

**RESOLUTION NUMBER 3684**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING A NEGATIVE DECLARATION (2207), TENTATIVE PARCEL MAP 33888 (05-0270), AND DEVELOPMENT PLAN REVIEW 05-0271 SUBDIVIDING 2.4 ACRES INTO FIVE LOTS IN THE LIGHT INDUSTRIAL ZONE, AND CONSTRUCTING FIVE INDUSTRIAL BUILDINGS FOR WAREHOUSING AND MANUFACTURING PURPOSES, LOCATED ON THE NORTHEAST CORNER OF WALNUT STREET AND BARRETT AVENUE, AND MAKING FINDINGS IN SUPPORT THEREOF**

**WHEREAS**, an initial study has been prepared for Tentative Parcel Map 33888 (05-0270) and Development Plan Review 05-0271, and based upon the environmental information staff finds that the project could not have significant effects on the environment because revisions in the project have been agreed to and made by the project proponent, therefore a Negative Declaration has been prepared; and

**WHEREAS**, the Planning Commission conducted a public hearing on January 4, 2006, at which time all interested persons were given full opportunity to be heard and to present evidence, and recommended approval of said project; and

**WHEREAS**, on June 27, 2006 the City Council conducted a duly noticed public hearing on the proposed project, considered testimony and materials in the staff reports, accompanying documents and exhibits;

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Perris as follows:

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

**Section 2.** The City Council has reviewed and considered the environmental documentation for the project prior to taking action on the applications. Based on the analysis contained in the Initial Study and the accompanying environmental information, the City Council finds that:

- A. There is no substantial evidence of potentially significant environmental impacts and a Negative Declaration (2207) has been prepared.
- B. The City has complied with the California Environmental Quality Act (CEQA).

- C. Determinations of the City Council reflect the independent judgment of the City.

**Section 3.** Based on the information contained within the Project Report and the accompanying attachments and exhibits, the City Council hereby finds that:

- A. The granting of the Tentative Parcel Map and Development Plan Review will not be detrimental to the public health or welfare, or injurious to the property or improvements in such zone or vicinity.
- B. The proposed project will not result in a significant adverse effect on the environment.
- C. The proposed project is consistent with the existing land uses, and zoning designations in the area.
- D. The proposed project has been found to be consistent with city standards, ordinances, and policies.
- E. The proposed project is consistent with the General Plan.
- F. The proposed project is consistent with the Light Industrial (LI) Zone.

**Section 4.** The City Council hereby approves Tentative Parcel Map 33888 (05-0270) and Development Plan Review 05-0271, based on the information and findings presented in the staff report and subject to the attached Conditions of Approval.

**Section 5.** The City Council 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 6.** The Mayor shall sign this Resolution and the City Clerk shall certify to the adoption of this Resolution.

Attachment: Conditions of Approval

***ADOPTED, SIGNED and APPROVED*** this 27<sup>th</sup> day of June, 2006

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Mayor, Daryl R. Busch

ATTEST:

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City Clerk, Judy L. Haughney

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

I, Judy L. Haughney, CITY CLERK OF THE CITY OF PERRIS, CALIFORNIA, DO HEREBY CERTIFY that the foregoing Resolution Number 3685 was duly and regularly adopted by the City Council of the City of Perris at a regular meeting thereof held the 27<sup>th</sup> day of June, 2006, and that it was so adopted by the following called vote:

AYES: Landers, Rogers, Yarbrough, Busch  
NOES:  
ABSENT: Motte  
ABSTAIN:

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City Clerk, Judy L. Haughney

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

**CITY COUNCIL  
FINAL CONDITIONS OF APPROVAL  
(RESOLUTION NUMBER 3684)**

**TENTATIVE PARCEL MAP 33888 (05-0270)  
DEVELOPMENT PLAN REVIEW 05-0271**

**June 27, 2006**

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**PROJECT:** Tentative Parcel Map 33888 (05-0270) is a proposal to subdivide 2.40 net acres into five (5) industrial lots with a minimum lot size of 19,128 square feet and a maximum lot size of 26,183 square feet in the Light Industrial (LI) zone. Development Plan Review 05-0271 is a proposal to construct five concrete tilt-up industrial buildings on Parcel Map 33888. Four buildings will be 7,254 square feet and one will be 9,126 square feet.

Applicant: Shook Building Systems

- 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.
- 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 14, and Federal Americans with Disabilities Act (ADA).
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 Field's 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.** 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 Walnut Street and Barrett 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
- 16. Landscape Inspections.** 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.
- 17. 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.
- 18. 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.
- 19. Graffiti.** Graffiti located on site shall be removed within 72 hours. The site shall be maintained in a graffiti-free state at all times.



20. **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.
21. **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.
22. **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.
23. **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.
24. **Waste Hauling.** The developer shall use only the City-approved waste hauler for all construction and other waste disposal.
25. **Underground Utilities.** All utilities such as cable TV and electrical distribution lines (including those which provide direct service to the project site and/or currently exist along public right-of-ways) adjacent to the site shall be placed underground, except for electrical utility lines rated at 66kv or larger.
26. **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.
27. **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.
- 28. 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.
- 29. Property Liens.** The applicant shall pay all liens owed to the city prior to the issuance of building permits.
- 30. 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. Landscape Maintenance District No. 1;
  - B. Flood Control Maintenance District No. 1;
  - C. Maintenance District No. 84-1 (Street Lights and Traffic Signals); and,
  - D. North Perris Community Facilities District (Police, Fire, and Parks Maintenance).
- 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).** The development shall be subject to all provisions of City of Perris Ordinance Number 1018, 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.

- 34. **Structural BMP's.** 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 source control BMPs: vegetative swale and canopy cover for trash enclosure areas. The Public Work Department shall review and approve the final WQMP text, plans and details.
- 35. **Hydrology.** Flow off this site from larger storm events may flood portions of the parking lot. This issue is being reviewed by Public Works and additional requirements or site changes may be required to mitigate this issue.

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APPROVAL DATE

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PROJECT PLANNER



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# CITY OF PERRIS

DEPARTMENT OF ENGINEERING

## HABIB MOTLAGH

P8-876

December 27, 2005,

*Revised @ Planning Commission Meeting on January 4, 2006*

TPM 33888 (Case # 05-0270) DPR 05-0271

With respect to the Conditions of Approval for the above referenced project, the City of Perris requires that the land divider provide the following street improvements and/or road dedication in accordance with the City of Perris Municipal Code Title 18. It is understood that the site plan correctly shows all existing easements, traveled ways and drainage courses with appropriate Q's and that their omission may require the map to be resubmitted for further consideration. These Ordinances and the following Conditions are essential parts and requirement occurring in ONE is as binding as though occurring in all. They are intended to be complimentary and to describe the Conditions for a complete design of the improvements. All questions regarding the true meaning of the Conditions shall be referred to the City Engineers' office.

1. This project is located within the limits of the Perris Valley area drainage plan for which drainage fees have been adopted. Drainage fees shall be paid to the City of Perris prior to issuance of a permit. Fees are subject to change and shall be in the amount adopted at the time of issuance of the permit.
2. The project's grading shall be in a manner to perpetuate existing drainage patterns, any deviation from this, concentration or increase in runoff must have approval of adjacent property owners. Drainage easements shall be obtained from effected property owners or if within this site shall be shown on the final map. The applicant shall accept the offsite runoff and convey to acceptable outlet.
3. The incremental increase in runoff between developed and undeveloped stage (100-year) and the nuisance runoff shall be retained within onsite private detention basin and drained to adequate outlet as approved by City and pursuant to Riverside County Flood Control Standards.
4. Onsite landscape area(s) shall be designed in a manner to collect the onsite nuisance runoff.
5. Prior to issuance of any permit, the developer shall sign the consent and waiver forms to join the landscaping, flood control, street maintenance and lighting districts. The developer shall maintain the landscaping for a period of one year after acceptance of these improvements and pay the 18-months advanced energy charges for streetlights. All offsite storm drain facilities including basins, catch basins, clarifiers, channels and pipes (non master planned facilities) shall be annexed to City's Flood Control District.
6. Sufficient right-of-way along east side of Barrett Avenue adjacent to this map shall be dedicated to provide for 39', ½-width right-of-way. Existing pavement along east side of Barrett Avenue from centerline to

edge of gutter fronting this site shall be grinded (0.15') and overlay and re-striped, as determined by the City Engineer.

7. Sufficient right-of-way along north side of ~~Indian Avenue~~ **Walnut Street** adjacent to this map shall be dedicated to provide for 39', ½ width right-of-way. Existing pavement along Walnut Street from centerline to edge of gutter on the north side fronting this site shall be grinded (0.15') and overlay and re-striped as determined by City Engineer.
8. This project is located within EMWD's water and sewer services area. The applicant shall install water and sewer facilities as required by EMWD and Fire Department.
9. The applicant shall submit to City Engineer the following for his review:
  - a. Street Improvement Plans
  - b. Signing and Striping Plans
  - c. Onsite Grading Plans, S.W.P.P.P., and Erosion Control Plan.
  - d. Water and Sewer Plans
  - e. Drainage Plans, Hydrology and Hydraulic Reports.
  - f. Street Lighting Plan

The project's design shall be in compliance with EMWD and Riverside County Standards and coordinated with approved plans for adjacent developments.

10. All pads shall be graded to be minimum 1' above 100-year calculated water surface or adjacent finished grade.
11. The applicant shall comply with NPDES requirements and submit SWPPP report to Water Quality Board, and WQMP to the City for review and approval prior to issuance of a grading permit.

12. 6' concrete sidewalk, handicap ramps and driveways shall be installed on Walnut and Barrett Avenue pursuant to Riverside County and ADA Standards. All driveway approaches shall be constructed for Commercial Driveway standards 207A with 25' radii and comply with the ADA requirements and as approved by the City Engineer. ~~Joint driveways on Walnut Avenue as shown on site plan shall be implemented.~~ The ~~most southerly~~ driveway along Walnut Avenue shall be ~~eliminated or~~ used for right in and out only by providing raised median *and/or other means* as determined by City Engineer and approved by Planning Commission.
13. Existing power poles within the project site (65 KV or less), if any, shall be removed and undergrounded. All other poles shall be relocated as required.
14. Streetlights shall be installed along all interior and exterior streets as approved by City Engineer per Riverside County and Southern California Edison standards.
15. Lot access shall be restricted along Barrett Avenue and Walnut Avenue as shown on the site plan and noted on final map.
16. The existing street paving, cross gutter, curb, and gutter shall be reviewed prior to occupancy. Should the existing improvements fail to meet current City of Perris standards, the improvements shall be replaced as directed by the City Engineer.

**Habib Motlagh**

Habib Motlagh

City Engineer

