

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

**FINAL CONDITIONS OF APPROVAL
CITY COUNCIL**

**TENTATIVE PARCEL MAP 34199 (05-0378),
DEVELOPMENT PLAN REVIEW 05-0379,**

March 14, 2006

PROJECT: Tentative Parcel Map 34199 (05-0378) is a proposal to subdivide 4.72 acres into 10 lots ranging from 15,107 square feet to 21,806 square feet in the LI (Light Industrial) zone. Development Plan Review 05-0379 is a proposal to construct 10 concrete tilt up buildings with associated parking and landscaping for manufacturing/warehousing purposes. The buildings range in size from 4,900 square feet to 10,700 square feet.

Applicant: First Industrial Realty Trust, Inc.

(Revised by Planning Commission 1-18-06)

- 1. Approval Period.** In accordance with the Subdivision Map Act, the recordation of the final map shall occur within two (2) years from the approval date unless an extension is granted. The applicant may apply for a maximum of five (5) one-year extensions, to permit additional time to record the final map. A written request for extension shall be submitted to the Planning Division at least thirty (30) days prior to the expiration of Tentative Map approval.
- 2. Final Map Submittal.** A final map application shall be submitted to the Planning Division with payment of appropriate fees for City review and approval by the City Council.
- 3. City Codes.** The project shall comply with all disabled access requirements of the American with Disabilities Act and title 24 of the State Code, and all local requirements of the City of Perris Municipal Code Titles 18 and 19, including all development standards of the Light Industrial Zoning Ordinance.
(Revised by Planning Commission 1-18-06)
- 4. City Engineer.** The proposed project shall adhere to the requirements of the City Engineer as indicated in the in the Conditions of Approval dated December 27, 2005.
- 5. School District.** Prior to issuance of Building Permits, the developer shall submit evidence of payment of required fees to the Val Verde School District.
- 6. Building Official/Fire Marshall.** The proposed project shall adhere to all requirements of the Building Official/Fire Marshall. Fire hydrants shall be located on the project site pursuant to the Building Official. 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 listed on building plans.

7. **ADA Compliance.** The project shall conform to all disabled access requirements in accordance with the State of California, Title 24, and Federal Americans with Disabilities Act (ADA).

(Revised by Planning Commission 1-18-06)

8. **Southern California Edison.** The applicant shall contact the Southern California Edison area service planner (951 928-8323) to complete the required forms prior to commencement of construction.

9. **Commercial Use and Development Restrictions.** The physical development of all lots shall be reviewed and approved by the City. Any use, activity, and/or development occurring on the site without appropriate City approvals shall constitute a code violation and shall be treated as such.

10. **Compatibility with March Air Reserve Base (March ARB).** The project is located in March ARB Airport Influence Zone II and shall, therefore, comply with the following measures:

A. **Avigation Easement.** The applicant shall grant to the City of Perris and to the March Inland Port Airport Authority an avigation easement in the form and manner approved by the City Attorney and shall cause such easement to be duly recorded in the office of the County Recorder, prior to final map recordation.

B. **Notice of Airport in the Vicinity.** A Notice of Airport in the Vicinity and aerial photograph identifying the location of March ARB and the project site shall be displayed and distributed to all individual property owners at the time of sale. The following statement is required for distribution.

NOTICE OF AIRPORT IN VICINTIY

“This property is located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you”.

C. **Disclosure.** The developer shall provide full disclosure of the Avigation Easement and Notice of Airport in the Vicinity prior to the sale of individual properties within the project.

11. **Required Approvals.** Prior to recordation of the Final Map, the developer shall obtain

the following clearances or approvals:

- a. Verification from the Planning Division that all pertinent conditions of approval have been met;
- b. Any other required approval from an outside agency.

12. Plans and CC&Rs. Prior to recordation of the Final Map, the developer shall submit and obtain approvals on the following items:

- a. Public improvement plans to the City Engineer. These plans shall include but not be limited to street, drainage, utility improvements, and dedications in accordance with Municipal Code Title 18.
- b. Covenants, Conditions, and Restrictions (CC&Rs), to the Planning Division and the City Attorney's office. Approved CC&Rs shall be recorded with the final map.
- c. On-site grading, parking, paving and drainage plans to the City Engineer. The applicant shall include water quality management controls by specifically identifying Best Management Practices (BMPs) that will be used onsite to control predictable pollutant runoff. The permit applicant shall identify the structural and non-structural measures specified in Supplement A of the Riverside County Drainage Area Management Plan or other equally effective ways of implementing long-term management responsibilities, and locations of structural BMPs.

13. Property Owners Association. Property management contact information shall be provided to the Community Development Department. Prior to final map recordation, the applicant shall incorporate the following standard provisions in the CC&Rs:

- a. Property Owners Association shall be responsible for the maintenance of drainage easements, drainage facilities, all onsite landscaping, streets, and utility systems.
- b. Any modifications or additions of any building structures onsite shall require appropriate City review and approval.
- c. All marketing and sales literature, leasing information for this development shall clearly state that this project is complete as built and that no further expansions to building structures are permitted without appropriate City approval.
- d. The Property Owners Association shall be responsible for replacing any special pavers or textured/colored concrete that is removed to repair, replace or maintain any underground utilities located within private streets, driveways, or easement areas.

- 14. Water Resources Control Board.** Prior to issuance of building permits, supply a copy of the State Water Resources Control Board permit letter with WDID number.
- 15. Landscaping and Inspections.** Prior to issuance of building permits, the developer shall submit three (3) copies of construction level Landscape and Irrigation Plans to the Planning Division, accompanied by the appropriate filing fee. The plans shall be prepared by a registered landscape architect; include the location, number, genus species, and container size of the plants; and shall be consistent with the approved Landscape Concept Plans and Section 19.70 of the Perris Municipal Code. The cover page shall identify the total square footage of landscaped area and note that it shall be maintained in accordance with Section 19.70 of the City Code. Use of water efficient fixtures and drought tolerant plants is required. Landscape and irrigation plans shall include, at a minimum:
- a. Streetscape landscaping along Western Way and Nandina Avenue fronting project site.
 - b. Landscaping for parking medians, building entries, along interior walkway, and ornamental landscaping.
 - c. Landscape screening for trash enclosure.
 - d. Landscaping of drainage facilities

The project applicant shall be aware of and inform the on-site construction manager and the landscape contractor of their responsibility to call for landscape inspections. A minimum of three (3) landscape inspections are required in the following order, and the landscape inspection card shall be signed by the City's landscape inspector to signify approval at the following stages of landscape installation:

- a. At installation of irrigation equipment, when the trenches are still open;
- b. After soil preparation, when plant materials are positioned and ready to plant; and
- c. At final inspection, after all plants are installed and the irrigation system is fully operational.

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- 16. Walls and Fences.** A wall and fencing plan shall be submitted for review and approval to the Planning Division. The plan shall include a site plan, elevations, and construction details for all proposed fencing and walls. The wall and fencing plan shall be included with the landscape plan check application submittal and shall be consistent with the approved site plan.
- 17. Trash Enclosures.** Each project site shall provide a covered trash enclosure constructed

to the City standard under permit. The trash enclosure shall be easily accessible to all units, and be screened by landscaping from the public view. The trash enclosure elevations shall be included on final fencing plans for review and approval by the Planning Division.

18. **Graffiti.** Graffiti located on site shall be removed within 72 hours. The site shall be maintained in a graffiti-free state at all times.
19. **Loading Zones.** Loading zone(s) as depicted on the approved site plan shall be maintained for each unit. Loading zones shall be designated by labeling and/or striping.
20. **Roof Parapet.** 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.
21. **Downspouts.** Exterior down spouts are not permitted on the front or side elevations of any building facing the street. Downspouts on these elevations shall not be visible from the public right-of-way.
22. **Signage.** The applicant shall inform the buyer or lessee to submit a sign program application for review and approval by the Planning Division prior to the issuance of building permits.
23. **Waste Hauling.** The developer shall use only the City-approved waste hauler for all construction and other waste disposal.
24. **Lighting.** The applicant shall submit a lighting plan to the Planning Division for review and approval. Full cutoff fixtures shall be used to prevent light and glare above the horizontal plan of the bottom of the lighting fixture. A minimum of one (1) foot-candle of light shall be provided in parking and pedestrian areas.
25. **Construction Practices.** To reduce potential noise and air quality nuisances, the following items shall be listed as "General Notes" on the construction drawings:
 - a. Construction activity and equipment maintenance is limited to the hours between 7:00 a.m. and 7:00 p.m., on weekdays. Construction may not occur on weekends or State holidays, without prior consent of the Building Official. Non-noise generating activities (e.g., interior painting) are not subject to these restrictions.
 - b. Stationary construction equipment that generates noise in excess of 65 dB CNEL at the project boundaries must be shielded and located at least 100 feet from occupied residences. The equipment area with appropriate acoustic shielding shall be designated on building and grading plans. Equipment and shielding shall remain in the designated location throughout construction, as feasible.
 - c. Construction routes are limited to City of Perris designated truck routes.

- d. Water trucks or sprinkler systems shall be used during clearing, grading, earth moving, excavation, or transportation of cut and fill materials to prevent dust from leaving the site and to create a crust after each day's activities cease. At a minimum, this would include wetting down such areas in the later morning, after work is completed for the day, and whenever wind exceeds 15 miles per hour.
 - e. A person or persons shall be designated to monitor the dust control program and to order increased watering as necessary to prevent transport of dust off-site. The name and telephone number of such persons shall be provided to the City.
- 26. Fees.** Prior to the issuance of building permits, the developer shall pay the Stephen's Kangaroo Rat Mitigation fee, Multiple Species Habitat Conservation Plan (MSHCP) fee, Transportation Uniform Mitigation fee, Development Impact Fees, School fees, and any outstanding development processing fees.
- 27. Property Liens.** The applicant shall pay all liens owed to the city prior to the issuance of building permits.
- 28. Assessment Districts.** Prior to recordation of the Final Map, the developer shall post an adequate maintenance performance bond to be retained by the City as required, and annex into the following maintenance districts:
- a. The North Perris Community Facilities Assessment District
 - b. The Landscape Maintenance District
 - c. The Street Lighting Maintenance District
 - d. The Flood Control Maintenance District
 - e. The Park Maintenance District
- 30. Indemnification/Hold Harmless.** 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. 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.
- 31. Public Right-of-Way Improvements.** The applicant shall have all right-of-way improvements and associated landscaping, street lighting and irrigation installed and in good working order prior to final release. Streets must be paved and accessible prior to the issuance of building permits.
- 32. Street Improvement Plans.** Two copies of street improvement plans shall be

concurrently submitted to the Planning Division for reference purposes.

33. **Water Quality Management Plan (WQMP).** This project shall conform to the requirements of the Water Quality management Plan and Conditions of Approval, dated March 14, 2006.
(Revised by Staff)
34. **Water Quality Management Plan (WQMP).** Development of the premises and buildings, and implementation of on-site operations and procedures including all site design, source control, and treatment control BMP's shall conform substantially to the approved Water Quality Management Plan and the associated Conditions of Approval dated March 14, 2006 (WQMP #05-0379). Any deviation shall require the appropriate Department of Community Development, City Engineering, and Public Works review and approval.
(Revised by Staff)
35. **Septic System.** The developer shall design and install an underground holding tank for the purpose of sewage discharge. The tank design shall be designed and endorsed by an engineer to accommodate the use of the project for its entire life or until proper infrastructure is extended to the project in the form of a sewer main line. The proposed holding tank will be reviewed and approved by the City of Perris prior to installation. The maintenance of this holding tank shall be addressed in the Covenants, Conditions, and Restrictions of Parcel Map 34199.
36. **Burrowing Owl.** The Burrowing Owl Habitat Assessment prepared by LSA Associates, Inc. dated September 30, 2005 determined that a focused burrowing owl survey is required for the project. Per the Multiple Species Habitat Conservation Plan, focused burrowing owl survey shall be conducted during the appropriate breeding season (February 1 to August 31) and/or within 30 days prior to the commencement of grading activities. If it is determined that the project site is occupied by this species, any burrowing owls identified during on-site focused surveys shall be relocated by a qualified biologist prior to the commencement of grading activities. The relocation of any specimen shall be conducted per applicable California Department of Fish and Game and/or US Fish and Wildlife Service procedures. Relocation of on-site burrowing owls shall not be permitted during the nesting season for this species. Conversely, if the burrowing owl is absent from the project site, no further mitigation is required.
37. **Nandina Avenue Landscaping.** The applicant shall provide enhanced landscaping along Nandina Avenue. Landscaping plans shall be reviewed and approved by the Planning Division.
38. **Nandina Avenue Fire Access.** The applicant shall install knock-box or e-key locks to the

westerly project access on Nandina Avenue to provide adequate fire access to the project site.

(Revised by Planning Commission 1-18-06)

APPROVAL DATE

PROJECT PLANNER