# CITY OF PERRIS

## CITY COUNCIL
## AGENDA SUBMITTAL

**MEETING DATE:** October 10, 2023

**SUBJECT:** Specific Plan Amendment (SPA) 21-05267, Tentative Parcel Map 21-05086 (TPM-38259), and Development Plan Review (DPR) 21-00005, *Continued from the September 26, 2023 meeting.* – A proposal to consider the following entitlements to facilitate the construction of a 764,753 square-foot industrial building on 35.63-acres located on the south side of Harley Knox Boulevard between Patterson Avenue and Nevada Avenue within the General Industrial and Light Industrial zones of Perris Valley Commerce Center Specific Plan (PVCCSP): 1) Specific Plan Amendment to remove unimproved segments of California Avenue and Nance Street from the Circulation Plan; 2) Tentative Parcel Map to consolidate 38 existing parcels into one (1) 35.63 acre-parcel; and 3) Development Plan Review for the site plan and building elevations. Applicant: Nicole Torsvet, Patterson Limited Partnership.

**REQUEST:** Adopt Resolution Number *(next in order)* certifying the Final Environmental Impact Report (SCH 2022010274) and adopting the Mitigation and Monitoring and Reporting Program, the Findings of Fact related to the significant environmental impacts resulting from the project.

Adopt Resolution Number *(next in order)* approving Tentative Parcel Map 21-05086 (TPM-38259), and Development Plan Review 21-00005 to facilitate the construction of a 764,753 square foot industrial building, based on the findings and the Conditions of Approval; and

Introduce the First Reading of the Ordinance (*next in order*) approving Specific Plan Amendment 21-05267 to remove unimproved segments of California Avenue and Nance Street from the Perris Valley Commerce Center Specific Plan (PVCCSP) Circulation Plan and making the necessary findings in support thereof.

**CONTACT:** Kenneth Phung, Director of Development Services

## BACKGROUND

On September 26, 2023, the City Council held a public hearing to consider the Prologis Industrial. During the meeting, ten (10) persons spoke in support and opposition, of which the following spoke in opposition of the project: two (2) members representing CARE CA (Californians for a Responsible Economy) spoke and read into the record that the EIR does not adequately address impacts related to air quality, public health, and construction noise and that therefore the EIR needs to be recirculated; four (4) members from Iron Workers Union (416 and 433) spoke in opposition of the project, as the developer has not reached a settlement agreement with their union group; as well, two (2) persons spoke in opposition to warehouses in general. In support of the project spoke two (2) members of LIUNA (Laborers' International Union of North America Labor's Union).

After a lengthy discussion, the City Council raised two topics of concern related to labor negotiation with the Iron Workers Labor Unions, and the proposed community benefits offered by the applicant; and one clarification question on the air quality conclusion. In regard to the air quality question, the applicant's consultant commented that with mitigations the air quality impact would be mitigated to less than significant impact. Staff also commented that a follow-up would be provided on the type and size of projects that would result in air quality impact above the allowable standards set by the South Coast Air Quality Management District.

Regarding, a labor agreement with the Iron Workers Labor Union and additional community benefits the applicant's team needed additional time to confer on the request to initiate negotiation with the labor unions and work with staff on an appropriate community benefit. To allow the applicant additional time to address the concerns, the City Council by a 5-0 vote continued the project to the meeting on October 10, 2023.

## DISCUSSION

*Labor Union Negotiations*

Since the last meeting, the applicant has been in negotiation with the Iron Workers Union to secure their support for the project. The applicant is anticipating a support letter will be provided prior to the meeting.

*Community Benefits:*

The applicant has now agreed to an additional $200,000 donation to either the rehabilitation efforts of the Downtown Theater, or a contribution to the Youth Advisory Committee Scholarship fund at the discretion of the City. This will be in addition to the construction of the off-site master planned storm drain system north of Harley Knox Boulevard, known as Lateral B, with a cost estimate of approximately $3,000,000, as well as $400,000 donation to the Val Verde School District for school facilities projects. As conditioned, all contributions will be required prior to building permit issuance.

*Air Quality Conclusion Clarification:*

During the meeting, a question was raised why the proposed project based on its size did not result in an air quality impact. In staff's research industrial projects that result in significant air quality impacts were warehouses that are typically larger in size than this project and if the industrial project is smaller in size with air quality impact, they are accompanied by more intense commercial land use, which generates significantly more air quality per square footage than industrial use.

**RECOMMENDATION:**

The Planning Commission recommends to the City Council the following: 1) Adoption of Resolution (*next in order*) certifying the Environmental Impact Report, and adopting Mitigation and Reporting Program, and the Findings of Fact; 2) Adoption of Resolution Number (*next in order*) approving Tentative Parcel Map 21-05086 (TPM-38259), and Development Plan Review (DPR 21-00005; and 3) Introduction of Ordinance Number (*next in order*) approving Specific Plan Amendment (SPA) 21-05267 to facilitate the construction of a 764,753 square foot industrial warehouse distribution building, based on the findings and subject to the Conditions of Approval.

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**BUDGET (or FISCAL) IMPACT:** All costs associated with the project are borne by the applicant.

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Prepared by: Mathew Evans, Contract Planner
Reviewed by: Patricia Brenes, Planning Manager

**REVIEWED BY**:
City Attorney _____
Assistant City Manager_____
Deputy City Manager SR

Attachments:

1. Resolution (*next in order*) Certifying the Environmental Impact Report, and the Mitigation Monitoring and Reporting Program
2. Resolution (*next in order*) Approving the Project and Conditions of Approval (Planning, Engineering, Fire, Public Works, Community Services, and Building & Safety)
3. Ordinance Number (*next in order*) Adopting Specific Plan Amendment 21-05267
4. Location/Aerial Map
5. PVCC-SP Land Use Map
6. MARB/IPA ALUCP Map
7. Proposed Modification to PVCCSP Circulation Plan -Removal of Segments of California Avenue and Nance Street

*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-333#docan1206_1313_479

8. Tentative Parcel Map
9. Project Plans (Site Plan, Floor Plans, Renderings, Building Elevations, and Conceptual Landscape Plan)
10. City Council Report Without Exhibits – August 29, 2023
    *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-333#docan1206_1313_479
11. City Council Continuance Report –September 12, 2023
12. Planning Commission Report Without Exhibits – May 17, 2023
    *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-333#docan1206_1313_479
13. Final Environmental Impact Report, Response to Comments, Mitigation Monitoring and Reporting Program, Associated Technical Studies.
    *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-333#docan1206_1313_479
14. Late Comment Letters 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-333#docan1206_1313_479
15. City Council Report – Dated September 26, 2023
    *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-333#docan1206_1313_479

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

# ATTACHMENT 1

Resolution (next in order) Certifying the Environmental Impact Report and the Mitigation Monitoring and Reporting Program.

***RESOLUTION NUMBER NO. (Next in Order)***

***A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, CERTIFYING THE FINAL ENVIRONMENTAL IMPACT REPORT (SCH NO. 2022010274) RELATING TO SPECIFIC PLAN AMENDMENT 21-05267, TENTATIVE PARCEL MAP 21-05086 (TPM 38259), AND DEVELOPMENT PLAN REVIEW (DPR 21-00005) TO AMEND THE CIRCULATION PLAN OF THE PERRIS VALLEY COMMERCE CENTER SPECIFIC PLAN FOR THE REMOVAL OF TWO EXISTING PAPER STREETS TO FACILITATE THE CONSTRUCTION OF A 764,753-SQUARE-FOOT WAREHOUSE FACILITY ON A 35.63 ACRE SITE, LOCATED SOUTH OF HARLEY KNOX BOULEVARD BETWEEN PATTERSON AND NEVADA AVENUES, SUBJECT TO CONDITIONS OF APPROVAL AND BASED UPON THE FINDINGS NOTED HEREIN.***

***WHEREAS***, the project applicant, Nicole Tortsvet of Patterson Limited Partnership, proposes to amend the Circulation Plan of the Perris Valley Commerce Center Specific Plan ("PVCCSP") to vacate two existing unimproved streets, Nance Street and California Avenue and consolidate 38 parcels into one (1) parcel to facilitate the construction and operation of a 764,753 square foot warehouse distribution facility on 35.63 acres located south of Harley Knox Boulevard between Patterson and Nevada Avenues;

***WHEREAS***, the applicant submitted: 1) Specific Plan Amendment ("SPA") 21-05267 to vacate two paper/unimproved streets; 2) Tentative Parcel Map 21-05086 ("TPM 38259") to merge the existing 38 parcels into one (1) parcel; and 3) Development Plan Review ("DPR") 20-00005 for consideration of the site plan and building elevations (collectively the "Project"); and

***WHEREAS***, the proposed SPA 21-05267, TPM 38259, and DPR 21-00005 are 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***, a Final Environmental Impact Report ("EIR") (State Clearinghouse (SCH) No. 2022010274) was prepared for the Project, which includes, without limitation, SPA 21-05267, TPM 21-05086 (TPM-38259), DPR 21-00005, and was made available for public review and comments for a forty-five (45) day period in accordance with CEQA from November 4, 2022, to December 19, 2022; 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 City Council as a whole and not based solely on the information provided in this Resolution; and

***WHEREAS***, the project level and cumulative environmental impacts identified in the Final EIR, which the City Council finds to be mitigated to a group of less than significant through the imposition of feasible mitigation measures identified in the Final EIR and set forth therein, and incorporated herein by reference as if outlined in full; and

***WHEREAS***, the project level and cumulative environmental impacts identified in the Final EIR, which the City Council finds cannot be mitigated to a level of less than significance despite the imposition of all feasible mitigation measures identified in the Final EIR and set forth therein, and incorporated herein by reference as if outlined in full; and

***WHEREAS***, the Mitigation Monitoring and Reporting Program to address project level and cumulative environmental impacts identified in the Draft EIR, which the City Council finds to be mitigated to a level of less than significant through the imposition of feasible mitigation measures are set forth therein and described in the Final EIR and incorporated herein by reference as if outlined in full; and

***WHEREAS***, alternatives to the Project that might eliminate or reduce significant environmental impacts of the project are set forth therein and attached hereto and incorporated herein by reference as if outlined in full; and

***WHEREAS***, before taking action, the City Council has heard, been presented with, and reviewed all of the information and data which constitutes the administrative record, including the Final EIR and the Statement of Facts and Findings and all oral and written evidence presented to the City during all Project meetings and hearings; and

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

***WHEREAS***, no comments made in the public hearings conducted by the City Council or any additional information submitted to the City Council 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 2022010274) 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*); and

***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 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.

A. No significant environmental effects would occur that could not be mitigated to a less than significant level; and

B. The Final EIR concludes that all impacts related to aesthetics, air quality, biological resources, cultural resources, energy, geology and soil, greenhouse gas emissions, hazards, noise, transportation, 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 as specified in the attached Mitigation Monitoring and Reporting Program and in the Statement of Facts and Findings; and

C. A Mitigation Monitoring and Reporting Program was prepared to avoid or substantially lessen significant environmental effects of the Project; and

D. The lead agency has identified the Planning Division as the custodian of the Mitigation Monitoring and Reporting Program; and

E. A Statement of Overriding Considerations was not prepared for the Final EIR as there were no significant and unavoidable impacts identified in connection with the Project.

***Section 3.*** The City Council finds that the Final EIR has been completed in compliance with CEQA and the State CEQA Guidelines and certifies the Final EIR as complete and adequate.

***Section 4.*** The City Council hereby adopts the Mitigation Monitoring and Reporting Program attached hereto and incorporated herein by reference as if set forth in full.

***Section 5.*** Based on the above findings, the City Council certifies the Final EIR for the Project (State Clearinghouse 2022010274).

***Section 6.*** 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 because 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 Mayor shall sign this Resolution, and the City Clerk shall certify the adoption of this Resolution.

***ADOPTED, SIGNED,*** and ***APPROVED*** this 10th day of October 2023.

Mayor, Michael Vargas

ATTEST:

City Clerk, Nancy Salazar

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

I, **Nancy Salazar**, CITY CLERK OF THE CITY OF PERRIS, CALIFORNIA, DO HEREBY CERTIFY that the foregoing Resolution Number (next in order) was duly and regularly adopted by the City Council of the City of Perris at a regular meeting held the ___ day of _____ 2023, by the following called vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

City Clerk, Nancy Salazar

**Attachments:**

1. Statement of Facts and Findings
2. Final EIR and Mitigation Monitoring and Reporting Program
   *Due to the size of the files, attachments 1 and 2 documents are available online at:*
   https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-333#docan1206_1313_479

# ATTACHMENT 2

Resolution (next in order) Tentative Parcel Map 21-05086 (TPM-38259), and Development Plan Review 21-00005 Approving Conditions of Approval (Planning, Engineering, Fire,Public Works, Community Services, and Building & Safety).

***RESOLUTION NUMBER NO. (Next in Order)***

***A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING TENTATIVE PARCEL MAP 21-05086 (TPM 38259), AND DEVELOPMENT PLAN REVIEW (DPR 21-00005) TO FACILITATE THE CONSTRUCTION OF A 764,753-SQUARE-FOOT WAREHOUSE FACILITY ON A 35.63 ACRE SITE, LOCATED SOUTH OF HARLEY KNOX BOULEVARD BETWEEN PATTERSON AND NEVADA AVENUES, SUBJECT TO CONDITIONS OF APPROVAL AND BASED UPON THE FINDINGS NOTED HEREIN.***

***WHEREAS***, the project applicant, Nicole Torstvet of Patterson Limited Partnership, proposes to amend the Circulation Plan of the Perris Valley Commerce Center Specific Plan ("PVCCSP") to vacate two existing unimproved streets, Nance Street and California Avenue, and consolidate 38 parcels into one (1) parcel to facilitate the construction and operation of a 764,753 square foot warehouse distribution facility on 35.63 acres located south of Harley Knox Boulevard between Patterson and Nevada Avenues;

***WHEREAS***, the applicant submitted: 1) Specific Plan Amendment ("SPA") 21-05267 to vacate two paper/unimproved streets; 2) Tentative Parcel Map 21-05086 ("TPM 38259") to merge the existing 38 parcels into one (1) parcel; and 3) Development Plan Review ("DPR") 21-00005 for consideration of the site plan and building elevations (collectively the "Project"); and

***WHEREAS***, the proposed SPA 21-05267, TPM 38259, and DPR 21-00005 are 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***, a Final Environmental Impact Report ("EIR") (State Clearinghouse (SCH) No. 2022010274) was prepared for the Project, which includes, without limitation, SPA 21-05267, TPM 21-005086 (TPM-38259), DPR 21-00005, and was made available for public review and comments for a forty-five (45) day period in accordance with CEQA from November 4, 2022 to December 19, 2022; and

***WHEREAS***, the Airport Land Use Commission ("ALUC") conducted a hearing on August 23, 2022, to consider the Project's consistency with March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan ("MARB/IPA ALUCP") is with the Airport Overlay Zone B2 (High Noise Zone), which prohibits residential uses and limits the number of people to an average of 100 people acres no more than 250 per single acre, and

***WHEREAS,*** on May 17, 2023, the Planning Commission conducted a duly noticed public hearing regarding the Final EIR and Project, at which time all interested persons were given full opportunity to be heard and to present evidence for the Planning Commission's consideration, and

after the public hearing and after consideration thereof, the Planning Commission recommended certification of the Final EIR and approval of the Project to the City Council; and

***WHEREAS,*** on August 29, 2023, this Project was continued to the September 12, 2023 City Council meeting as request by the applicant; and,

***WHEREAS,*** on September 12, 2023, this Project was continued to the September 26, 2023 City Council meeting as requested by the applicant; and

***WHEREAS,*** on September 26, 2023, the City Council conducted a duly noticed public hearing on the Project, at which time all interested persons were given full opportunity to be heard to present evidence, and was ultimately continued by a 5-0 City Council vote to the October 10, 2023 City Council meeting; and

***WHEREAS***, on October 10, 2023, the City Council conducted a duly noticed public hearing on the Project, at which time all interested persons were given full opportunity to be heard to present evidence; and

***WHEREAS,*** before acting, the City Council has heard, been presented with, and reviewed all of the information and data which constitutes the administrative record for the Project approval, including all oral and written evidence presented to the City by members of the public and City staff during all Project meetings and hearings; and

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

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

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

***Section 2.*** Based upon the forgoing and all oral and written testimony made by members of the public and City staff (including without limitation the staff report and all exhibits/attachments) at the public hearing on September 26, 2023 and October 10, 2023, the City Council hereby finds:

1. A Final Environmental Impact Report (SCH 2022010274) has been completed in compliance with the California Environmental Quality Act (CEQA) Guidelines. The Final 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. The City Council has fully considered the Final EIR and recommends certification and adoption of the Final EIR. The Planning Commission recommends that the City Council find that the Project is consistent with and has been thoroughly assessed by the Final EIR and that this Project is anticipated explicitly in the Final EIR and is consistent with the purpose and intent of the Final EIR.

2. The City has complied with CEQA.

3. Determinations of the Planning Commission reflect the independent judgment of the City.

***Section 3.*** Based upon the preceding, the Final Environmental Impact Report (SCH 2022010274), and all oral and written communication submitted by members of the public and City staff to the City Council on October 10, 2023, public hearing (including, but not limited to, all staff reports and supporting exhibits), the City Council further finds the following:

**Tentative Parcel Map 21-05086 (TPM 38259)**

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

The Project proposes a Tentative Parcel Map to consolidate 38 parcels into one (1) 35.63-acre parcel. The map is consistent with the minimum lot size of 15,000 square feet, approximate lot width of 779 feet, and lot depth of 1,284 feet required in the General Industrial (GI) and Light Industrial (LI). The map will facilitate the construction and operation of a 764,753-square-foot warehouse facility. 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.

*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 consolidate 38 parcels into one (1) 35.63-acre parcel. The Project has been designed to be consistent with all applicable Code requirements for industrial projects in the GI and LI and Zones of the PVCCSP, including lot coverage, floor area ratio, height, setbacks, landscaping, and parking, as noted in the staff report.

*2. 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 2022010274). It has been determined that all possible effects of the Project on aesthetics, air quality, biological resources, cultural resources, energy, geology and soil, greenhouse gas emissions, hazards, noise, transportation, and tribal cultural resources will be reduced to less than significant levels with implementation of mitigation measures.

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

The Final EIR prepared for the Project concludes that all impacts related to aesthetics, air quality, biological resources, cultural resources, energy, geology and soil, greenhouse gas emissions, hazards, noise, transportation, 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.

**Development Plan Review 21-00005**

1. *The location, size, design, density, and intensity of the proposed development and improvements are consistent with the City's General Plan, any applicable Specific Plans, the purposes and provisions of this Title, the purposes of the zone in which the site is located, and the development policies and standards of the City.*

   The Project proposes the construction of a 764,753-square-foot industrial warehouse on 35.63 acres in the GI and LI Zones of the PVCCSP, which allows for "light industrial uses and related activities including manufacturing, warehouse and distribution, assembly of non-hazardous material and retail related to manufacturing." The location, size, design, density, and intensity of the proposed development and improvements are consistent with the City's General Plan, the PVCCSP, the purposes and provisions of the Perris Municipal Code, the purposes of the Zones in which the site is located, and the development policies and standards of the City.

2. *The subject 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 industrial components of the Project are in compliance with the development standards of the underlying zones. Adequate access, utilities, and services are provided on-site. The proposed Project will not be detrimental to public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.

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

   The proposed Project will not be detrimental to public health, safety, or welfare or materially injurious to properties or improvements in the vicinity. The traffic study for the project concluded that all the study area intersections are anticipated to operate at acceptable levels of service after the Project is operating.

   The Project proposes an architecturally enhanced industrial warehouse building with varying roofline angles and heights, steel canopy awnings, bronze glazing building elements, and other accents. Colors on the façades range from different

hues of grey, darker colors, and white accents meet the development standards of the PVCCSP and the General Industrial (GI) and Light Industrial (LI) Zones. The proposed screen walls and landscaping ensure visual relief and an attractive environment for the public's enjoyment.

***Section 4.*** Based upon the preceding, the Final Environmental Impact Report (SCH: 2022010274), and all oral and written communication submitted by members of the public and City staff to the City Council on August 29, 2023, public hearing (including, but not limited to, all staff reports and supporting exhibits), the City Council approves Tentative Parcel Map No. 21-05086. (TPM 38259) and Development Plan Review 20-00005, subject to the Mitigation Monitoring and Reporting Program and Conditions of Approval attached to this Resolution as Attachments 1 and 2.

***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 the adoption of this Resolution.

***ADOPTED, SIGNED,*** and ***APPROVED*** this 10th day of October 2023.

_____
Mayor, Michael Vargas

ATTEST:

_____
City Clerk, Nancy Salazar

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

I, Nancy Salazar, CITY CLERK OF THE CITY OF PERRIS, CALIFORNIA, DO HEREBY CERTIFY that the foregoing Resolution Number No. (Next in Order) was duly and regularly adopted by the City Council of the City of Perris at a regular meeting held on the 29th day of August 2023, by the following called a vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

City Clerk, Nancy Salazar

**Attachment:**

1. Conditions of Approval (Planning, Engineering, Public Works, Community Services, Fire, Building and Safety)

2. Mitigation Monitoring and Reporting Program
   *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-333#docan1206_1313_479

# CITY OF PERRIS
# DEVELOPMENT SERVICES DEPARTMENT
# PLANNING DIVISION

## RECOMMENDED CONDITIONS OF APPROVAL

**SPA 21-05267, TPM 21-005086 (TPM-38259),**
**DPR 21-00005** **October 10, 2023**

**PROJECT:** Specific Plan Amendment (SPA) 21-05267, Tentative Parcel Map 21-05086 (TPM-38259), Development Plan Review (DPR) 21-00005 – A proposal to consider the following entitlements to facilitate the construction of a 764,753 square-foot industrial warehouse facility: 1) Specific Plan Amendment to vacate the California Avenue and Nance Street, planned and unimproved streets, from the Circulation Plan in the Perris Valley Commerce Center Specific Plan (PVCCSP); 2) Tentative Parcel Map to consolidate 38 existing parcels into one (1) 35.63 acre-parcel; 3) Development Plan Review for the site plan and building elevations. The 35.63-acre project site is located south of Harley Knox Boulevard between Patterson Avenue and Nevada Avenue, in the GI - General Industrial and LI - Light Industrial Zones. (APNs: 314-153-015 through -040, 314-153-042, 314-153-044, -046, -048, 314-160,005 through -012, and 314-160-033. Applicant: Nicole Torsvet, Patterson Limited Partnership.

**GENERAL CONDITIONS:**

1 **Approval Period for Development Plan Review 21-00005,** The Development Plan Review processed in conjunction with the Tentative Parcel Map shall expire in two years from the City Council's final action for consistency with the time limits of the map. Within two years, the applicant shall demonstrate the beginning of substantial construction as approved, which shall thereafter be diligently pursued to completion or substantial utilization. If this does not occur, a maximum of six (6) one-year extensions may be requested for consistency with the related Tentative Parcel Map A written request for extension shall be submitted to the Planning Division at least thirty (30) days before the initial (and any subsequent extension) expiration of the Development Plan Review.

2 **Approval Period for Tentative Parcel Map (TPM 38259).** In accordance with the Subdivision Map Act, the recordation of the final map shall occur within two (2) years from the City Council approval unless the State of California grants an automatic extension. The applicant may apply for six (6) one-year extensions to permit additional time to record the final map. A written request for an extension shall be submitted to the Planning Division at least thirty (30) days before the Tentative Parcel Map approval's initial (and subsequent extensions) expiration.

3 **Mitigation Monitoring and Reporting 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 Environmental Impact Report (SCH: 2022010274). It shall be implemented in accordance with the timeline, reporting, and monitoring intervals listed.

4 **Municipal Code and Specific Plan Compliance.** The project shall conform to the General Industrial (GI) and Light Industrial (LI) Zone standards of the Perris Valley Commerce Center Specific Plan (PVCCSP) and Title 19 of the Perris Municipal Code.

5 **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.

6 **City Ordinances and Business License.** The subject business shall maintain compliance with all local and City Ordinances, including but not limited to an annual fire inspection and maintenance of a City business license.

7 **Expansion of Use.** All expansion of the site and its use shall occur with 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 **May 17, 2023**, or as amended by these conditions. Any deviation shall require appropriate Planning Division review and approval.

9 **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).

10 **Rooftop Solar.** The project does not propose rooftop solar panels at this time. However, suppose the project proposes solar rooftop panels in the future. In that case, the applicant/developer shall prepare a solar glare study that analyzes glare impacts, and the Airport Land Use Commission and March Air Reserve Base shall review this study.

11 **Planning Division.** All Planning Division Conditions of Approval shall be reproduced in the construction and grading plans.

12 **City Engineer Conditions.** The project shall adhere to the requirements of the City Engineer as indicated in the attached Engineering Conditions of Approval dated **March 13, 2023.** On and off-site improvement plans shall be submitted for review and approval by the City Engineer.

13 **Fire Marshal Conditions.** The project shall comply with all requirements of the Fire Marshall in the memo dated **December 28, 2022.**

14 **Building Official/Fire Marshal.** The proposed project shall adhere to all Building Official/Fire Marshal requirements. 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 the City of Perris website, Office of the Fire Marshal, for examples and relevant information for access and the underground plan available at: http://www.cityofperris.org.

15 **Building Conditions.** The project shall adhere to the requirements of the Building Department as indicated in the attached Conditions of Approval dated **May 10, 2021**.

16 **Public Works Conditions.** The project shall adhere to the requirements of the Public Works Administration Department as indicated in the attached Conditions of Approval dated **December 5, 2022.**

17 **Fire Conditions.** The following conditions shall apply to the project:

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 when 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 approved access plans shall be installed before building construction.

e. All required fire hydrants shall be installed and operational before 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 shall always be maintained.

g. The private underground fire-line system shall be a looped design.

h. The private underground fire-line system must indicate sectional valves for every five (5) appurtenances.

i. A minimum of two connection points to public water shall be provided for the private fire-line water.

j. The Fire Department Connection (FDC) shall be located within 100 feet of a public fire hydrant. The fire hydrant shall be on the same side of the street. A vehicle access roadway/approach shall not be placed between the FDC and the fire hydrant.

k. Prior to construction, a temporary address sign shall be posted and visible from the street.

l. 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.

m. City of Perris approval shall be obtained prior to the storage and/or use of hazardous materials as defined by the California Fire Code.

n. 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.

o. Prior to building final, the building shall be provided with a Knox Lock key box located no more than 7 feet above the finished surface and near the main entrance door.

p. Prior to building final 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 subsections. The system shall be installed and inspected by the City of Perris Building Department before issuing the Certificate of Occupancy. The Fire Marshal can waive the requirement 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 whether the building meets the emergency communications without an enhancement system.

18 **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.

19 **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 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 **SPA 21-05267, TPM 21-005086 (TPM-38259), and DPR 21-00005.** The City shall promptly notify the applicant of any claim, action, or proceeding for which indemnification is sought and shall cooperate fully in defense of the action.

20 **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 before construction. A grading permit shall be issued once the City Engineer receives a letter from SCE indicating that electrical service will be placed underground.

21 **Signage.** The project approval does not include signage. All monument signage is required to include the Perris Valley Commerce Center logo (per PVCCSP Chapter 4.2.5). Any proposed wall or monument sign will require a sign application and shall be reviewed and approved by the Planning Division before building permit issuance.

22 **Waste Hauling and Disposal.** The project shall use only the City-approved waste hauler for all construction and other waste disposal.

23 **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.

24 **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 by landscaping.

25 **Performance Standards.** The applicant shall comply with all Performance Standards listed in Chapter 19.44.070 of the Perris Municipal Code.

26 **Utilities.** If applicable, 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-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 by landscaping.

27 **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.

28 **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.

29 **Downspouts.** Exterior downspouts are not permitted on building elevations facing the public right of way. Interior downspouts are required for these elevations.

30 **Energy Conservation.** To improve local air quality, the applicant shall comply with the energy-conservation features in the project (as feasible) per the FEIR and Design Guidelines. An accounting of the project's energy conservation measures shall be submitted to the Building Division prior to the application for building permits.

31 **Glazing.** Highly reflective glass shall not be used for architectural elevations.

32 **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.

33 **Payment of Department of Fish and Wildlife Fee.** Within five (5) days of City Council approval, the applicant shall file a Notice of Determination 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; no project shall be operative, vested, or final until the filing fees have been paid.

34 **Preliminary Water Quality Management Plan (PWQMP).** A Preliminary WQMP was prepared for the proposed project site. All PWQMPs were determined to be in substantial compliance, in concept, with the 2012 Riverside County WQMP Manual requirements. The following conditions apply:

a. The development shall be subject to all provisions of City of Perris Ordinance Number 1194, which establishes stormwater/urban runoff management and discharge controls to improve water quality and comply with federal regulations and any subsequent amendments, revisions, or ordinances pertaining thereto.

b. The structural BMPs selected for this project have been approved in concept. The owner shall submit a final WQMP, including plans and details providing the elevations, slopes, and other details for the proposed structural BMPs, including two bioretention basins, a self-retaining landscape, and a covered trash enclosure. The Public Works Department shall review and approve the final addendum WQMP text, plans, and details.

35 **Construction Practices.** To reduce potential traffic, noise, and air quality impacts, the mitigation measures listed in Final Environmental Impact Report (SCH: 2022010274) and Reporting Plan (MMRP) shall be listed and included with the "General Notes" on the construction drawings and implemented in accordance with the timeline, reporting and monitoring intervals listed in the MMRP.

36 **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.

37 **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, after work is completed, and whenever wind exceeds 15 miles per hour.

d. A person or person 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.

38 **Property Maintenance.** The project shall comply with the Perris Municipal Code 7.06 provisions regarding Landscape Maintenance and Chapter 7.42 regarding Property Maintenance. In addition, the project shall comply with the one-year landscape maintenance schedule.

39 **Riverside County Airport Land Use Commission.** The following conditions shall be satisfied in accordance with the Airport Land Use Commission (ALUC) Development Review case file ZAP1538MA22:

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 which 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 which 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 which 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 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 er 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 has been evaluated for a 769,668 square feet warehouse building, consisting of 749,668 square feet of warehouse area, 10,000 square feet of first-floor office area, and 10,000 square feet of second-floor office mezzanines. Any increase in building area,

change in use to any higher intensity use, change in building location, or modification of the tentative parcel map lot lines and areas will require an amended review to evaluate consistency with the ALUCP compatibility criteria at the discretion of the ALUC Director.

h. 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

i. The Federal Aviation Administration has conducted aeronautical studies of the proposed project (Aeronautical Study No. Aeronautical Study No. 2022-AWP-12523-OE thru 2022-AWP-12526-OE). It has been determined that neither marking nor lighting of the structure(s) is necessary for aviation safety. However, marking and/or lighting for aviation safety is accomplished voluntarily. In that case, such marking and/or lighting (if any) shall be installed per FAA Advisory Circular 70/7460-1 M and maintained therewith for the project's life.

j. The proposed structures shall not exceed the prescribed height of 50 feet above the ground and a maximum elevation at the top point of 1,539 above mean sea level.

k. 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.

l. 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.

m. 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.

**TPM 38259 - FINAL MAP RECORDATION**

40 **Application.** The Final Map application shall be submitted to the City Engineering Department with payment of appropriate fees for review and approval concurrently with the application to the Planning Division. The Final Map application shall include all necessary road dedications, appropriate easements, and street vacations.

41 **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.

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 THE ISSUANCE OF GRADING PERMITS**

42 **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.

43 **Traffic Control Plan**. A Traffic Control Plan shall be submitted for approval to the City Engineer.

44 **Southern California Edison.** Before the issuance of grading permits, the applicant shall contact the Southern California Edison (SCE) area service planner to complete the required forms prior to the commencement of construction.

45 **Final Water Quality Management Plan (FWQMP).** Before 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 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).

46 **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 THE ISSUANCE OF BUILDING PERMITS**

47 **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 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 prior to issuance of the building permit.

48 **Community Benefit**. The applicant shall provide proof of a $400,000 donation paid to the Val Verde School District as well as a donation of $200,000 to either the City's efforts to rehabilitate the Downtown Theater, or to the Youth Advisory Committee Scholarship fund.

49 **March Air Reserve Base and Perris Valley Airport**. Before building permit issuance, in accordance with the conditions of approval by the Airport Land Use Commission (ALUC) letter dated August 23, 2022, the conditions of approval enumerated in the conditional approval letter shall be implemented to address the project's location within Airport Influence Area.

50 **Building Plans.** All Planning, Public Works, and Engineering Conditions of Approval shall be copied onto the approved building plans. Such conditions shall be annotated, directing the receiver to the sheet and detail(s) indicating satisfaction with the conditions. Also, the Mitigation and Monitoring Reporting Plan (MMRP) shall be listed and included with the

"General Notes" on the construction drawings and implemented in accordance with the timeline, reporting, and monitoring intervals listed in the MMRP.

51 **Final Parcel Map Submittal.** Prior to the issuance of the first building permit, Tentative Parcel Map 38259 shall be submitted for Final Map approval to the City Engineering Department and be recorded with the County of Riverside, with proof of recording provided to the City Planning Division and Engineering Division. The Final Map shall conform substantially to the approved Tentative Map.

52 **Landscaping Plans**. Prior to the issuance of building permits, three (3) copies of Construction Landscaping and Irrigation Plans shall be submitted to the Planning Division for approval, accompanied by the appropriate filing fee. 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 plants' location, number, genus, species, and container size shall be shown. The following treatments, consistent with the conceptual landscape plan or as conditioned herein, are required:

a. **Accent Landscaping.** Large trees (24" to 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 24-inch box tree per six (6) parking stalls shall be provided.

c. **Conceal parking lot area.** All parking areas along the street frontages shall be screened by a minimum 36-inch-high shrub border using a double-row of 5-gallon shrubs at 3.6 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.

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 used for all driveway entrances and pedestrian pathways.

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 per the Development Code and landscape standards of the PVCCSP.

i. **Water Conservation.** All irrigation systems shall require rain-sensing override devices and soil moisture sensors. Landscaping shall comply with Zoning Code Chapter 19.70 (www.cityofperris.org) for mandated water conservation.

j. **Maintenance.** All landscaping shall be maintained in a viable growth condition.

k. **Provide a curb adjacent landscaped parkway.**

53 **Site 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. **Parking Lot**. Evergreen trees shall be planted for passenger vehicles every six parking spaces throughout the parking lots.

c. **Reduce the number of parking spaces for passenger vehicles and increase on-site landscape coverage.**

d. **Provide signage and a lighted crosswalk at the southern parking lot area.**

e. **Provide an additional second indoor amenity.**

54 **Charging Stations.** The applicant shall install the Electric Vehicle charging stations for the EV parking stalls depicted on the site plan and must accommodate light-duty vehicles. The station locations and specifications shall be included in the building plans.

55 **Screen Walls and Fencing.** Decorative screen walls shall screen views into truck courts from the public rights of way (Patterson and Nevada Avenues) and adjacent uses. Plans and details for the screen walls shall be included in the landscape plan check submittal package for review and approval by the Planning Division. Any changes to the approved wall and fence plan require the review and approval of Planning Division staff. The following shall apply:

a. **Decorative Screen Walls.** Relocate the 14-foot-high decorative screen walls 20 feet from the front property line, along Patterson Avenue. The screen wall shall include decorative pilasters with a cap at every 100 linear feet, subject to the review and approval of the Planning Division. The 14-foot-high screen wall on the site's east side shall also consist of decorative materials, including decorative pilasters with a cap every 100 linear feet.

b. **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 review and approval.

c. **Tubular Fence.** The proposed eight (8) foot high tubular steel fence shall be extended from where the retaining wall ends along the north property line to 10 feet from the front property line along Patterson Avenue, outside the front yard setback area.

d. **Graffiti.** All block/tilt-up walls shall be treated with a graffiti-resistant coat.

e. **Knox boxes** are required for all gates and shall be approved by the Fire Marshal and issued by the Building Division.

56 **Site Lighting Plan.** A site lighting plan that complies with the City's Outdoor Lighting Regulations and Mount Palomar Observatory's Dark Sky Ordinance shall be approved. The lighting plan shall include photometric, fixture details, and standard light elevations to meet 2700 KV illumination or less (to provide adequate illumination). 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.

57 **Construction Plans.** All Planning Division and Engineering Department Conditions of Approval, proposed employee amenities, and the Mitigation Monitoring and Reporting Program shall be reproduced in full on construction drawings and grading plans immediately following the cover sheet of such plans. Each Condition shall be annotated on the

construction plans for ease of reference (i.e., sheet and detail numbers).

58 **Fees.** The developer shall pay the following fees before 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.

**PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**

59 **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;

c. Maintenance District No. 84-1;

d. North Perris Community Facilities Assessment District; and

e. Any other applicable City Assessment and Community Facilities Districts

60 **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.

Trucks shall access the I-215 Freeway by exiting the project site via Patterson to Harley Knox Boulevard, consistent with the City's adopted truck route.

61 **Final Inspection.** The applicant shall obtain occupancy clearance from the Planning Division by scheduling a final Planning inspection after final signoffs 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 the required paving, parking, walls, site lighting, landscaping, and automatic irrigation installed and in good condition.

62 **Outstanding Fees**. Any processing fees for the Planning Division shall be paid before building occupancy.

63 **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.

64 **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.

## END OF CONDITIONS

# CITY OF PERRIS

STUART E. MCKIBBIN, CONTRACT CITY ENGINEER

## *CONDITIONS OF APPROVAL*

P8-1462
March 13, 2023
**Revised at Planning Commission May 17, 2023**
***Revised August 2, 2023***
TPM 38259 - DPR 21-00005
Prologis
Nance St. & Patterson Av.

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. Site circulation shall be such that auto and truck access, circulation and parking are distinct and separate. **Lighted pedestrian signs, control and striping shall be installed at the crosswalks from auto parking areas crossing the truck travel lanes to the structure, as recommended by the project Traffic Engineer and as approved by the City Engineer.**

4. Truck access to the site shall be limited to I-215/Harley Knox Boulevard Interchange, Harley Knox Boulevard and Patterson Avenue.

Truck access to and from Ramona Expressway and Perris Boulevard is prohibited.

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

5. The developer/property owner shall have approved improvement plans, executed subdivision agreement and posted securities.

6. The developer/property owner shall comply with the terms and conditions of the drainage requirements and construction of the drainage improvements identified in Condition no. 19 and post the respective bonds and securities as specified.

7. The developer/property owner shall submit the following to the City Engineer and Riverside County Flood Control and Water Conservation District (RCFCD) for review and approval:

a. Onsite Precise Grading Plan and Erosion Control Plans; plans shall show the WDID No.
b. Street Improvement Plans
c. Storm Drain improvement Plans
d. Signing and Striping 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 (for reference)

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

8. Patterson Avenue is classified as a Collector (66'/44') per the General Plan. Adequate right-of-way shall be dedicated on Patterson Avenue along the property frontage to accommodate a 33 foot half width dedicated right-of-way.

9. Nevada Avenue is classified as a Collector (66'/44'). Adequate right-of-way shall be dedicated on Nevada Avenue along the property frontage to accommodate a 33 foot half width dedicated right-of-way.

10. Nance Street is classified as a local (60'/40'). Adequate right-of-way shall be dedicated on Nance Street along the property frontage to accommodate a knuckle per County of Riverside Standard No. 801.

11. Nance Street from Patterson Avenue to the knuckle at Nance Street and Nevada Avenue, within the project site, shall be vacated; any and all underlying easement(s) shall be rescinded and any and all utilities and facilities removed as approved by the City Engineer.

12. Property line corner cutbacks shall be dedicated per County of Riverside Standard No. 805.

13. All rights-of-way and easements shall be offered for dedication to the public or other appropriate agencies and shall continue in force until the City or the appropriate agency accepts or abandons such offers. All dedications shall be free from all encumbrances as approved by the City Engineer.

14. Relinquish and waive rights of access to and from Patterson Avenue and Nevada Avenue on the Map other than the access opening as shown on the site plan.

15. In the event that offsite property is required to complete the required improvements, the developer/property owner shall make a good faith effort to acquire required offsite property interests, and if he or she should fail to do so, the developer/property owner shall, prior to submittal of the Final Map for recordation, enter into an agreement to complete the improvements. 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.

16. 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 for the map, 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.

17. The developer/property owner shall sign the consent and waiver form to join the City's Lighting and Landscape Districts and City's Flood Control District as appropriate. The proposed streetlights and traffic signals shall be maintained by the City and cost paid by the developer/property owner through the said annexation.

**Prior to Issuance of Grading Permit:**

18. The developer/property owner shall submit the following to the City Engineer and Riverside County Flood Control and Water Conservation District (RCFCD) for review and approval:

a. Onsite Precise Grading Plan and Erosion Control Plans; plans shall show the WDID No.
b. Street Improvement Plans
c. Storm Drain Improvement Plans
d. Signing and Striping 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 (for reference)

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

19. The developer/property owner shall comply with the drainage requirements and construction of the drainage improvements as specified below:

The ultimate drainage plan for this part of the City is dependent on the RCFCD construction of Perris Valley Master Drainage Plan Facility Lateral B Stage 4 along the March Air Reserve Base's boundary from Perris' north City limit to Heacock Street. The construction of Lateral B Stage 4 would serve as an adequate outlet for all runoff generated north

of Harley Knox Boulevard. And the redirection of those flows to Lateral B Stage 4 would free up capacity in an existing Caltrans Reinforced Concrete Box (RCB) that runs in Harley Knox Boulevard. The Caltrans RCB in Harley Knox Boulevard could then accept local flows from the area south of Harley Knox Boulevard, including onsite flows from this development.

Currently RCFCD is schedule to advertise Lateral B Stage 4 for bid in May 2023. Due to the timing of RCFCD's drainage improvements the drainage for this development may be constructed in phases.

The developer/property owner shall construct Perris Valley Master Drainage Plan Facility Line B-6 along the property's frontage on Patterson Avenue to collect the 10-year offsite storm runoff and convey them to the existing Caltrans RCB located at the intersection of Harley Knox Boulevard and Patterson Avenue. The developer/property owner shall also construct Perris Master Drainage Plan Facility Line B-6.1 from the site's northeast corner to convey 10-year onsite storm runoff to the existing Caltrans RCB located at the intersection of Harley Knox Boulevard and Nevada Avenue. Plans for these facilities must be approved and bonded for prior to the issuance of Building Permits. Temporary Occupancy Permits shall not be issued until Line B-6 and Line B-6.1 are completed.

The request for Building Permits vs. Grading Permit is because RCFCD does not want to issue their encroachment permit until Lateral B Stage 4 and Line B-8 are completely constructed. In the event that Lateral B Stage 4 is not under construction, City may consider issuing the Building Permits and Temporary Occupancy Permit, however no Final Certificate of Occupancy will be issued.

The developer/property owner shall construct Line B-8 to connect the existing Caltrans RCB directly to Lateral B Stage 4. Line B-8 is located about 1260-feet north of Harley Knox and will run east from Patterson Avenue and discharge flows into Lateral B Stage 4 after it is constructed by RCFCD. The plans for Line B-8 shall be in plan check with RCFCD, the right-of-way across APN 294-220-010 shall be acquired ***or the condemnation procedure shall be initiated by the City pursuant to City's condemnation procedures, regulations and requirements,*** and bonds posted, prior to the issuance of Building Permits. Line B-8 shall be maintained by RCFCD and the developer/property owner shall enter into a tri-party cooperative agreement with RCFCD and the City covering the terms of plan check, right-of-way transfer, inspection, operation, and maintenance, prior to issuance of Final Certificate of Occupancy.

Final Certificate of Occupancy shall not be issued until Line B-8 is completed to the satisfaction of the City Engineer.

Provision of Master Drainage Plan facilities and any connection to Master Drainage Plan facilities will require an encroachment permit from RCFCD.

20. The most northerly driveway on Patterson Avenue shall be designated for truck access only and shall be limited to left-in/right-out only. **The turning radii in the drive aisle shall be such that simultaneous truck ingress and egress movements are accommodated.**

21. The driveway on Patterson Avenue aligned with California Avenue (to the west of Patterson Avenue) shall be designated for auto access only.

22. The driveway on Patterson Avenue aligned with Nance Street (to the west of Patterson Avenue) shall be designated for truck access only and shall be limited to left-in/right-out only. **The turning radii in the drive aisle shall be such that simultaneous truck ingress and egress movements are accommodated.**

23. The most southerly driveway on Patterson Avenue shall be designated for auto access only.

24. The driveway on Nance Street shall be designated for emergency access only.

25. The driveways shall be per County of Riverside Standard No. 207A and shall include wet set concrete truncated domes in compliance to ADA standards and requirements.

26. The developer/property owner shall pay to the City $500,000 for their contribution towards I-215/Ramona Expressway Interchange and I-215/Harley Knox Boulevard Interchange and other improvements. This one-time contribution is above and beyond DIF, TUMF, RBBD and other City fees, and is not reimbursable.

**Prior to Issuance of Building Permit:**

27. The developer/property owner shall comply with the terms and conditions of the drainage requirements and completing the construction of the drainage improvements as identified in Condition no. 19.

28. The project site is located within the limits of Perris Valley Area Drainage Plan (ADP) for which drainage fees have been adopted by City. Drainage fees shall be set forth under the provisions of the "Rules and Regulations of Administration of Area Drainage Plan". Acreage for the project site's impervious area shall be provided.

The developer/property will be eligible for ADP fee credit in exchange for the construction of Line B-8 since this system is a benefit to the City.

29. Water and sewer Improvement Plans, per Fire Department and Eastern Municipal Water District (EMWD) standards, shall be submitted to the City Engineer for review and approval.

30. Fire Department and EMWD approvals of the Water Improvement Plans are required prior to City Engineer's approval.

31. Paved access shall be provided to the proposed buildings per the Precise Grading Plans.

32. The developer/property owner shall submit a compaction certification from the Soils Engineer in compliance with the approved geotechnical/soils report.

**Prior to Issuance of Certificate of Occupancy:**

33. The developer/property owner shall comply with the terms and conditions of the drainage requirements and completing the construction of the drainage improvements as identified in Condition no. 19.

34. Patterson Avenue (Collector - 66'/44') along the property frontage within the dedicated right-of-way shall be improved to provide for a 44 foot wide asphalt pavement (using a TI of 9.0 and PG 70-10), 6 inch curb and gutter 22 feet east of centerline, a 6 foot wide sidewalk **at property line**, Class II bike lane per the Active Transportation Plan and streetlights subject to the photometric analysis, per City of Perris, County of Riverside and Caltrans standards.

35. Patterson Avenue (Collector - 66'/44') from northerly project boundary to Harley Knox Boulevard within the dedicated right-of-way shall be improved to provide for asphalt pavement transition lanes per Caltrans standards, the widths and lengths of the lanes shall be determined by the project's Traffic Engineer as approved by City Engineer.

36. The existing power poles on Patterson Avenue along the property frontage shall be removed and cables (under 66 kv) including the communication cables shall be undergrounded. The developer/property owner shall provide an undergrounding of utilities study prepared by a utility consultant/electrical engineer analyzing and determining the extent of conformance.

37. Nevada Avenue (Local – 66'/44') along the property frontage within the dedicated right-of-way shall be improved to provide for a 37 foot wide asphalt pavement (using a TI of 7.0 and PG 70-10), 6 inch curb and

gutter 22 feet west of centerline, a 6 foot wide sidewalk and streetlights subject to the photometric analysis, per City of Perris, County of Riverside and Caltrans standards.

38. Nevada Avenue (Local – 60'/40') from northerly project boundary to Harley Knox Boulevard shall be improved to provide for a 30 foot wide asphalt pavement (using a TI of 7.0 and PG 70-10) per City of Perris, County of Riverside and Caltrans standards.

39. The existing power poles on Nevada Avenue along the property frontage shall be removed and relocated as applicable and cables (under 66 kv) including the communication cables shall be undergrounded. The developer/property owner shall provide an undergrounding of utilities study prepared by a utility consultant/electrical engineer analyzing and determining the extent of conformance.

40. The knuckle at Nance Street and Nevada Avenue at project boundary, shall be improved per County of Riverside Standard No. 801 to provide for asphalt pavement (using a TI of 7.0 and PG 70-10), including 6 inch curb and gutter, a 6 foot wide sidewalk and streetlights subject to the photometric analysis, per City of Perris, County of Riverside and Caltrans standards.

41. Nance Street (Local – 60'/40') from the knuckle at the project boundary to Webster Avenue shall be improved to provide for a 30 foot wide asphalt pavement (using a TI of 7.0 and PG 70-10), including transition lanes, per City of Perris, County of Riverside and Caltrans standards.

42. The conditions of the existing pavement on Patterson Avenue along the property frontage and the extensions shall be evaluated by the developer/property owner in order for the City Engineer to determine the extent of pavement rehabilitation. If the existing pavement is in good condition, the developer/property owner may use grind and overlay technique as determined by the City Engineer.

43. The developer/property owner shall provide for utility trench surface repair as directed by the City Engineer.

44. 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.

**Dennis Grubb and Associates, LLC**
*Assisting Cities Build Safe Communities*

December 28, 2022

City of Perris
Attn: Alfredo Garcia
135 N. D Street
Perris, CA 92570-2200

**Subject: Development Plan Review for** DPR21-00005

As requested, a review of the subject property was completed. The Following conditions shall apply to the project:

1. The project shall comply with all requirements set forth by the California Code of Regulations Title 24 Parts 1-12 respectively.

2. 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.

3. 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.

4. 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.

5. All required fire hydrants shall be installed and operational prior to building construction. All fire hydrants shall remain operational during construction.

6. 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.

7. The private underground fire-line system shall be a looped design

8. The private underground fire-line system shall have indicating sectional valves for every five (5) appurtenances.

9. A minimum of two points of connection to the public water shall be provided for the private fire-line water.

10. The Fire Department Connection (FDC) shall be located within 100 feet of a public fire hydrant. The fire hydrant shall be on the same side of the street. A vehicle access roadway/approach shall not be placed between the FDC and fire hydrant.

11. Prior to construction a temporary address sign shall be posted and clearly visible from the street.

12. The permanent building address shall be provided and either internally or externally lighted during hours of darkness. The address shall be clearly visible from the street fronting the property and comply with California Fire Code Section 505.1 for size and color.

13. City of Perris approval shall be obtained prior to the storage and/or use of hazardous materials as defined by the California Fire Code.

14. 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.

15. 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.

16. Prior to building final 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.

Respectfully,

Dennis Grubb, CFPE

6560 Van Buren Blvd, Ste B, Riverside, CA. 92503
(800) 975-7395 * (951) 772-0007

# CITY OF PERRIS

## PUBLIC WORKS DEPARTMENT

Weed Abatement NPDES Services Flood Control and Landscape Districts

# MEMORANDUM

**Date:** December 05, 2022

**To:** Mary Blais, Planner

**From:** Michael Morales, CIP Manager

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

**Subject: DPR 21-00005– Conditions of Approval**
Proposal to construct a 579,986 square foot Industrial building on East Patterson Ave and Nevada Ave within the Perris Valley Commerce Center Specific Plan.

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1. **Dedication and/or Landscape Maintenance Easement.** Offer of Dedication and Landscape Maintenance Easement for City landscape maintenance district shall be provided as follows:
   - **Patterson Ave.** - Provide offer of dedication as needed to provide for full half width Street (66' ROW (33' half width), curb gutter, sidewalk, and off-site landscaping requirements, per City General Plan, including minimum 11' public parkway from back of curb.
   - **Nevada Ave.** - Provide offer of dedication as needed to provide for full half width Street (66' ROW (33' half width), curb gutter, sidewalk, and off-site landscaping requirements, per City General Plan, including minimum 11' public parkway from back 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 legal plat map and legal description to the City of Perris. In addition, if required by the City of Perris, the Developer shall provide an additional 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 21-00005" 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:

- **Patterson Ave –** Per Section 6.0-21 Streetscape Landscape design guidelines and planting pallet for Collector and figure 6.0-9, of the PVCCSP for sizing and spacing requirements. Street tree: Platanus x acerfolia 'London Plane Tree. Use of drought resistant shrubs and groundcover intended to complement the existing parkway along Patterson Ave. including but not limited to the following: Callistemon 'Little John', Hesperaloe parviflora 'Red Yucca', Lantana M. 'Gold Rush Lantana', Myoporum parviflora.
- **Naveda Ave. –** This parkway will be a non-irrigated parkway with a design of 4" to 6" Arizona grouted cobble in a half moon design. Within the half moon areas without cobble artificial turf or a different colored grouted cobble would be required.
- **Nance Street –** At the knuckle of Nance Street there is a small section of right-of-way to be concrete instead of landscape.

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 Salco 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 (WeatherTrak ET Pro3 Smart Controller, 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. 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. All electrical and water meters shall be located 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.

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 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 turn-over submittal items provided to Public-Works Engineering Administration/Special Districts.
   - **Turn-Over Inspection–** On or about the one-year anniversary of Inspection #3, Developer shall call for an inspection to allow the City to review and identify any 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 the 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 turn-over 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 turn-over 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). Developer shall pay 18-month energy charges to the City of Perris for all off-site street lighting. Call Wildan Financial Services, Inc. for 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 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 on Patterson Ave, and Nevada Ave.

- ***Petition for Flood Control Maintenance District No. 1*** -For Off-site Flood Control Facilities proposed by the project, as determined by the City Engineer.

- Original notarized document(s) to be sent to:
  Daniel Louie
  Wildan Financial Services
  27368 Via Industria, #200
  Temecula, CA 92590

**a.** Prior to final map recordation or final certificate of occupancy the developer shall annex into the aforementioned districts, posting an adequate maintenance performance bond to be retained by the City as required by the City Engineer. Upon receipt of deposit and Consent and Waiver Forms, the developer shall work with City to meet all required milestones for annexations.

i. City prepares the Engineer's Reports which includes a description of the improvements to be maintained, an annual cost estimate and annual assessment amounts.

ii. Reports are reviewed and approved by the property owner. The assessment ballots will be based on these Reports.

iii. The Reports and corresponding resolutions are placed, for approval, on the City Council Meeting Agenda. City Council action will include ordering the assessment ballots and setting a Public Hearing for no sooner than 45 days. Property owner attendance at this City Council Meeting is not required.

iv. The assessment ballots are sent to the property owner and are opened by the City Clerk at the close of the Public Hearing. With a "YES" vote by the property owner the City Council can move forward with the Resolution that Confirms the Annexation. Property owner attendance at this Public Hearing is not required.

v. Confirmation by the City Council completes the annexation process and the condition of approval has been met.

# CITY OF PERRIS
COMMUNITY SERVICES

# MEMO

**Date:** June 9, 2021

**To:** Alfredo Garcia, Project Planner

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

**Cc:** Arcenio Ramirez, Community Services Manager
Jessica Galloway, Project Coordinator
Joshua Estrada, Parks Coordinator

**Subject:** Development Plan Review 21-00005 – Comments

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Community Services Staff reviewed DPR 21-00005 and offer the following comment(s):

**Development Impact Fees**

☒ The Project is subject to payment of Industrial 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)

**Trails**

Add Class II bike lane on Patterson Avenue as identified in the Active Transportation Plan 2020, refer to Engineering comments.

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

Planning Case File No(s): DEVELOPMENT PLAN REVIEW #21-00005

Case Planner: Alfredo Garcia (951) 943-5003,

Applicant: DJ Arellano

Location: East of Patterson Ave., and North of Nance Street

Project: Proposal to construct a 579,986 SF industrial building.

APN(s): 314-153-015 thru 314-153-042, 314-153-044, 314-153-046 and 314-153-048

Reviewed By: David J. Martinez, CBO Date: 5-10-2021

## 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 site will have to comply with the new EV charging station regulations.

4. None of the proposed buildings can cross any property lines. A lot line adjustment may be required prior to the construction of the project.

## 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