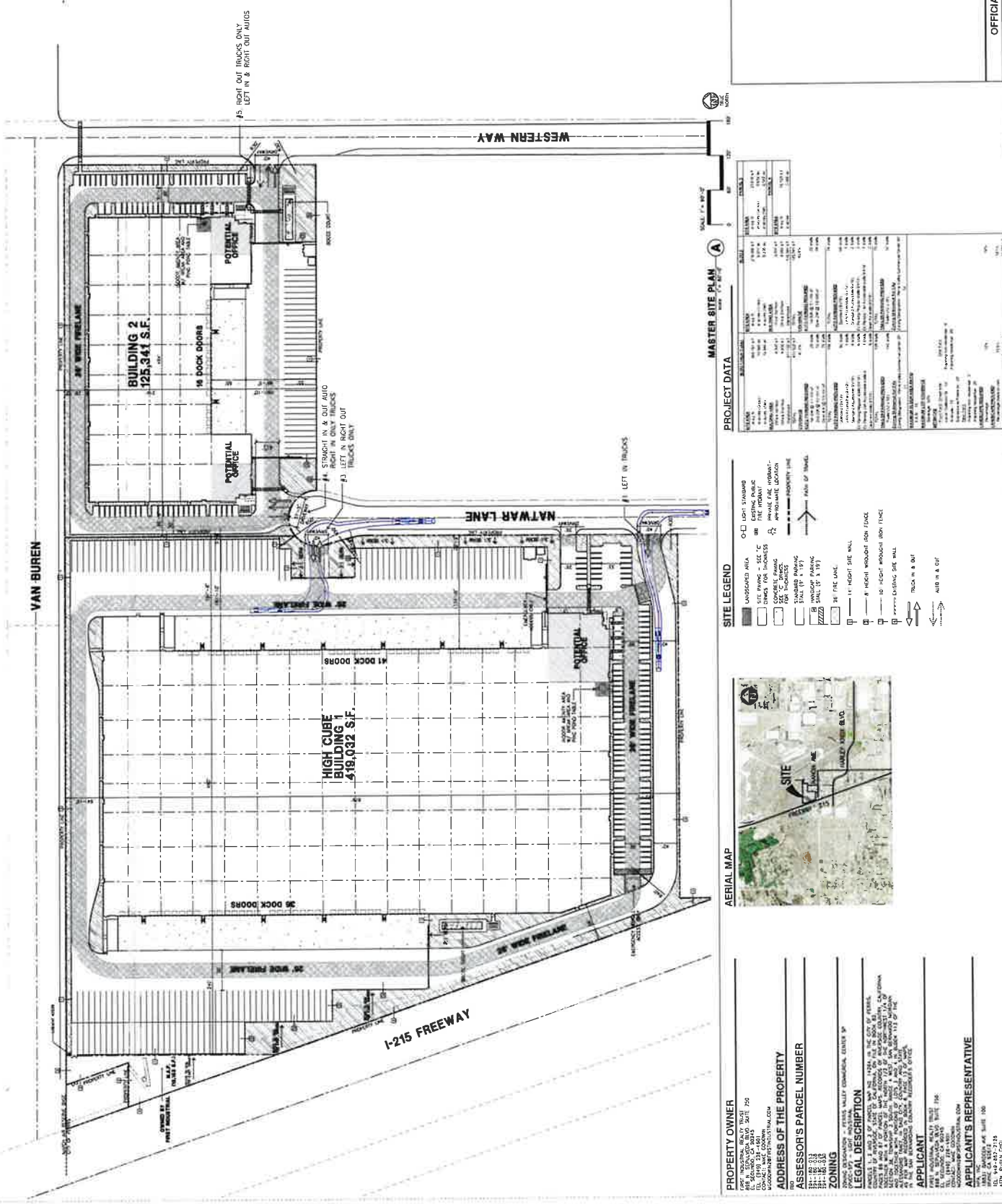
**Consultants:**  
THERMS  
SCLA

**MATERIALS**

**PHASE 2**

PROPERTY OWNER	
1000	
PROJECT DATA	
Project Number:	16102
Client:	First
Date:	08/12/2023
Revision:	

PROPERTY OWNER	
1000	
PROJECT DATA	
Project Number:	16102
Client:	First
Date:	08/12/2023
Revision:	



**SITE LEGEND**

- UNDEVELOPED AREA
- EXISTING PARKING
- NEW PARKING
- EXISTING SIDEWALK
- NEW SIDEWALK
- EXISTING DRIVEWAY
- NEW DRIVEWAY
- EXISTING DRIVE
- NEW DRIVE
- EXISTING FENCE
- NEW FENCE
- EXISTING UTILITY
- NEW UTILITY
- EXISTING ROAD
- NEW ROAD
- EXISTING WALL
- NEW WALL
- EXISTING SIGN
- NEW SIGN
- EXISTING LIGHT FIXTURE
- NEW LIGHT FIXTURE
- EXISTING TREE
- NEW TREE
- EXISTING TREE REMOVAL
- NEW TREE REMOVAL
- EXISTING TREE PLANTING
- NEW TREE PLANTING
- EXISTING PLANTING
- NEW PLANTING
- EXISTING CONCRETES
- NEW CONCRETES
- EXISTING ASPHALT
- NEW ASPHALT
- EXISTING GRASS
- NEW GRASS
- EXISTING SAND
- NEW SAND
- EXISTING DIRT
- NEW DIRT

**MASTER SITE PLAN A**

**PROJECT DATA**

ITEM	DESCRIPTION	DATE	BY	CHECKED	DATE	BY
1	ISSUED FOR PERMITS	08/12/2023	[Signature]	[Signature]	08/12/2023	[Signature]



**PROPERTY OWNER**  
FIRST MARCH LOGISTICS, LLC  
1000...  
SAN RAMON, CA 94583

**ADDRESS OF THE PROPERTY**  
1000...  
SAN RAMON, CA 94583

**ASSESSOR'S PARCEL NUMBER**  
1000...  
SAN RAMON, CA 94583

**ZONING**  
INDUSTRIAL

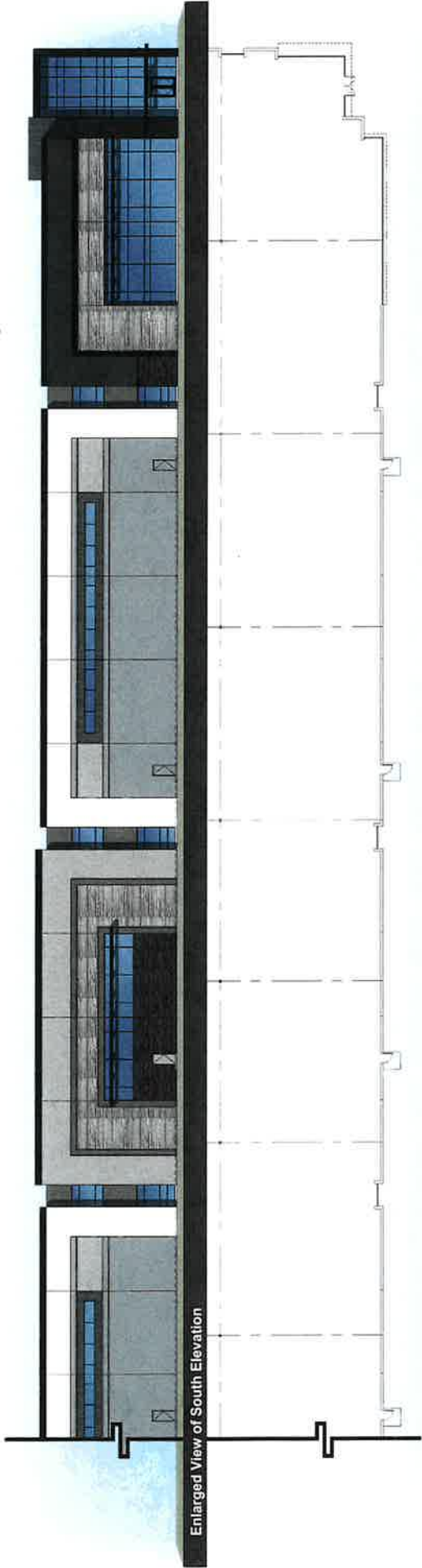
**LEGAL DESCRIPTION**  
...  
...  
...  
...  
...

**APPLICANT**  
...  
...  
...  
...  
...

**APPLICANT'S REPRESENTATIVE**  
...  
...  
...  
...  
...

OFFICIAL USE ONLY





Enlarged View of South Elevation



Enlarged View of East Elevation



Conceptual Building Elevations Enlarged View

# FIRST MARCH LOGISTICS - BLDG 1

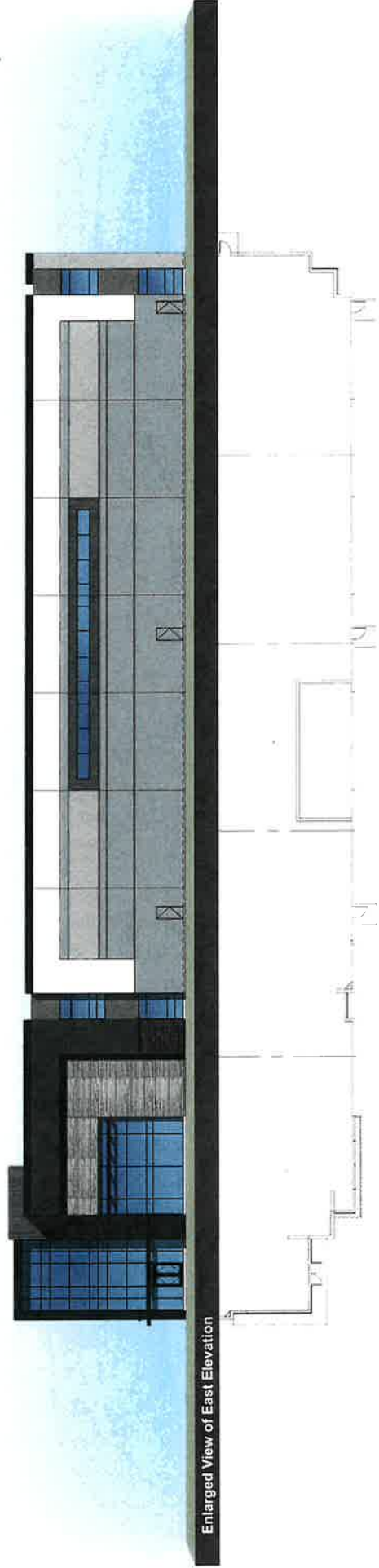
City of Perris, CA

10/09 10/20/2012





Enlarged View of South Elevation



Enlarged View of East Elevation



Conceptual Building Elevations Enlarged View

**FIRST MARCH LOGISTICS - BLDG 2**

City of Fremont, CA # 19109 / 12.20.2023



## **Exhibit G**

Final Environmental Impact Report (SCH: 2022040023), Mitigation Monitoring and Reporting Program, Associated Technical Studies, and Responses during NOA timeframe.

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

[https://www.cityofperris.org/departments/  
development-  
services/planning/environmental-  
documents-for-public-review/-folder-  
371#docan1206\\_1313\\_479](https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-371#docan1206_1313_479)

# **Planning Commission Agenda**

**CITY OF PERRIS**

**November 06, 2024**

## **Item**

# **6B**

***Development Plan Review***

***(DPR) 22-00018***



# CITY OF PERRIS

## PLANNING COMMISSION

### AGENDA SUBMITTAL

- MEETING DATE:** November 6, 2024
- SUBJECT:** Development Plan Review (DPR) 22-00018 – A proposal to construct a 643,419 square foot industrial warehouse building on two parcels totaling 33.51 acres, located south of Ellis Avenue, north of Case Road, between Goetz Road and the I-215 freeway in the Light Industrial (LI) Zone. Applicant: Courtney Wing, Newcastle Partners, Inc.
- REQUEST:** Adopt Resolution 24-19 certifying the Final Environmental Impact Report (SCH 2023040144), and adopting the Mitigation, Monitoring and Reporting Program (MMRP), Statement of Overriding Considerations, and Findings of Fact related to DPR 22-00018; and
- Adopt Resolution 24-17 approving Development Plan Review (DPR) 22-00018, to facilitate the construction of 643,419 square-foot industrial warehouse building, based on the findings and the Conditions of Approval.
- CONTACT:** Patricia Brenes, Planning Manager
- 

#### **BACKGROUND**

The 33.51-acre site is zoned Light Industrial (LI) and consists of two vacant parcels surrounded by industrial buildings under construction to the north zoned LI, vacant property and industrial uses to the west zoned LI, vacant property to the south zoned LI, and Action Star Games Paintball Park to the east zoned LI. The BNSF (Burlington North Santa Fe) railway runs along the southwest area of the project site, north of Case Road (Exhibit C).

The entire site is located within criteria cell (3276) of the Western Riverside County Multiple Species Habitat Conservation Plan (Western Riverside MSHCP), which requires projects to work with the Riverside County Regional Conservation Authority (RCA) to ensure consistency with the MSHCP. Therefore, the Riverside Conservation Authority and applicable wildlife agencies' clearance is required prior to issuance of grading permit or any land disturbance.

As a matter of information, the Planning Commission conducted a public Scoping Meeting on May 3, 2023, to review and discuss the preparation of an Environmental Impact Report for the Project. They commented that environmental topics such as traffic, air quality, and vehicle commingling should be analyzed for this Project.

**PROJECT DESCRIPTION**

The applicant is requesting approval of a Development Plan Review for the construction of a 643,419 square foot warehouse on 33.51 acres. As part of the Project, the applicant is proposing dedication of 5 acres, located on the southeast corner of the site, for preservation as open space for compliance with the requirements of the Western Riverside MSHCP. The proposed industrial building, referred to as the Ellis Logistic Center, will not be used for cold storage and includes a 20,000 square foot primary office area and 10,000 square foot office mezzanine on the northwest corner of the building. The building has been designed in a contemporary style with an overall height of 49 feet. A total of 39 dock doors and two (2) at grade loading areas are proposed on the north side of the building and 48 dock doors and one (1) at grade loading area on the south side of the building. A total of 174 parking spaces are provided to serve the site. In addition, 225 trailer parking spaces are provided on the northerly and southerly sides of the site.

Separate access driveways are provided along Ellis Avenue for passenger vehicles and delivery trucks. Additionally, the Project includes a proposed gate access in the southern storage yard, should a future tenant wish to connect to the existing rail spur. Trucks are anticipated to access the I-215 freeway by exiting the project site via Ellis Avenue, to Case Road, to Mapes Road, to Bonnie Drive, and to Highway 74, consistent with the City's adopted truck route.





**PROJECT ANALYSIS**

The table below summarizes the Project's consistency with the General Plan, Zoning Code, Good Neighbor Guidelines, and March Air Reserve Base/Inland Port Airport and Perris Valley Airport Land Use Compatibility Plans.

<b>Consistency Analysis</b>
<p><b>Consistency with the General Plan</b></p> <p>The Project is consistent with the Light Industrial (LI) land use designation, which is intended for manufacturing, research, warehousing/ distributing, assembly of non-hazardous products and material, retail related to manufacturing. Additionally, the Project will be consistent with the following policies and goals of the General Plan Land Use and Circulation Elements:</p> <p><u>Land Use Element:</u></p> <ul style="list-style-type: none"><li>○ Goal II - New development consistent with infrastructure capacity and municipal services capabilities.</li><li>○ Goal III - Commerce and industry to provide jobs for residents at all economic levels</li><li>○ Policy III.A - Accommodate diversity in the local economy.</li></ul> <p><u>Circulation Element:</u></p> <ul style="list-style-type: none"><li>○ Goal II – A well-planned, designed, constructed, and maintained street and highway system that facilitates the movement of vehicles and provides safe and convenient access to surrounding developments.</li><li>○ Goal V - Efficient goods movement.<ul style="list-style-type: none"><li>- Policy V.A (Circulation Element): Provide safe movement of goods along the street and highway.</li><li>- Policy V.A.7: Require streets abutting properties in Light Industrial and General Industrial Zones to conform to standard specifications for industrial collector streets to accommodate the movement of heavy trucks.</li><li>- Policy V.A.8: Provide adequate off-street loading areas for all commercial and manufacturing land uses.</li></ul></li></ul>
<p><b>Consistency with the Zoning Code</b></p> <p>The project site has a Light Industrial (LI) Zone, which is intended to provide for light industrial uses and related activities including manufacturing, research, warehouse and distribution, assembly of non-hazardous products/materials, and retail related to manufacturing. This zone correlates with the Light Industrial General Plan land use designation. As proposed, the proposed industrial warehouse building complies with the permitted uses and development standards provided in the LI Zone.</p>
<p><b>Consistency with the Good Neighbor Guidelines</b></p> <p>The Project was submitted on June 6, 2022, prior to the adoption of the Industrial Good Neighbor Guidelines (GNG) in September 2022; therefore, it is not required to comply with GNG. Nonetheless, the applicant has designed the Project to be consistent with the GNG.</p>

<b>Consistency Analysis</b>	
<b>Consistency with the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (MARB/IPA ALUCP) and the Perris Valley Airport</b>	
<p>The Project site is located within Zone E (Other Airport Environs) of the MARB/IPA ALUCP, which have no limit or usage intensity and therefore will have no major impact to the Project. The project site is also located in Zones D (Flight Corridor Buffer) and E (Other Airport Environs) of the Perris Valley Airport, which has no accident potential risk. Thus, no major impact to the Project. The proposed Project was considered by the Airport Land Use Commission (ALUC) on August 14, 2023, and was determined to be conditionally consistent with the MARB/IPA ALUCP and the Perris Valley Airport.</p>	

**COMPLIANCE WITH APPLICABLE DEVELOPMENT STANDARDS**

The table below summarizes compliance with the Light Industrial Zone and Chapter 19.69 – Parking Development Standards of the Zoning Code.

<b>Development Standards</b>					
<b>Section 19.44 – Light Industrial Zone</b>					
	<b>Standard</b>		<b>Proposed</b>	<b>Consistent</b>	<b>Inconsistent</b>
<b>Lot Coverage</b>	50 percent maximum		49.8 percent	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>FAR (Floor Area Ratio)</b>	0.75		44.07%	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Lot Size</b>	15,000 square feet		33.51 acres	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Lot Width</b>	75 feet		1,264 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Lot Depth</b>	100 feet		1,227feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Building Height</b>	50 feet		49 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Setbacks</b>	Front Yard: North – Ellis Avenue	35 feet	131feet - 145 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Interior Side Yard: West	0 feet	85 feet-6 inches	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Interior Side Yard: East	0 feet	72 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Street Rear Yard: South	30 feet	97 feet - 472 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Landscape Coverage</b>	10 percent		15.12 percent	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<b>Parking Standards</b>					
<b>Chapter 19.69 – Parking Development Standards</b>					
<b>Use</b>	<b>Standard</b>	<b>Required</b>	<b>Proposed</b>	<b>Consistent</b>	<b>Inconsistent</b>
<b>Industrial Building</b>	Warehouse: 643,419 s.f. 20,000 s.f. (1space/1000 s.f.)	20 spaces			
	20,000 – 40,000 s.f. (1 space /2000 s.f.)	10 spaces	174 spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Over 40,000 s.f. (1 space/5000 s.f.)	121spaces			
<b>Total Parking</b>		<b>151 spaces</b>	<b>174 spaces</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Surplus Parking</b>		<b>23 spaces</b>			

### COMPLIANCE WITH OTHER APPLICABLE REQUIREMENTS

- **Building Elevations**

The building features a modern industrial design, 49 feet in height. Its aesthetic is enhanced through a variety of elements, including differing rooflines, vertical and horizontal windows, recessed panels, and additional vertical features. In addition to a cement tilt-up structure, the Project includes faux wood cement tiles and blue reflective glazing for the windows. The color palette consists of shades of grey complemented by a subtle tan, creating a striking contrast with lighter tones. This mix of colors, dynamic footprints, varied roof heights, and architectural details adds visual interest to the building. (Exhibit G).

- **Employee Amenity and Recreation Areas**

Industrial buildings over 100,000 square feet must have at least one (1) indoor employee amenity and two (2) outdoor employee amenities. The industrial building proposes an outdoor break area consisting of a concrete lunch patio and a seating area covered with a trellis structure located at the western side of the building and a Bocce ball court at the southern area of the employee parking. An indoor amenity has not been identified, as such a condition of approval is recommended requiring an indoor amenity, subject to Planning staff approval. As conditioned, the project amenities will comply with the requirements of the LI Zone (Exhibit G).

- **Landscaping**

The proposed conceptual landscape plan conforms to the Landscaping Ordinance's requirements. The proposed on-site landscaping coverage on the commercial component totals approximately 191,990 square feet or 15.12 percent, where 10 percent would be required. The entire site has a rich palette of ground cover, shrubs, trees, and accent trees at the entry points throughout the project site. 36-inch box trees are provided along Ellis Avenue to help soften and screen the walls around the truck/trailer courtyard area. Landscaping has been provided throughout the parking areas, adjacent to the building, and in front of screen wall areas. As proposed, the proposed landscaping exceeds the minimum landscape coverage requirement (Exhibit G).

- **Fencing/Walls**

The truck/trailer courtyard/loading areas on the north and south sides of the site are proposed to be screened with 14-foot-high decorative screen walls. The Project proposes courtyard/loading gates to include a perforated metal mesh to be installed behind the gates to obscure visibility into the loading areas. An 8-foot-high tubular steel fence, painted black, with decorative pilasters at 75 feet on center, is proposed along the westerly and easterly property lines. Overall, the proposed fencing and walls comply with the City of Perris development standards (Exhibit G).

## **ENVIRONMENTAL CONSIDERATIONS AND CEQA PROCESS**

An Environmental Impact Report (SCH 2023040144) has been completed in compliance with the California Environmental Quality Act (CEQA) Guidelines (Exhibit H). The EIR concludes that all impacts have generally been reduced to less than significant or have been reduced to below the level of significance with the implementation of mitigation measures, except for impacts related to roadway noise impact, which have been identified as significant and unavoidable. Adoption of a Statement of Overriding Consideration would be required in order to approve the Project.

A Notice of Availability for the Draft Environmental Impact Report (Draft EIR) was sent to property owners within 300 feet of the Project site, tribes, agencies, and interested parties. The notice 45-day public comment review period started on May 17, 2024, and ended on July 1, 2024. During the 45-day comment period, the City received ten (10) comment letters from the following interested parties (Exhibit H):

1. South Coast Air Quality Management District (SCAQMD) –The commenter requested that the City provide an electronic copy of any live modeling calculations files. The City supplied the requested files on June 25, 2024. This comment does not question the content or conclusions of the Draft EIR and has been noted for the record. Further comments provided include compliance with Rule 2305. Compliance with South Coast AQMD Rule 2305 is part of the City of Perris Good Neighbor Guidelines for Siting New and/or Modified Industrial Facilities.
2. City of Menifee – The City alleges that the DEIR failed to adequately analyze, and mitigate significant impacts, to the traffic analysis. The commenter also recommended improvements to mitigate traffic impacts.
3. Riverside Transit Agency – The comment written for the records is that the agency currently has no comments.
4. Riverside County Flood Control – Provided a general comment requiring the applicant to payment of all applicable development impact fees must be done prior issuance of grading permit, and an encroachment permit is required for any construction-related activities within the district right-of-way or facilities.
5. Agua Caliente Band of Cahuilla Indians – The commenter recommended cultural mitigation measures concerning cultural resources.
6. Adams Broadwell Joseph and Cardozo – The commenter requested a copy of Appendix C2 of the Health Risk Assessment Modeling Data. In addition, on a separate letter, the

commenter noted that the DEIR does not sufficiently address the potential significant impacts of air quality and noise emissions.

7. Blum Collins & Ho LLP, representing the Golden State Environmental Justice Alliance – Commenter emphasized the need for additional analysis regarding air quality, energy, land use, transportation and traffic, as well as greenhouse gas emissions. They also recommended presenting a reasonable range of alternatives for consideration.
8. Advocates for the Environment – Commenter stated the city should require the Project to be Net-Zero emissions. The commenter alleges that GHG analysis is not supported by substantial evidence and should be analyzed with all applicable plans which include the Perris Climate Action Plan (CAP) to reduce GHG.

Responses to Comments were prepared and included in the Final EIR. None of the comments raised additional environmental concerns that have not been addressed in the EIR, constitute "significant new information" or meet any of the conditions in Section 15088.5 of the State CEQA Guidelines that would require recirculation of the EIR (Exhibit I). Per the Public Resources Code Section 21092.5, the City provided a written response to the commenting public agencies at least ten (10) days prior to the hearing date when certification of the EIR will be considered.

#### **PUBLIC HEARING NOTICE:**

A Notice of Public Hearing for the Planning Commission meeting was published in the local newspaper and sent to agencies and property owners within 300 feet of the project site. As of the writing and distribution of the staff report, staff has not received any additional letters regarding this Project.

#### **RECOMMENDATION:**

Recommend to the Planning Commission adoption of Resolution 24-19 recommending certification of the Final Environmental Impact Report (SCH 2023040144), adoption of the Mitigation and Monitoring and Reporting Program; and adoption of Resolution 24-17 approving Development Plan Review (DPR) 22-00018 to facilitate the construction 643,419 square-foot industrial warehouse building on 33.51-acres, based on the findings and the Conditions of Approval.

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

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

#### **EXHIBITS:**

- A. Resolution 24-19 Certifying the Final Environmental Impact Report (SCH 2023040144) and Adopting the Statement of Overriding Considerations, Findings of Fact, and the Mitigation Monitoring and Reporting Program

*Due to the size of the file, only the Resolution is included as a hard copy; the Exhibits are available online at:*

[https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-367#docan1206\\_1313\\_479](https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-367#docan1206_1313_479)

- B. Resolution 24-17 with Conditions of Approval (Planning, Engineering, Public Works, Community Services, and Building & Safety)
- C. Vicinity/Aerial Map
- D. Existing General Plan Map
- E. Existing Zoning Map
- F. MARB/IPA ALUCP Map
- G. Project Plans (Site Plan, Floor Plan, Building Elevations, Conceptual Landscape / Fence and Wall Plans, and Color renderings)

*Due to the size of the plans, only select plans are provided in the staff report package; the complete set of plans are on file with the Planning Department and available online at:*

[https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-367#docan1206\\_1313\\_479](https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-367#docan1206_1313_479)

- H. Final EIR (Draft Environmental Impact Report, Technical Studies, Public Comments and Responses to Comments)

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

[https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-367#docan1206\\_1313\\_479](https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-367#docan1206_1313_479)

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

## EXHIBIT A

Resolution No. 24-19 Certifying the Environmental Impact Report and Adopting the Statement of Overriding Considerations, Findings of Fact, and the Mitigation Monitoring and Reporting Program

*Due to the size of the file, only the Resolution is included as a hard copy; the Exhibits are available online at:*

[https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-367#docan1206\\_1313\\_479](https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-367#docan1206_1313_479)

**RESOLUTION NO. 24-19**

***A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, CERTIFYING THE ENVIRONMENTAL IMPACT REPORT (STATE CLEARINGHOUSE NO. 2023040144) PREPARED FOR THE ELLIS INDUSTRIAL BUILDING PROJECT CONSISTING OF DEVELOPMENT PLAN REVIEW 22-00018, AND ADOPTING THE PROPOSED MITIGATION MONITORING AND REPORTING PROGRAM AND THE FINDINGS OF FACT AND STATEMENT OF OVERRIDING CONSIDERATIONS, BASED UPON THE FINDINGS NOTED HEREIN.***

***WHEREAS***, the applicant, Courtney Wing with Newcastle Partners, Inc., proposes to construct a 643,419 square foot industrial warehouse building on 33.51 acres, located south of Ellis Avenue, north of Case Road, between Goetz Road and the I-215 Freeway (APNs: 330-090-006 and 330-090-007) in the Light Industrial Zone (the “Project”); and

***WHEREAS***, the applicant submitted Development Plan Review (“DPR”) 22-00018 for the Project for consideration of architectural design and site layout; and

***WHEREAS***, the proposed DPR 22-00018 is considered a “project” as defined by the California Environmental Quality Act (“CEQA”); and

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

***WHEREAS***, the City, as lead agency, determined that an Environmental Impact Report should be prepared under CEQA in order to analyze all potentially significant adverse environmental impacts of the Project; and

***WHEREAS***, an Environmental Impact Report (“EIR”) (State Clearing House No. 2023040144) was prepared for the Project and was publicly reviewed for a forty-five (45) day period in accordance with CEQA from May 17, 2024, to July 1, 2024; and

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

***WHEREAS***, on November 6, 2024, the Planning Commission conducted a duly noticed public hearing on the Project, which includes, without limitation, consideration of public testimony and materials in the staff report and accompanying documents for the Environmental Impact Report (State Clearinghouse No. 2023040144), Mitigation Monitoring and Reporting Program, and Findings of Facts and Statement of Overriding Considerations, and DPR 22-00018; and



**WHEREAS**, all the requirements of CEQA and the State CEQA Guidelines have been satisfied in the EIR, which is sufficiently detailed so that all of the potentially significant environmental effects of the Project have been adequately evaluated; and

**WHEREAS**, the EIR prepared in connection with the Project sufficiently analyzes both the feasible mitigation measures necessary to avoid or substantially lessen the Project's environmental impacts and a range of feasible alternatives capable of eliminating or reducing these effects by CEQA and the State CEQA Guidelines; and

**WHEREAS**, all of the proposed findings and conclusions recommended by this Resolution are based upon the oral and written evidence presented to the Planning Commission as a whole and not based solely on the information provided in this Resolution; and

**WHEREAS**, before taking action, the Planning Commission has heard, been presented with, and reviewed all of the information and data which constitutes the administrative record, including, but not limited to, the Final EIR, Mitigation Monitoring and Reporting Program, and the Findings of Fact and Statement of Overriding Considerations attached hereto and incorporated by reference as if outlined in full; and

**WHEREAS**, the Planning Commission's certification of the Final EIR reflects its independent judgment and analysis; and

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

**WHEREAS**, all other legal prerequisites to adopting this Resolution have occurred; and

**WHEREAS**, the Final Environmental Impact Report (State Clearinghouse No. 2023040144) was prepared in accordance with Sections 21000 through 21177 of the California Public Resources Code and Sections 15000 through 15387 of the California Code of Regulations (*CEQA Guidelines*).

**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 and incorporated herein by reference.

**Section 2.** The majority of potentially significant environmental impacts of the Project identified in the Final EIR have been determined to be insignificant or mitigated to a less than significance level.

**Section 3.** Certain impacts associated with Noise have been determined to be significant and unavoidable. The specific impacts are outlined in the Findings of Fact and Statement of Overriding Considerations attached hereto and incorporated herein by reference as if set forth in full. Based on significant economic, social, and other public benefits, as outlined in the Findings of Fact and Statement of Overriding Considerations, the Planning Commission finds those effects acceptable. Such benefits include, but are not limited to, an increase in local government revenues via additional business tax, more opportunities for businesses to be located in the City providing more employment opportunities for City residents, and the Project will dedicate approximately five (5) acres to the Western Riverside County Regional Conservation Agency (RCA) for permanent preservation of that area to be included in the RCA's regional habitat preserve area. Therefore, the Planning Commission finds those significant and unavoidable effects acceptable and hereby adopts the Findings of Fact and Statement of Overriding Considerations.

**Section 4.** The Planning Commission finds that the Final EIR (State Clearinghouse No. 2023040144) has been completed in compliance with CEQA and the State CEQA Guidelines and certifies the Final EIR as complete and adequate.

**Section 5.** The Planning Commission hereby adopts the Mitigation Monitoring and Reporting Program attached hereto and incorporated herein by reference as if set forth in full.

**Section 6.** The Planning Commission declares that should any provision, section, paragraph, sentence, or word of this Resolution be rendered or declared invalid by any court of competent jurisdiction or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences, and words of this Resolution shall remain in full force and effect.

**Section 7.** The Chairperson shall sign, and the Secretary shall certify the passage and adoption of this Resolution.

**ADOPTED, SIGNED, and APPROVED** this 6<sup>th</sup> day of November 2024.

\_\_\_\_\_  
CHAIRPERSON, PLANNING COMMISSION

ATTEST:

\_\_\_\_\_  
Secretary, Planning Commission

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

I, Patricia Brenes, Designee Secretary of the Planning Commission of the City of Perris, do hereby certify that the foregoing Resolution No. 24-19 was duly adopted by the Planning Commission of the City of Perris at a regular meeting thereof held on the 6th day of November 2024, by the following vote:

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

\_\_\_\_\_  
Secretary of the Planning Commission

**Attachments:** Draft EIR, Final EIR, Findings of Fact and Statement of Overriding Considerations, and Mitigation Monitoring and Reporting Program  
*Due to the size of the files this attachment is available online at:*  
[https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-405#docan1206\\_1313\\_479](https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-405#docan1206_1313_479)

## EXHIBIT B

Resolution No. 24-17 Approving  
Development Plan Review (DPR) 22-00018,  
and Conditions of Approval (Planning,  
Engineering, Public Works, Community  
Services, and Building & Safety)

*Due to the size of the file, only the  
Resolution is included as a hard copy; the  
Exhibits are available online at:*

[https://www.cityofperris.org/departments/  
development-  
services/planning/environmental-  
documents-for-public-review/-folder-  
367#docan1206\\_1313\\_479](https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-367#docan1206_1313_479)

**RESOLUTION NUMBER 24-17**

***A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING DEVELOPMENT PLAN REVIEW 22-00018 TO FACILITATE THE CONSTRUCTION OF A 643,419 SQUARE FOOT INDUSTRIAL WAREHOUSE BUILDING ON 33.51 ACRES LOCATED ON THE SOUTH OF ELLIS AVENUE, NORTH OF CASE ROAD, BETWEEN GOETZ ROAD AND THE I-215 FREEWAY IN THE LIGHT INDUSTRIAL ZONE, SUBJECT TO CONDITIONS OF APPROVAL AND THE FINDINGS NOTED HEREIN.***

***WHEREAS***, the applicant, Courtney Wing with Newcastle Partners, Inc., proposes to construct a 643,419 square foot industrial warehouse building on 33.51 acres, located south of Ellis Avenue, north of Case Road, between Goetz Road and the I-215 Freeway (APNs: 330-090-006 and 330-090-007) in the Light Industrial Zone (the “Project”); and

***WHEREAS***, the proposed use is in accordance with the objectives of the 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***, the applicant submitted Development Plan Review (“DPR”) 22-00018 for the Project for consideration of architectural design and site layout; and

***WHEREAS***, an Environmental Impact Report (“EIR”) (State Clearing House No. 2023040144) was prepared for the Project and was publicly reviewed for a forty-five (45) day period in accordance with the California Environmental Quality Act (“CEQA”) from May 17, 2024 to July 1, 2024; and

***WHEREAS***, the Planning Commission held a duly noticed public hearing on November 6, 2024, at which time all interested persons were given full opportunity to be heard and to present evidence regarding the Project; and

***WHEREAS***, on August 14, 2023, the Riverside County Airport Land Use Commission (“ALUC”) determined that the Project is consistent with the MARB/IPA ALUCP; and the Perris Valley Airport; and

***WHEREAS***, Chapter 19.54 of the Perris Municipal Code (Zoning Code, Authority and Review Procedures) authorizes the City to approve, conditionally approve, or deny requests for Development Plan Reviews; and

***WHEREAS***, prior to taking action, the Planning Commission has heard, been presented with, and reviewed all of the information and data that constitutes the administrative record for the

above-mentioned Project, including all oral and written evidence presented to the City during all Project meetings and hearings related to the Project; and

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

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

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

**Section 2. Environmental Analysis.** Based upon the foregoing and all oral and written statements and reports presented by City staff and members of the public, including, but not limited to, all such statements and reports (including all attachments and exhibits) presented at its public hearing on November 6, 2024, the Planning Commission hereby finds:

- A. An Environmental Impact Report (SCH 2023040144) has been completed in compliance with the California Environmental Quality Act (CEQA) Guidelines. The EIR concludes that all impacts have generally been reduced to less than significant or have been reduced to below the level of significance with the implementation of mitigation measures, except for impacts related to noise, which have been identified as significant and unavoidable. The specific significant and unavoidable impacts are outlined in the Statement of Overriding Considerations attached hereto. Based on significant economic, social, and technological benefits, as outlined in the Statement of Overriding Considerations, the Planning Commission finds those effects acceptable.
- B. The City has complied with CEQA.
- C. Determinations of the Planning Commission reflect the independent judgment of the City.

**Section 3.** Based upon the foregoing and all oral and written statements and reports presented by City staff and members of the public, including but not limited to, all such statements and reports (including all attachments and exhibits), presented at this public hearing on November 6, 2024, the Planning Commission further finds the following:

Development Plan Review 22-00018:

1. *The location, size, design, density, and intensity of the proposed development and improvements are consistent with the City's General Plan, the purposes and provisions of the Perris Municipal Code ("PMC"), the purposes of the Zone in which the site is located, and the development policies and standards of the City.*

The location, size, design, density, and intensity of the proposed development and improvements of the Project are consistent with the City's General Plan, the purposes and

provisions of the Perris Municipal Code, 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 basic industrial use, which may support a wide range of manufacturing and non-manufacturing uses, from large-scale warehouses and warehouse/distribution facilities to outdoor industrial activities. As such, the proposed Project is consistent with the General Plan and the LI zoning designation on the site. 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.

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 parcel's size and shape can easily accommodate the proposed development, as evidenced by the fact that the proposed site layout and design meet or exceed all applicable design and development standards of the City. In addition, nearby utility service connections are available to service the site and building, and all improvements will be designed, installed, and maintained consistent with City and service agency requirements. As such, the site is physically suitable for the proposed Project in terms of size, shape, access, and services.

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

As conditioned, the Project will not be detrimental to the public health, safety, or welfare or injurious to property and improvements in the vicinity or to the general welfare of the City. The Project is subject to the development standards of the Zoning Code and will also comply with fire accessibility requirements.

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

The proposed architecture of the Project is compatible with and meets Light Industrial development. Enhanced architecture, site design, and landscaping have been provided for the Project. The building design features symmetry and balance with enhanced architectural treatments at the corners to provide a base, body, and cap. The proposed color palette and materials provide variety and interest through the use of color tones ranging from a near-white through shades of grey that are used around the building base and to further accentuate the corner and pop-out façade elements. Overall, the combination of varying colors, veneer, variable roof heights, and mullion system windows are consistent with the architectural standards envisioned for the City.

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

The proposed Project meets and exceeds the on-site and off-site landscape standards for the Light Industrial zoning, which requires a minimum of 10% coverage. The site provides 15% coverage exceeding the standards for landscaping. It provides a mix of native and drought-

tolerant trees, shrubs, ground cover, and annual color throughout the site to ensure visual relief and effectively frame, soften, and embellish access points, building entries, parking areas, and trash enclosures. As required, all areas not covered by structures, drive aisles, parking or hardscape have been landscaped, which will provide an attractive environment for the public's enjoyment.

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

The proposed Project provides the safeguards necessary to protect the public health, safety, and general welfare through the conditions of approval, which are incorporated herein by this reference, which will ensure that the Project is developed in compliance with the City's policies and mitigates potential impacts to the environment.

**Section 4.** Based upon the forgoing, and all oral and written communication submitted by members of the public and City staff to the Planning Commission at the November 6, 2024, public hearing (including, but not limited to, all staff reports and supporting exhibits), the Planning Commission has considered and hereby certifies the Environmental Impact Report and adopts the supplemental Mitigation Monitoring and Reporting Program and Statement of Overriding Considerations, which are attached here to and incorporated herein by this reference.

**Section 5.** Based upon the forgoing, the Final Environmental Impact Report (SCH 2023040144), and all oral and written communication submitted by members of the public and City staff to the Planning Commission at the November 6, 2024, public hearing (including, but not limited to, all staff reports and supporting exhibits), the Planning Commission hereby approves Development Plan Review 22-00018, subject to the Mitigation Monitoring and Reporting Program and Conditions of Approval attached to this Resolution and incorporated herein by this reference.

**Section 6.** The Planning Commission declares that should any provision, section, paragraph, sentence, or word of this Resolution be rendered or declared invalid by any court of competent jurisdiction or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences, and words of this Resolution shall remain in full force and effect.

**Section 7.** The Chairperson shall sign, and the Secretary shall certify the passage and adoption of this Resolution.

**ADOPTED, SIGNED, and APPROVED** this 6<sup>th</sup> day of November 2024.

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CHAIRPERSON, PLANNING COMMISSION

ATTEST:



\_\_\_\_\_  
Secretary, Planning Commission

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

I, Patricia Brenes, Designee Secretary of the Planning Commission of the City of Perris, do hereby certify that the foregoing Resolution No. 24-17 was duly adopted by the Planning Commission of the City of Perris at a regular meeting thereof held on the 6th day of November 2024, by the following vote:

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

\_\_\_\_\_  
Secretary of the Planning Commission

- Attachments: 1. Conditions of Approval (Planning, Engineering, Public Works, and Building & Safety)
2. EIR, MMRP and Statement of Overriding Considerations can be found at:  
Due to the size of the file, the documents are available online:  
[https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-367#docan1206\\_1313\\_479](https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-367#docan1206_1313_479)

**CITY OF PERRIS**  
**DEVELOPMENT SERVICES DEPARTMENT**  
**PLANNING DIVISION**  
**RECOMMENDED CONDITIONS OF APPROVAL**

**DPR 22-00018**

**November 6, 2024**

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**Project:** Development Plan Review (DPR) 22-00018 – A proposal to construct a 643,419 square foot industrial warehouse building on 33.51 acres, located south of Ellis Avenue, north of Case Road, between Goetz Road and the I-215 Freeway (APNs: 330-090-006 and 330-090-007) in the LI - Light Industrial Zone. Applicant: Courtney Wing, Newcastle Partners, Inc

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**GENERAL CONDITIONS:**

- 1) **Mitigation Monitoring Program.** The project shall comply with all provisions of the adopted Mitigation Monitoring and Reporting Program (MMRP). The Mitigation Monitoring and Reporting Program (MMRP) for the Initial Study/Mitigated Negative Declaration (SCH 2023040144). It shall be implemented in accordance with the timeline, reporting, and monitoring intervals listed.
- 2) **Approval Period for Development Plan Review 22-00018.** In accordance with P.M.C. Section 19.50.080, Expiration and Extension of Time, this approval shall expire three (3) years from the date of Planning Commission approval. Within three (3) years, the applicant shall demonstrate the beginning of substantial construction as contemplated by this approval, which shall thereafter be diligently pursued to completion or substantial utilization. If this does not occur, a maximum of three (3) one-year extensions may be requested. A written request for extension shall be submitted to the Planning Division at least ten (10) days prior to the initial (and any subsequent extension) expiration of the Conditional Use Permit.
- 3) **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 **Development Plan Review 22-00018**. 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.
- 4) **Notice of Determination.** Within five (5) days of Planning Commission approval, the applicant shall file a Notice of Determination with the Riverside County Clerk and submit appropriate payment of fees in accordance with Section 753.5 (Title 14) of the California Code of Regulations.

**PLANNING DIVISION**

- 5) **Municipal Code Compliance.** The project shall conform to the Light Industrial Zone

standards of the City of Perris Municipal Code.

- 6) **Expansion of Use.** No expansion of the site or the use shall occur without subsequent reviews and approvals from the Planning Division.
- 7) **Conformance to Approved Plans.** Development of the project site, building elevations, and landscaping shall conform substantially to the plans approved by the Planning Commission on **November 6, 2024**, or as amended by these conditions. Any deviation shall require appropriate Planning Division review and approval.
- 8) **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.
- 9) **State, County, and City Ordinances and Business License.** All tenants shall comply with all State, County, and City ordinances, including, but not limited to, an annual fire inspection and maintenance of a City business license.
- 10) **Temporary Uses.** Per Chapter 19.60 of the City of Perris Municipal Code, any outdoor use of the common space for special events that require temporary structures of tents shall be required to apply for a Temporary Activities and Use Permit as described in Section 19.60.060 of the City of Perris Municipal Code.
- 11) **Rooftop Solar.** The project does not propose rooftop solar panels at this time. However, if the project were to propose solar rooftop panels in the future, the applicant/ developer should prepare a solar glare study that analyzes glare impacts, and this study shall be reviewed by the Airport Land Use Commission and March Air Reserve Base and the Perris Valley Airport.

***Prior to Grading Permit Issuance:***

- 12) **Mitigation Measures.** All applicable mitigation measures shall be satisfied.
- 13) **Land Dedication.** Applicant shall dedicate five (5) acres to the Western Riverside County Regional Conservation Agency (RCA) for permanent preservation of that area as open space to be included in the RCA's regional habitat preservation area.
- 14) **Agency Clearance.** Clearance from the Riverside Conservation Authority and relevant Wildlife Agencies shall be required prior to grading permit issuance or any land disturbance.
- 15) **Grading Plans.** Grading plans shall be submitted to the City Engineer for review and approval. Grading plans shall be consistent with approved development plans.
- 16) **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.
- 17) **Preliminary Water Quality Management Plan (PWQMP) 22-00018.** 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:

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.

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 bio-retention basin, associated Flexstorm pre-treatment units, self-retaining landscape and covered trash enclosures. The Public Works Department shall review and approve the final WQMP text, plans and details.

- 18) **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).
- 19) **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:***

- 20) **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 striped in accordance with Chapter 19.69.030C.5b of the Zoning Code (double striping).
  - b. **Charging Stations.** The applicant shall install EV parking spaces 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.
  - c. **ADA Stalls.** Parking stalls shall comply with the State of California, Title 24, and the Federal Americans with Disabilities Act (ADA).
- 21) **Building Elevations Requirements.** The following shall be shown on the building plan check set for Planning staff review and approval:
  - a. **Color scheme.** The applicant shall work with staff to ensure wall color matches color renderings presented and approved at the **November 6, 2024**, Planning Commission meeting.
- 22) **Indoor Amenity.** Prior to Building permit issuance, the applicant shall provide an exhibit illustrating the indoor amenity, subject to Planning staff approval.
- 23) **Trash Enclosure.** Trash enclosures shall be screened with landscaping (combination of vines and shrubs) and provide decorative solid trellis cover as per the development plans presented to the Planning Commission. Also, a metal mesh shall be provided between the trellis cover and the trash enclosure wall. Furthermore, the trash enclosure location shall

have an ADA path of travel from the building to the trash enclosure.

24) **Off-Site Tree Planting or Funding.** To promote the City's tree planting initiative currently underway to make Perris GREEN providing positive benefits to the local environment from air quality to shading, the developer shall plant one 24-inch box tree per 5,000 square feet of the industrial building size to include irrigation lines and controllers at an off-site location to be determined by the City (i.e., City right-of-way, parks, etc.) to provide funding equivalent to such cost the discretion of the City.

25) **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. **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.
- b. **Parking Lot Screening.** All parking areas along the street frontages shall be screened by a minimum 36-inch high shrubs using a double-row of 5-gallon shrubs at 3 ½ feet off center.
- c. **BMPs for Water Quality.** All BMPs (vegetated swales, detention basins, etc.) shall be landscaped with appropriate plant materials and irrigation.
- d. **Shade Tree.** The project shall provide three (3) shade tree species.
- e. **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](http://www.cityofperris.org)) for mandated water conservation.
- f. **Maintenance.** All landscaping shall be maintained in a viable growth condition.
- g. **Enhanced Pavement.** Decorative pavement treatments (accent colors, textures, and patterns) shall be used at the driveway entrances.
- h. **Uplighting.** Uplighting shall be provided along the street frontage to accentuate the building architecture and landscaping.

26) **Construction Practices.** To reduce potential noise and air quality nuisances, the following items shall be listed as "General Notes" on the construction drawings:

- a. Construction activity and equipment maintenance are limited to weekday hours between 7:00 a.m. and 7:00 p.m. Construction may not occur on weekends or State holidays without the prior consent of the Building Official. Non-noise-generating activities (e.g., interior painting) are not subject to these restrictions.
- b. Construction routes are limited to City of Perris designated truck routes.
- c. Water trucks or sprinkler systems shall be used during clearing, grading, earth moving, excavation, transportation of cut or fill materials, and construction phases to prevent dust from leaving the site and to create a crust after each day's activities

cease. At a minimum, this would include wetting down such areas in the late morning and after work is completed for the day and whenever wind exceeds 15 miles per hour.

- d. 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 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.
  - e. Project applicants shall provide construction site electrical hook-ups for electric hand tools, such as saws, drills, and compressors, to eliminate the need for diesel-powered electric generators or provide evidence that electrical hook-ups at construction sites are not practical or prohibitively expensive.
- 27) **Construction Drawings.** All Planning, Public Works, and Engineering conditions of approval shall be copied on the construction drawings. The Conditions shall be annotated for ease of reference (i.e. Sheet and detail numbers).
- 28) **School District.** The proposed project shall adhere to the standard requirements and fees established by the Perris Elementary and Perris Union High.
- 29) **Performance Standards.** The applicant shall comply with all Performance Standards in Chapter 19.44.070 of the Perris Municipal Code.
- 30) **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).
- 31) **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.
- 32) **Mechanical Equipment.** All ground mechanical equipment shall be screened from the public right-of-way by a view obscuring fence, wall, or landscaping to the satisfaction of the Planning Division.
- 33) **Downspouts.** Exterior downspouts are not permitted on building elevations facing the public right of way. Interior downspouts are required for these elevations.
- 34) **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.
- 35) **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.
- 36) **Photometrics Plan (Site Lighting Plan).** The applicant shall submit a Photometrics Plan to the Planning Division for review and approval by the Planning Division for the subject site. 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 all parking lots, and pedestrian areas for safety and security. All lighting shall be shielded downward to prevent light pollution from

spilling onto adjacent parcels or the public right of way.

- 37) **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:***

- 38) **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.
- 39) **Waste Hauling and Disposal.** The project shall use only the City-approved waste hauler for all construction and other waste disposal.
- 40) **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 persons 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.
- 41) **Temporary Construction Fencing.** A six-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:***

- 42) **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. Flood Control Maintenance District No. 1
  - c. Maintenance District No. 84-1 (Street Lights and Traffic Signals)
  - d. Any other applicable City Assessment and Community Facilities Districts
- 43) **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.

- 44) **On-Site Landscape Inspections.** The project applicant shall inform the on-site project manager and the landscape contractor of their responsibility to call for 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.
- 45) **Outstanding Fees.** Any outstanding processing fees due to the Planning Division shall be paid prior to building occupancy.
- 46) **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:***

- 47) **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 March 23, 2023.
- 48) **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.
- 49) **On-Street Parking.** On-street parking and staging of trucks or trailers associated with the project is strictly prohibited.
- 50) **Truck Routes.** The applicant shall notify all truck drivers of the truck routes adopted by the City Council. Signs shall be provided on-site and within the public right-of-way to direct all trucks to use designated truck routes only as approved by the Engineering and Planning Departments.
- 51) **Truck Route.** For the Industrial Site, truck access shall be limited to I-215. Trucks shall access the I-215 Freeway by exiting the project site via Ellis Avenue, to Case Road, to Mapes Road, to Bonnie Drive, and to Highway 74, consistent with the City's adopted truck route.
- 52) **Truck Engine Idling.** The applicant shall place signage at all guard sheds/entrances into the truck/trailer courtyards letting truck drivers know that truck engine idling is limited to no more than 5 minutes.
- 53) **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**

54) The project shall adhere to the requirements of the City Engineer as indicated in the attached Engineering Conditions of Approval dated **October 16, 2024**. On and off-site improvement plans shall be submitted for review and approval by the City Engineer.

#### **PUBLIC WORKS DEPARTMENT**

55) The project shall adhere to the requirements of the Public Works Administration Department as indicated in the attached Conditions of Approval dated **March 23, 2023**.

#### **COMMUNITY SERVICES DEPARTMENT**

56) The project shall adhere to the requirements of the Community Services Department as indicated in the attached Conditions of Approval dated **October 24, 2024**.

#### **BUILDING OFFICIAL/FIRE MARSHAL**

57) The project shall adhere to the requirements of the Building & Safety Division as indicated in the attached Conditions of Approval dated **July 12, 2022**.

#### **FIRE DEPARTMENT**

58) The project shall adhere to all conditions of approval by the Fire Department, dated **June 28, 2022**, consisting of the following requirements.

- a. The project shall comply with all requirements set forth by the California Code of Regulations Title 24 Parts 1-12, respectively.
- b. The adopted edition of the California Code of Regulations, Title 24, Parts 1 through 12, and the Perris Municipal Code shall apply at the time the architectural plans are submitted for construction permits.
- c. Prior to the issuance of a grading permit, evidence of sufficient fire flow of 4,000 GPM for 4- hours shall be provided to the City of Perris. The City of Perris Building and Fire Marshal Water Available/Fire Flow Form shall be utilized.
- d. A fire department access road complying with the CFC, Chapter 5 and the approved fire department access plans shall be installed prior to building construction.
- e. All required fire hydrants shall be installed and operational prior to building construction. All fire hydrants shall remain operational during construction.
- f. All required fire hydrants shall be readily visible and immediately accessible. A clear space of not less than 3 feet be maintained at all times.

- g. A minimum of two points of connection to the public water shall be provided for the private fire-line water.
- h. The private underground fire-line system shall be a looped design.
- i. The private underground fire-line system shall be indicating sectional valves for every fire(5) appurtenances.
- j. The Fire Department Connection (FDC) shall be located within 150 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.
- k. Prior to construction, a temporary address sign shall be posted and clearly visible from the street.
- l. The permanent building address shall be provided and either internally or externally illuminated 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.
- m. The building shall be provided with an automatic fire sprinkler system in accordance with NFPA 13. Construction plans shall be submitted to the City of Perris for review and approval prior to installation.
- n. Prior to building final, the building shall be provided with a Knox box located no more than seven feet above the finished surface and near the main entrance door.
- o. Prior to the issuance of a Certificate of Occupancy the building shall be provided with an emergency radio communication enhancement system. The emergency radio communication enhancement system shall meet the requirements of CFC § 510 and all applicable subsection. The system shall be installed and inspected by the City of Perris Building Department before the Certificate of Occupancy is issued. The requirement can be waived by the Fire Marshal if the building is evaluated by an Emergency Radio Communication Specialist license by FCC, who certifies the building meets the emergency communications capability as specified by the California Fire Code § 510. The certification shall be in the form of a written report which outlines the analysis used in determining the building meets the emergency communications without an enhancement system.
- p. The City of Perris approval shall be obtained prior to the storage and/or use of hazardous materials as defined by the California Fire Code.
- q. City of Perris approval shall be obtained before to any high pile storage (HPS) as defined by the CFC.

**END OF CONDITIONS**



# CITY OF PERRIS

ENGINEERING DEPARTMENT

## CONDITIONS OF APPROVAL

October 16, 2024

PLN 22-00018 – DPR

Ellis Avenue 1400 feet east of Redlands Avenue - Newcastle Industrial

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 depicted in the Traffic Impact Analysis prepared by Kimley-Horn and Associates, Inc. dated June, 2023 and as conditioned below as approved by the City Engineer including but not limited to:
  - a. The site circulation for the site shall be such that auto and truck access, circulation and parking are distinct and separate.
  - b. Truck access to and from the industrial site shall be limited to I-215/Highway 74 East Interchange, Bonnie Drive, Mapes Road, Case Road and Ellis Avenue. Trucks are prohibited from using Redlands Avenue.
  - c. Two points of access are permitted on Ellis Avenue; Driveways from west to east are labeled 1 through 2 respectively.
    - o Driveway 1 shall be designated for auto access only.
    - o Driveway 1 shall allow for full access movements.
    - o Driveway 1 shall be stop controlled for northbound traffic.
    - o Driveway 2 shall be designated for truck access only.
    - o Driveway 2 shall allow for right-in/left-out movements only.
    - o A traffic signal shall be installed and fully operational at Driveway 2; the signal shall be connected to the City's network via radios, have retroreflective backplates, and City approved Iteris hybrid video/radar detection system, as approved by the City Engineer.
  - d. Ellis Avenue, along the property's frontage within dedicated right-of-way, shall be improved to provide for the following improvements:
    - o If the existing curb and gutter is in good condition the curb and gutter may remain in place as approved by the City Engineer.
    - o The parkway shall be 29 feet wide consisting of a 6-foot-wide sidewalk location as approved by Planning Department and Public Works Department, 23 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 SDH & Associates, Inc. dated May 23, 2022, and as conditioned below as approved by the City Engineer including but not limited to:
  - a. The developer/property owner shall collect all tributary and generated runoff and outlet to an acceptable outlet, subject to regulatory agencies approvals.
  - b. Drainage provisions shall accommodate the 100 year storm event.
  - c. Catch basin inserts shall be provided as approved by the Public Works Department.
8. The onsite private basin 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 coordinate improvements with adjacent proposed and approved 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:
  - a. Ellis Avenue is classified as an Arterial (128'/94') per the General Plan. Adequate right-of-way shall be dedicated on Ellis Avenue along the property frontage to accommodate a 64-foot half-width dedicated right-of-way as determined and approved by Planning Department, Public Works Department and the City Engineer.
  - b. 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.

11. 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/property owner shall complete all actions required to complete such annexation before recordation of the map, but no later than Certificate of Occupancy, as directed by City Engineer. This condition shall apply only to districts in place when the project is ready for a Certificate of Occupancy. Such districts may include but are not limited to the following:
  - a. Landscape Maintenance District No. 1
  - b. Flood Control Maintenance District No. 1 (may include Streets)
  - c. Maintenance District No. 84-1 (Street Lights and Traffic Signals)
  - d. Any other applicable City Assessment, Community Facilities Districts, and Road and Bridge Benefit District

**Prior to Issuance of Grading Permit:**

12. The project site is within the limits of FEMA 100-year flood plain. The building pads shall be floodproofed by elevating the pad a minimum of 1 foot above the 100-year water surface elevation. The developer/property owner shall process the CLOMR.
13. In the event that offsite easements or rights-of-way are required to complete offsite improvements, the developer/property owner shall make a good faith effort to acquire the required property interest for construction of the improvements and if the developer/property owner shall fail to do so, the developer/property owner shall enter into an agreement with the City for acquisition of the easements or rights-of-way. The agreement shall provide for payment by the developer/property owner of all costs incurred by the City to acquire the offsite property interests required in connection with the subdivision. Security of a portion of these costs shall be in the form of a cash deposit in the amount given in an appraisal report obtained by the developer/property owner (at developer/property owner cost). The appraiser shall be approved by the City prior to commencement of the appraisal.
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. Traffic Signal Plans
  - e. Water and Sewer Improvement Plans
  - f. Street Light Plans prepared by a registered Electrical Engineer per City of Perris Safety Lighting Standards
  - g. Geotechnical Report
  - h. Hydrology and Hydraulic Report
  - i. Final WQMP
  - j. 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.

15. 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.

16. 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.
17. Respective dedications shall be processed with the City for review, approval and subsequent recordation.

**Prior to Issuance of Building Permit:**

18. The project site is located within the limits of San Jacinto River 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.
19. Paved access shall be provided to the proposed building(s) per the Precise Grading Plans.
20. 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:**

21. The developer/property owner shall file and process/obtain the LOMR for the portion of the site impacted by the flood plain.
22. 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.
23. The developer/property owner shall pay to the City \$500,000 for their fair share contributions for transportation infrastructure improvements.
24. The developer/property owner shall provide for utility trench surface repair per City of Perris Standard and as directed by the City Engineer.
25. 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:** March 23, 2023

**To:** Alfredo Garcia, Planner

**From:** Michael Morales, CIP Manager

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

**Subject: DPR 22-00018 – Conditions of Approval**

Proposal to proposal to construct a 670,000 square foot industrial building (20,000 sq. ft. office area and 5,000 sq. ft. mezzanine) with 95 loading dock doors and 182 standard parking stalls and 189 trailer stalls on Ellis Ave.

- 
1. **Dedication and/or Landscape Maintenance Easement.** Offer of Dedication and Landscape Maintenance Easement for City landscape maintenance district shall be provided as follows:
    - **Ellis Ave.** - Provide offer of dedication as needed to provide for full half width Street (128' ROW, 64' halfwidth), curb gutter, sidewalk, raised landscape median, and off-site landscaping requirements, per City General Plan, including minimum 17" public parkway from face of curb.
  2. **Landscape Maintenance Easement and Landscape Easement Agreement.** The developer shall provide, for review and approval, an Offer of Dedication and certificate of acceptance, complete with a legal plat map and legal description to the City of Perris. In addition, if required by the City of Perris, the Developer shall provide a 4' landscape easement and Landscape easement agreement, acceptable to the City of Perris. In addition, if required by the City of Perris, the Developer shall provide a landscape easement and Landscape easement agreement, acceptable to the City of Perris. The City shall record the same with the Riverside County Recorder's Office, and the recorded instrument shall be returned to the City Clerk of the City of Perris for filing.
  3. **Landscaping Plans.** Three (3) copies of Construction Landscaping and Irrigation Plans for the off-site landscaping, including any medians or other landscape areas along the dedications shall be submitted to the Planning Department for approval and shall be accompanied by the appropriate filing fee. The landscape and irrigation plan shall be prepared by a registered landscape architect and conform to the requirements of Chapter 19.70 of the Municipal Code. The location, number, genus, species, and container size of the plants shall be shown. This landscape plan shall be titled "Off-site Landscape Plan for **DPR 22-00018**" 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 curbs, fully dimensioned, that are to be annexed into the Landscape Maintenance District. A planting palette and hardscape plan intended to meet the design intent of the Landscape Guidelines in effect for the area; or if

no such guidelines exist the design intent of neighboring development, as determined by the Engineering Administration and Special Districts Division, including:

- **Ellis Avenue – Primary Tree** – Platanus Acerifolia London Plane, Secondary Tree Chilopsis Linearis Desert Willow, planted in alternating groups of three (3). Use of drought resistant shrubs and ground cover intended to complement the existing area, including but not limited to the following: Salvia Greggii Autumn Sage, Westringia Fruticosa Coast Rosemary, Callistemon ‘Little John’.
  - **Ellis Avenue Raised Median – Trees** Lagerstroemia Muskogee Crape Myrtle. Use of drought resistant shrubs and ground cover intended to complement the existing area, including but not limited to the following: Lantana yellow/ purple, Dasyliroium wheeleri “Desert Spoon”, Red yucca, Red Hot Poker, and hardscape such as rock creek bed, round stone and decomposed granite and mortared cobble in turn pocket.
- b. **Irrigation** – A list of irrigation system components intended to meet the performance, durability, water efficiency, and anti-theft requirements for Special District landscape areas as determined by the Engineering Administration and Special Districts Division. Components shall include, but not be limited to Rainbird XBT-20PC w/ Diffuser or equal on flexible PVC risers, Sentry Guard Cable Guard and Union Guard, and backflow Wilkens Model 375 (or equal). Controller shall include an ET based controller with weather station that is centrally controlled capable and wi-fi ready (Weather Trak ET Pro3 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 to allow the backflow cage to be opened without

interference with plant materials. Backflow cages shall meet the required City of Perris Engineering Standards in effect at the time of approval.

- f. **Recycled Water** - If applicable. The project landscape architect shall coordinate with EMWD to verify if the site will be served with recycled water and design all irrigation and landscape plans to meet the requirements of EMWD and provide additional irrigation components as needed.
  - g. **EMWD Landscape Plan Approval** – The project landscape architect shall submit a copy of all irrigation plans and specifications to EMWD for approval. The project landscape architect must confirm with EMWD that the plans have been approved by EMWD and submit written proof of approval by EMWD prior to the City approving the final Landscape Plans. Until the final landscape plan has been approved by the City of Perris, the maintenance areas depicted cannot be accepted by the City for maintenance. The developer shall coordinate both reviews to ensure acceptability of plans by both EMWD and the City of Perris, prior to approval by either agency.
  - h. **Landscape Weed Barrier** - Weed cloth with a minimum expected life of 10-years shall be required under all gravel, rock, or cobble areas.
  - i. **Wire Mesh and Gravel at Pull Boxes**- Provide wire mesh and gravel layer within valve boxes to prevent rodent intrusion.
  - j. **Concrete Maintenance Band at Medians and Mortar Cobble turn Land** – Provide 12" wide concrete maintenance band (safety edge) around entire median. At turn pockets provide mortared cobble creek bed, round stone sized 6" to 12".
  - k. **Perimeter Walls Graffiti Coating** – Provide anti-graffiti coating at all perimeter walls. Acceptable products shall include Vitrocem Anti-Graffiti Coating or equal.
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, irrigation system fully operational, and request for "Start of 1 year Maintenance Period" submitted, with all required turnover submittal items provided to Public-Works Engineering Administration/Special Districts.
  - **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. As determined by the City, new streetlights may be required to be deeded to City of Perris, and not SCE. Streetlights deeded to City of Perris 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.** This project benefits from the existing downstream earthen channel and shall be required to pay its fair share of maintenance. 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 and median landscape proposed by the project on Ellis Ave.
  - **Petition for Flood Control Maintenance District No. 1** -For Off-site Flood Control Facilities proposed by the project, and fair share contribution for existing earthen channel maintenance along Case Rd, 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

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# MEMO

**Date:** October 28, 2024

**To:** Alfredo Garcia, Project Planner

**From:** Sabrina Chavez, Director of Public Services

**Cc:** Arcenio Ramirez, Director of Community Services  
Arturo Garcia, Parks Manager  
Joshua Estrada, Parks Supervisor

**Subject:** Development Plan Review 22-00018 – A preliminary proposal to construct a 670,000 square foot industrial building (20,000 sq. ft. office area and 5,000 sq. ft. Mezzanine) with 95 loading dock doors (49 along the southern building and 46 along the northern building) and 182 standard parking stalls and 189 trailer stalls. – Comments

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Community Services Staff reviewed DPR 22-00018 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): DEVELOPMENT PLAN REVIEW #22-00017

Case Planner: Alfredo Garcia 951-943-5003 ext. 287

Applicant: Courtney SMith

Location: Southeast corner of Ellis Road and Case Road

Project: Proposal to construct a 670,000 SF of industrial buildings.

APN(s): 330-090-007 AND 330-090-006

Reviewed By: David J. Martinez, CBO

Date: 07-12-2022

**BUILDING AND SAFETY CONDITIONS**

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



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

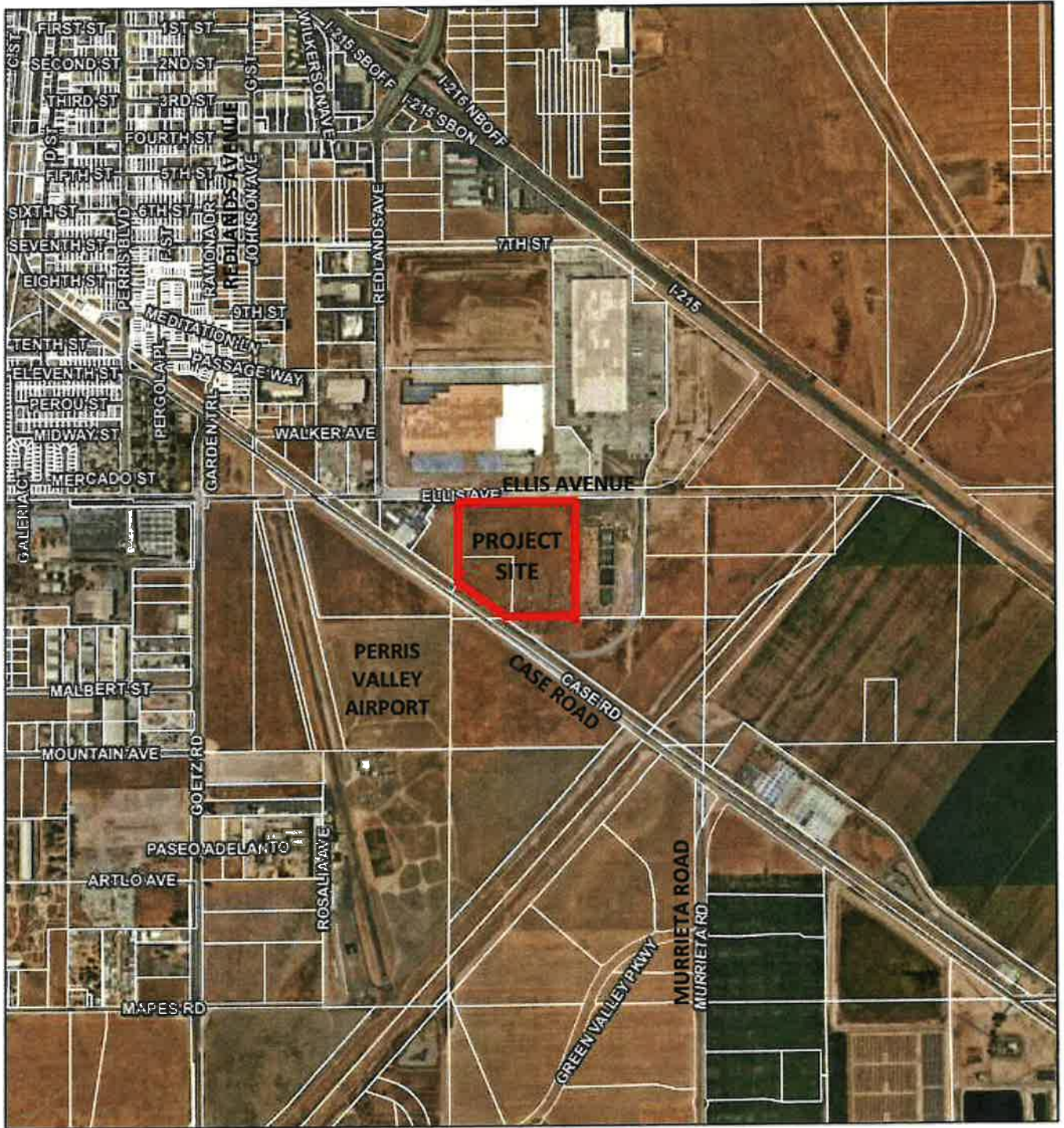
1. The following items shall be completed and/or submitted as applicable – prior to the issuance of building permits for this project:
  - A. Precise grading plans shall be approved
  - B. Rough grading completed
  - C. Compaction certification
  - D. Pad elevation certification
  - E. Rough grade inspection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


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

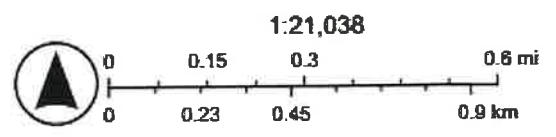
# **EXHIBIT C**

## **Location/Aerial Map**

# Aerial Map

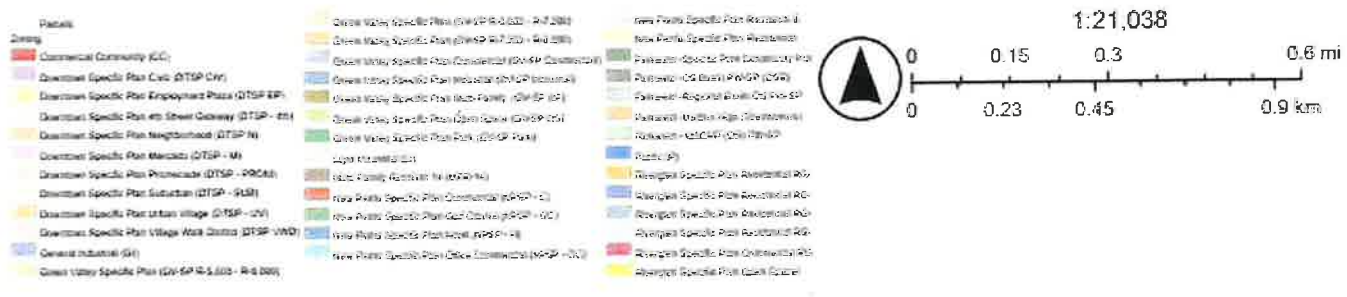
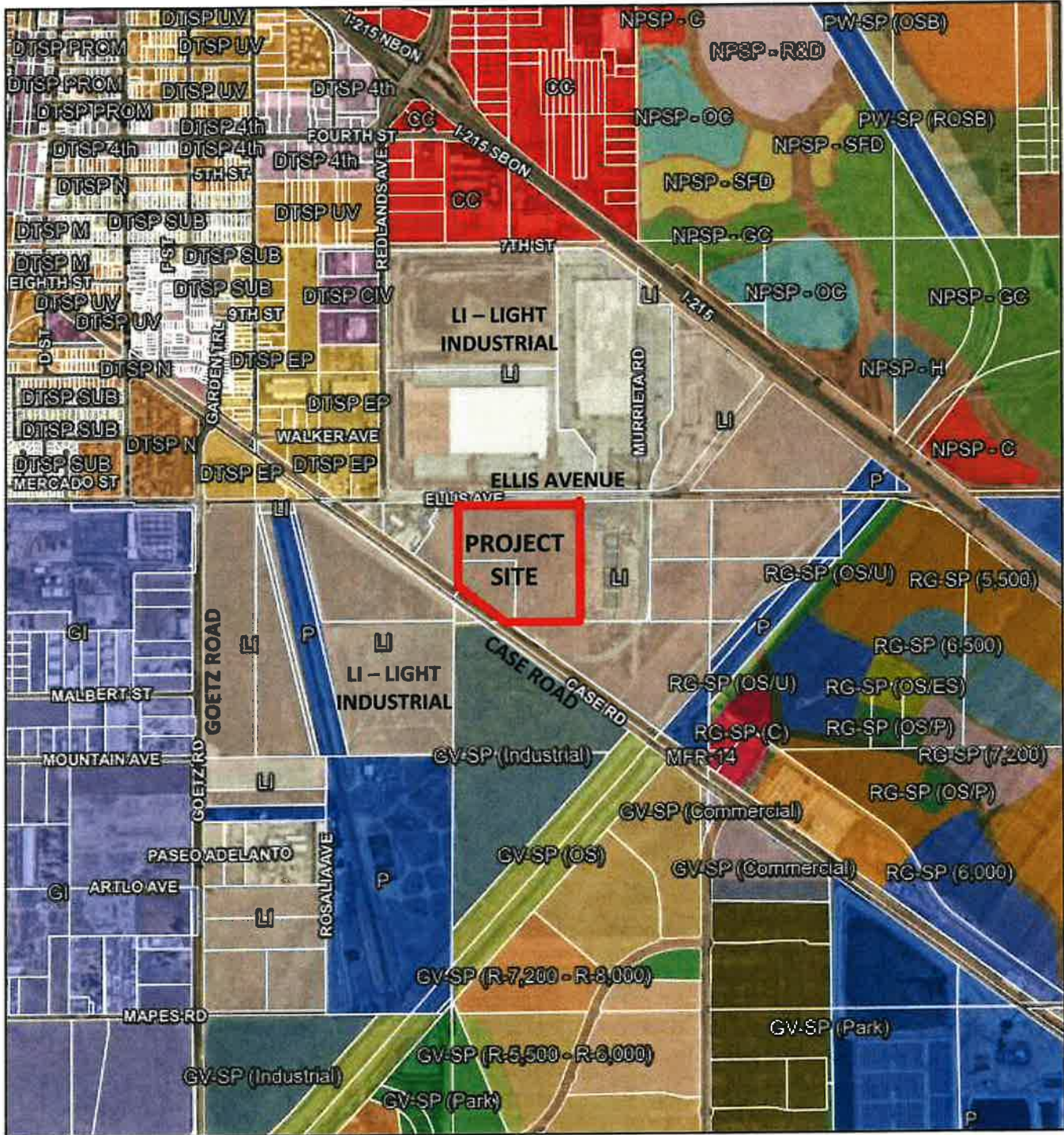


- Parcels
-  Perris Boundary
- Roads Labeling



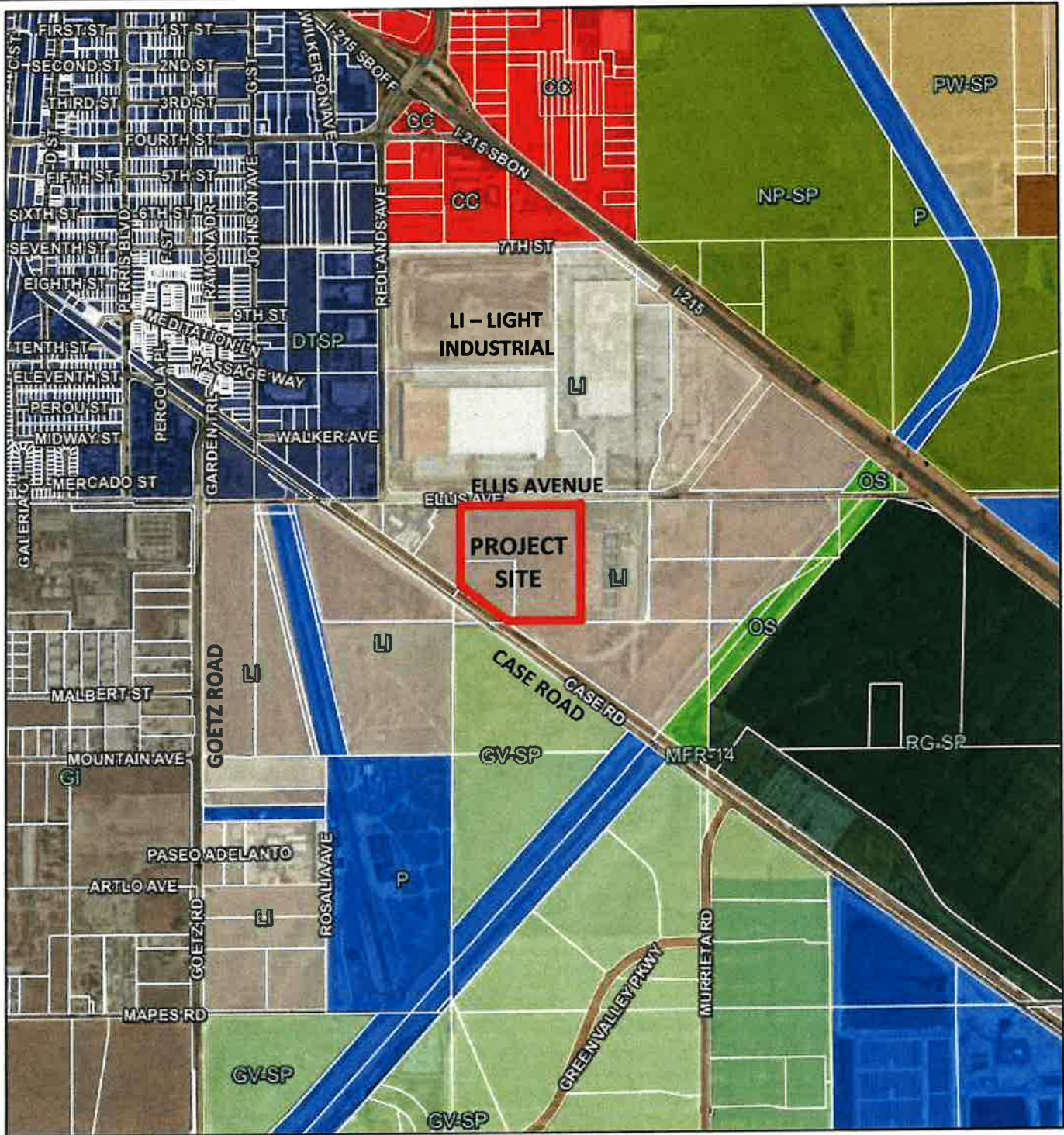
## **Exhibit D**

### **Existing Land Use Designation Map**

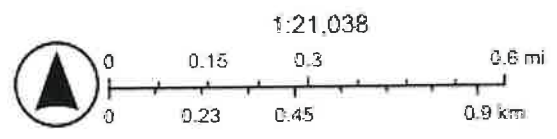


# **Exhibit E**

## Existing Zoning Map



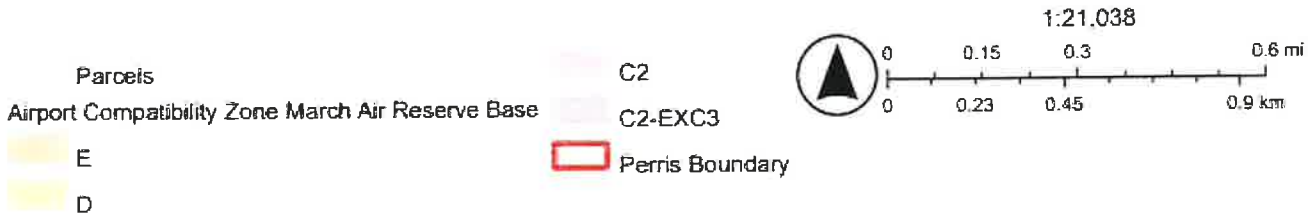
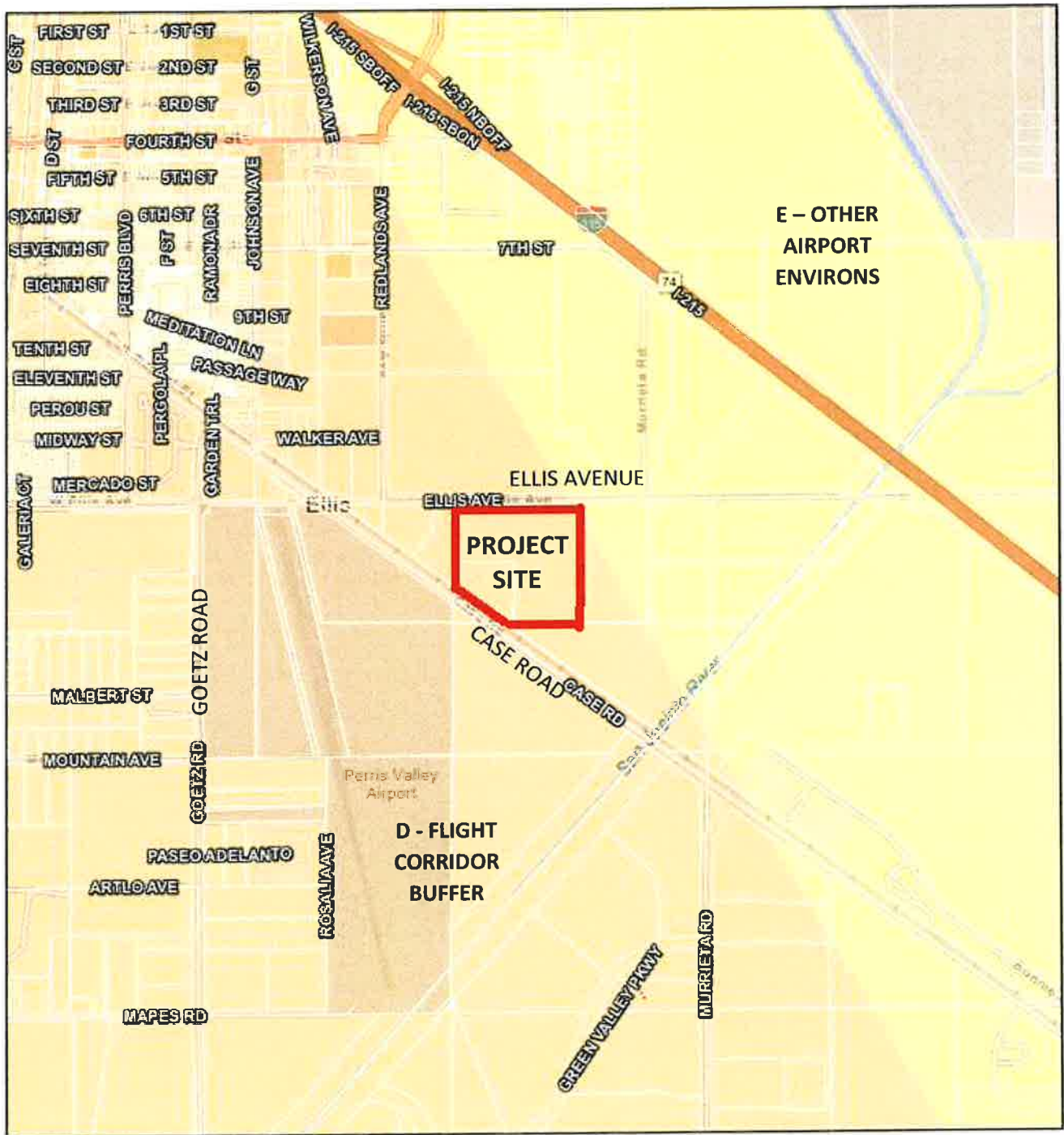
- |                                    |                                  |
|------------------------------------|----------------------------------|
| Parcels                            | New Perris Specific Plan (NP-SP) |
| General Plan Land Use              | Open Space (OS)                  |
| Commercial Community (CC)          | Public (P)                       |
| Downtown Specific Plan (DTSP)      | Parkwest-Specific Plan (PW-SP)   |
| General Industrial (GI)            | Riverglen Specific Plan (RG-SP)  |
| Green Valley Specific Plan (GV-SP) | Perris Boundary                  |
| Light Industrial (LI)              | Roads Labeling                   |
| Multi Family Resident 14 (MFR-14)  |                                  |



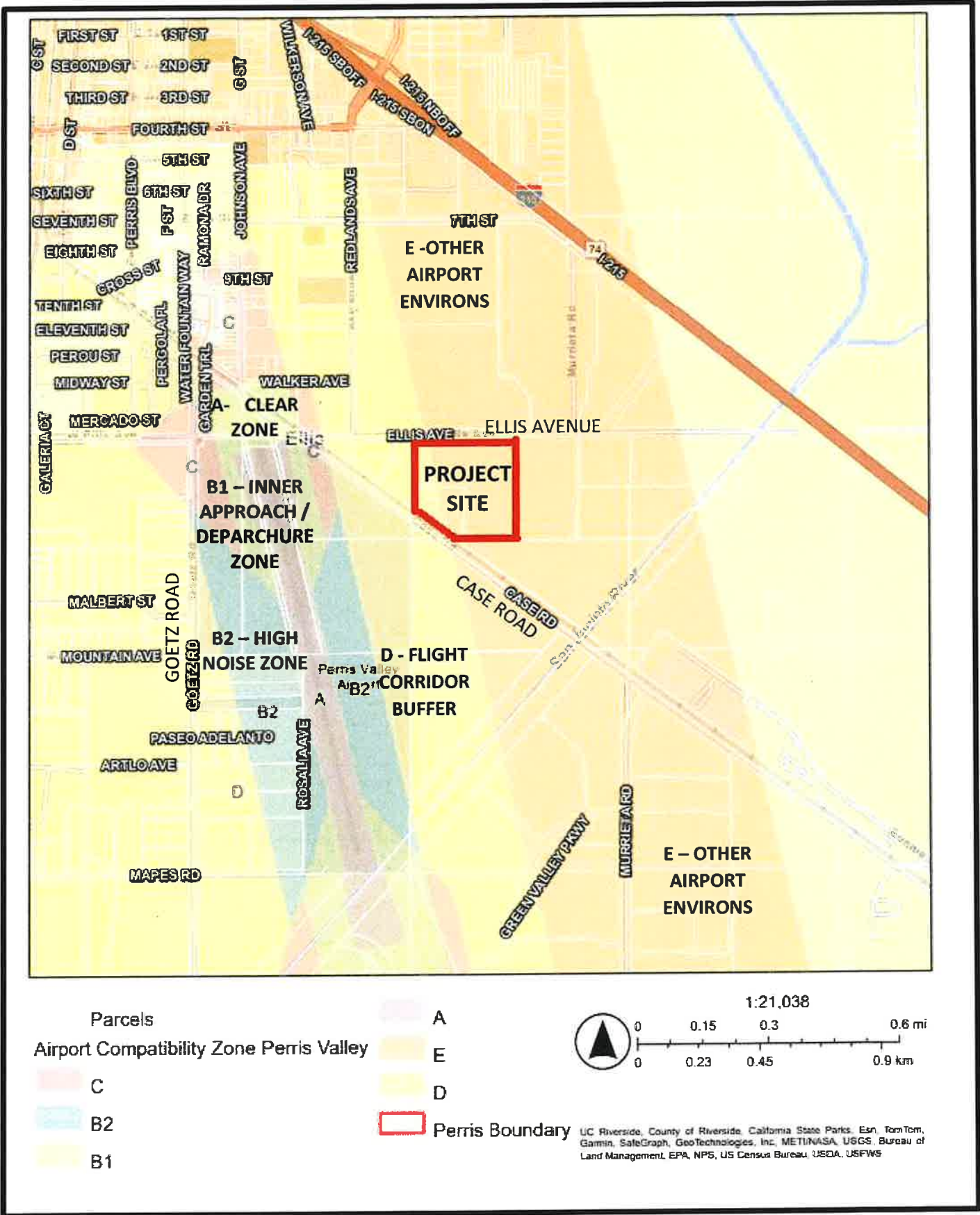
## **Exhibit F**

**MARCH ARB / Perris Valley Airport Map**





March Airport Map



Perris Valley Airport Map

## Exhibit G

Project Plans (Site Plan, Floor Plans, and Building Elevations)

*Due to the size of the plans, only select plans are provided in the staff report package; the complete set of plans are on file with the Planning Department and available online at:*

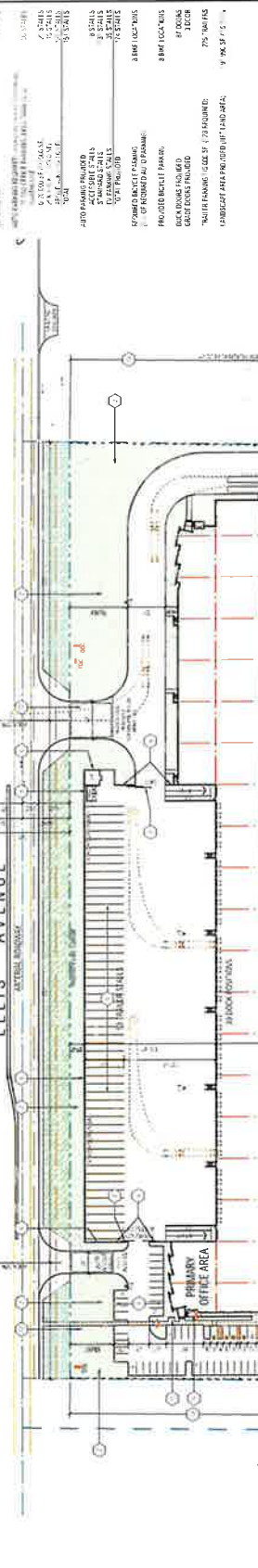
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**PROJECT DATA**  
 SITE NAME: SHELL BUILDING  
 ADDRESS: 11231 FOOTHILL PARKWAY, SUITE 400, BEVERLY HILLS, CA 90212  
 CLIENT: RGA  
 DATE: 03/24/24  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 SCALE: AS SHOWN

**GENERAL NOTES**  
 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE (CBC) AND ALL APPLICABLE ORDINANCES.  
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES.  
 3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.  
 4. ALL UTILITIES SHALL BE PROTECTED AND MARKED PRIOR TO CONSTRUCTION.  
 5. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES THROUGHOUT CONSTRUCTION.  
 6. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL AGENCIES.  
 7. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORD DRAWINGS AND AS-BUILT DRAWINGS THROUGHOUT THE PROJECT.  
 8. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.  
 9. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SAFETY MEASURES THROUGHOUT CONSTRUCTION.  
 10. ALL UTILITIES SHALL BE PROTECTED AND MARKED PRIOR TO CONSTRUCTION.

**SUBSTANTIABILITY FEATURES**  
 1. THE SHELL BUILDING IS A FULLY SPRINKLERED TYPE III-B OCCUPANCY BUILDING.  
 2. THE BUILDING IS FULLY SPRINKLERED WITH 40'-0" CLEAR HEIGHTS.  
 3. THE BUILDING IS FULLY SPRINKLERED WITH 40'-0" CLEAR HEIGHTS.  
 4. THE BUILDING IS FULLY SPRINKLERED WITH 40'-0" CLEAR HEIGHTS.  
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 9. THE BUILDING IS FULLY SPRINKLERED WITH 40'-0" CLEAR HEIGHTS.  
 10. THE BUILDING IS FULLY SPRINKLERED WITH 40'-0" CLEAR HEIGHTS.

**SITE LEGEND**  
 SHELL BUILDING  
 PARKING  
 OFFICE AREA  
 VACANT LAND ZONED: LIGHT INDUSTRIAL  
 AVOIDANCE AREA  
 BURLINGTON NORTHERN & SANTA FE RAILROAD  
 CASA ROAD  
 ELLIS AVENUE



**VACANT LAND ZONED: LIGHT INDUSTRIAL**

**SHELL BUILDING**  
 TYPE III-B FULLY SPRINKLERED  
 B / S1 / F1 OCCUPANCY  
 40'-0" CLEAR

**PARKING**

**OFFICE AREA**

**AVOIDANCE AREA**

**BURLINGTON NORTHERN & SANTA FE RAILROAD**

**CASA ROAD**

**ELLIS AVENUE**

**VACANT LAND ZONED: LIGHT INDUSTRIAL**

**VACANT LAND ZONED: LIGHT INDUSTRIAL**

**VACANT LAND ZONED: LIGHT INDUSTRIAL**

**VACANT LAND ZONED: LIGHT INDUSTRIAL**

**VACANT LAND ZONED: LIGHT INDUSTRIAL**

**ELLIS STREET DEVELOPMENT**

0000 ELLIS STREET  
CITY OF PERRIS, CA

**NEWCASTLE**  
ARCHITECTS  
30751 S. 116th Ave  
Suite 100  
Burien, WA 98148  
360.835.1100

NO.	DATE	DESCRIPTION
1	03/24/24	ISSUED FOR PERMITTING
2	03/24/24	ISSUED FOR PERMITTING
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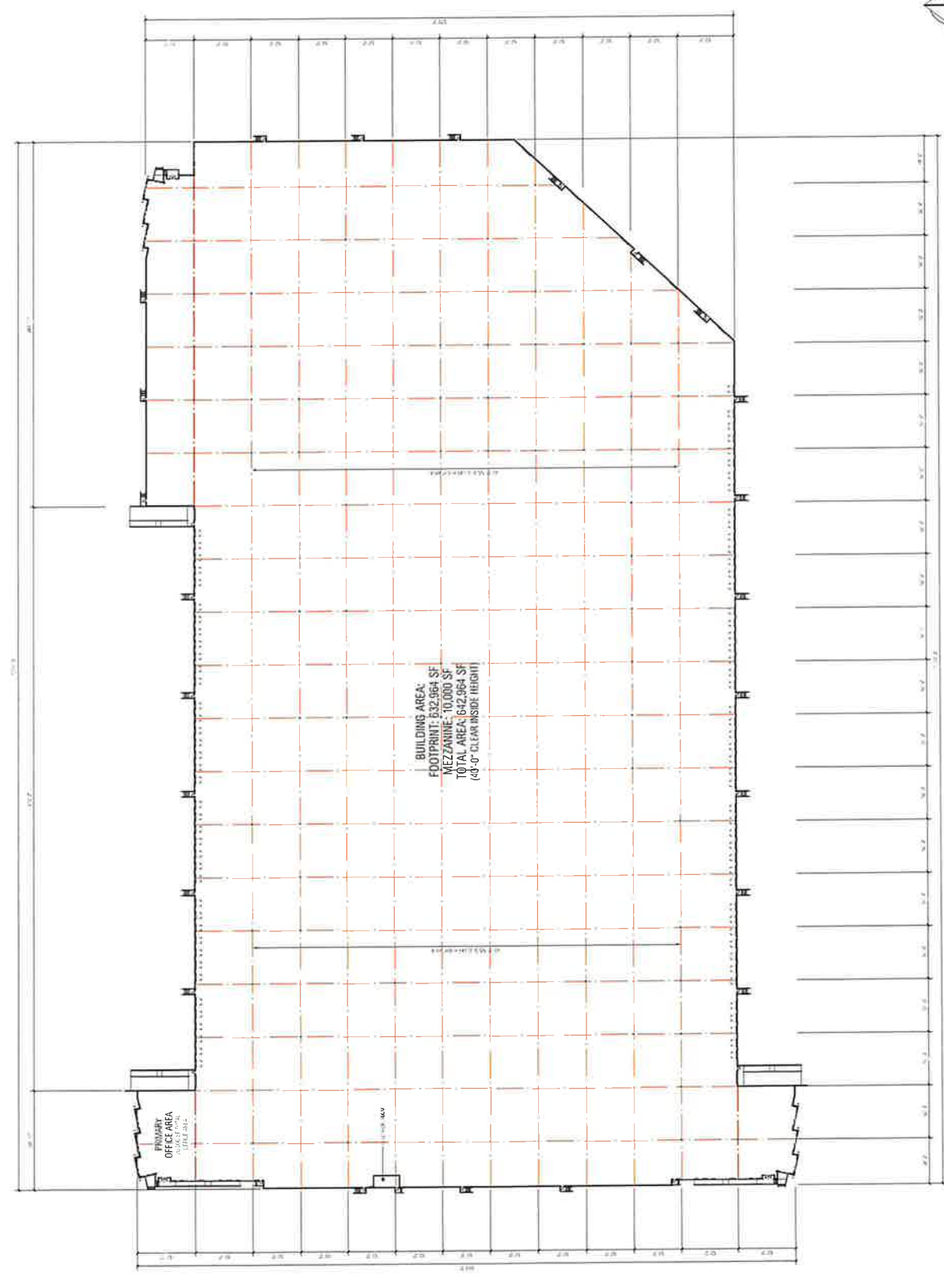
**SITE PLAN**  
DATE: 03/24/24

ELLIS STREET  
 DEVELOPMENT

0000 ELLIS STREET  
 CITY OF FERRIS, CA

Newcastle  
 4740 GREEN RIVER, SUITE 110  
 CORONA, CA 92880  
 951.562.9800

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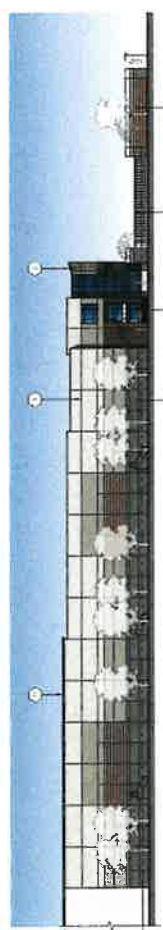
FLOOR PLAN  
 A2-1P

ELLIS STREET  
DEVELOPMENT

6300 ELLIS STREET  
CITY OF PHOENIX, AZ

Newcastle | PHOENIX, AZ  
4740 GREEN RIVER, SUITE 110  
CORONA, CA 92880  
951-592-9800

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PARTIAL EAST ELEVATION  
NOV 17, 2017

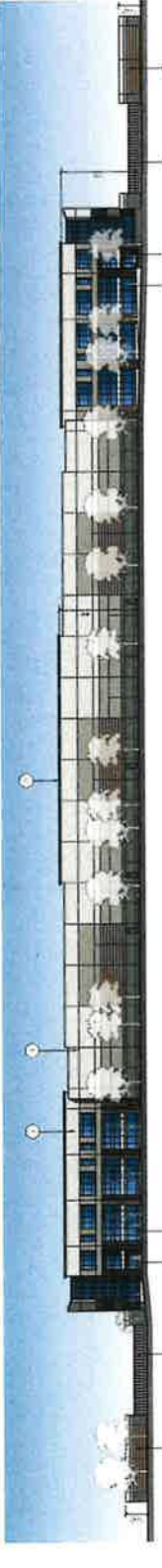


PARTIAL EAST ELEVATION  
NOV 17, 2017



NORTH ELEVATION  
NOV 17, 2017

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WEST ELEVATION  
NOV 17, 2017

**FINISH SCHEDULE**  
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SOUTH ELEVATION  
NOV 17, 2017







## **Exhibit H**

Final EIR (Draft Environmental Impact Report, Technical Studies, Public Comments and Response to Comments)

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

[https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-367#docan1206\\_1313\\_479](https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-367#docan1206_1313_479)