

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

RECOMMENDED CONDITIONS OF APPROVAL

**General Plan Amendment (GPA) 22-05326,
Zone Change (ZC) 22-05327,
TPM 22-05328 (TPM 38600),
Development Plan Review (DPR) 22-00030**

January 14, 2025

PROJECT: General Plan Amendment (GPA) 22-05326, Zone Change (ZC) 22-05327, TPM 22-05328 (TPM 38600), Development Plan Review (DPR) 22-00030 – A proposal to consider the following entitlements to facilitate the construction of a 412,348 square-foot industrial warehouse building on 19.9 acres, located at the northwest corner of Sherman Road and Ethanac Road: 1) General Plan Amendment and Zone Change to change the land use designation of 19.9 acres from Community Commercial (CC) to Light Industrial (LI); 2) Tentative Parcel Map to consolidate 10 existing parcels into one 19.9 acre-parcel; and 3) Development Plan Review for review of the site plan and building elevations.. Applicant: Applicant: Noah Shih, Hillwood

• **GENERAL CONDITIONS:**

1. **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: 2023090525) shall be implemented in accordance with the timeline, reporting, and monitoring intervals listed.
2. **Tentative Parcel Map 38600 (TPM 22-05328).** There is a 24-month time limit in which to satisfy the conditions and record the map after the City Council approval. A maximum of six (6) subsequent one-year time extensions may be granted by the City Council upon request by the applicant. A written request for an extension of time shall be submitted to the Planning Division at least 30 days prior to the expiration of the map.
3. **Approval of 2nd Reading.** The approval of the project is contingent upon the City Council's approval of Zone Change (ZC) 22-05327. If the City Council approval of ZC 22-05327 is not made within 180 days of the adoption of this Resolution, then GPA 22-05326, TPM 22-05328 (TPM 38600), and DPR 22-00030 shall be returned to the City Council for further consideration and a final decision.
4. **Approval Period for General Plan Amendment (GPA) 22-05326, Zone Change (ZC) 22-05327, Development Plan Review (DPR) 22-00030.** Development Plan Review related to an implementing subdivision may be granted time extensions by the City Council up to a total of six (6) years beyond the original approval expiration date prior to the issuance of any building permits. Once a building permit has been issued, the associated approvals will be considered vested and time extensions are no longer required. A written request for an extension of time shall be submitted to the Planning Division at least 30 days prior to the

expiration date. The approval period of these applications shall be extended with the approval period of the Tentative Parcel Map or to align with automatic state extensions for the Tentative Parcel Map.

5. **Indemnification.** The developer/applicant shall indemnify, protect, defend, and hold harmless the City and any agency or instrumentality thereof and/or any of its officers, employees, and agents from any and all claims, actions, or proceedings against the City or any agency or instrumentality thereof, or any of its officers, employees, and agents, to attack, set aside, void, annul, or seek monetary damages resulting from approval of the City, or any agency or instrumentality thereof, advisory agency, appeal board or legislative body including actions approved by the voters of the City concerning **General Plan Amendment (GPA) 22-05326, Zone Change (ZC) 22-05327, TPM 22-05328 (TPM 38600), Development Plan Review (DPR) 22-00030**. The City shall promptly notify the applicant of any claim, action, or proceeding for which indemnification is sought and shall cooperate fully in the defense of the action.
6. **Notice of Determination.** Within five (5) days of Planning Commission approval, the applicant shall file a Notice of Determination to 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.

- **PLANNING DIVISION**

7. **Municipal Code and Specific Plan Compliance.** The project shall conform to the applicable standards of the Light Industrial (LI) zone and Chapter 19 of the Perris Municipal Code.
8. **Expansion of Use.** The site or its use may not be expanded without subsequent reviews and approvals by the Planning Division.
9. **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 **September 18, 2024**, or as amended by final approval by the Planning Commission. Any deviation shall require appropriate Planning Division consideration.
10. **Advisory - Signs:** Signs shall be permitted in accordance with Chapter 19.75 Sign Regulations of the Zoning Code. Signs shall be subject to separate review and assessment. A separate application and fee will be required.
11. **State, County, and City Ordinances.** All tenants shall comply with all State, County, and City ordinances, including, but not limited to, an annual fire inspection and maintenance of a City business license.

Prior to Map Recordation:

12. **Mitigation Measures.** All applicable mitigation measures shall be satisfied.
13. **Final Map Recordation.** Prior to the recording of the Final Tract Map, the developer shall submit two separate applications and fees, one application to the Planning Division and a second application to the Engineering Department for review and approval for City Council action.
14. **Map Recordation.** Prior to the recordation of the Final Map, the developer shall obtain the following clearances, approvals or actions:
 - a. Verification from the Planning Division that all pertinent conditions of approval have been met, as mandated by the Perris Municipal Code, including minimum lot size, and minimum lot width and depth requirements for each parcel.
 - b. Any other required approval from an outside agency.

Prior to Grading Permit Issuance:

15. **Mitigation Measures.** All applicable mitigation measures shall be satisfied.
16. **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.
17. **On-site Traffic Control Plan.** A Traffic Control Plan shall be submitted for approval to the City Engineer.
18. **Southern California Edison (SCE).** The developer/owner shall contact the Southern California Edison (SCE) area service planner (951-928-8323) to complete the required forms prior to the commencement of construction.
19. **Eastern Municipal Water District (EMWD).** After the City's approval, the applicant shall also submit landscape and irrigation plans to EMWD for approval and comply with required EMWD inspections. Contact EMWD at 951 928-3777, ext. 4334.
20. **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 as of March 2024. 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 a Contech underground storage chamber system, Contech Bioscape, self-retaining landscape and covered trash enclosures. The Public Works Department shall review and approve the final WQMP text, plans and details.

21. **Final Water Quality Management Plan (FWQMP).** Prior to the issuance of grading permits, an addendum FWQMP is required to be submitted and approved. To mitigate impacts related to pollutant loading to receiving waters and/or increased erosion/siltation resulting from the long-term operation of the project, the applicant shall develop, receive approval from the City, and implement an FWQMP. The FWQMP shall contain measures that will effectively treat all pollutants of concern and hydrologic conditions of concern, consistent with the Preliminary WQMP and developed in compliance with the MS4 permit. The FWQMP shall specifically identify pollution prevention, source control, treatment control measures, and other Best Management Practices (BMPs) that shall be used on-site to control predictable pollutant runoff to reduce impacts to water quality to the maximum extent practicable. The FWQMP shall substantially comply with site design, source control, and treatment control BMPs proposed in the approved Preliminary Water Quality Management Plan (PWQMP).

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

Prior to Building Permit Issuance:

23. **Community Contribution.** The developer will contribute \$1,000,000, of which \$500,000 will be paid prior to building permit issuance, and the remaining \$500,000 will be paid prior to an Occupancy Permit. The contribution will be designated for a new fire station.

24. **Recorded Map.** Tentative Parcel Map 38600 shall be recorded.

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

26. **Off-Site Tree Planting or Funding.** To promote the City's tree planting initiative currently underway to make Perris GREEN providing positive benefits to the local environment from air quality to shading, the developer shall plant one 24-inch box tree per 2,500 square feet of the industrial building size to include irrigation lines and controllers at an off-site location to be determined by the City (i.e., City right-of-way, parks, etc.) or provide funding equivalent to such cost at the discretion of the City prior to issuance of the building permit (as required by the Perris Good Neighbor Guidelines Goal 1, Policy 20).

27. **Fees.** The developer shall pay the following fees prior to the issuance of building permits:

- a. Stephen's Kangaroo Rat Mitigation Fees of \$500.00 per acre;
- b. Multiple Species Habitat Conservation Plan fees;
- c. Current statutory school fees to all appropriate school districts;
- d. Any outstanding liens and development processing fees owed to the City;

- e. Appropriate Road and Bridge Benefit District fees;
 - f. Park Development Impact fee;
 - g. Public Art fee;
 - h. Transportation Uniform Mitigation Fees (TUMF); and
 - i. Appropriate City Development Impact Fees in effect at the time of development.
28. **Construction Drawings.** All Planning, Public Works, and Engineering conditions of approval and mitigation measures shall be copied on the construction drawings. The Conditions shall be annotated for ease of reference (i.e. Sheet and detail numbers).
29. **School District.** The proposed project shall adhere to the standard requirements and mitigation fees established by the Romoland School District.
30. **Performance Standards.** The applicant shall comply with all Performance Standards in Chapter 19.44.070 of the Perris Municipal Code.
31. **Site Plan Requirements.** The following shall be shown on the building plan check set for Planning staff review and approval:
- a. **Parking Stalls.** Parking stalls for passenger vehicles shall be striped in accordance with Chapter 19.69.030C.5b of the Zoning Code (double striping).
 - b. **Charging Stations.** The applicant shall install the EV parking spaces as shown on the plans for both sites. Electric Vehicle charging stations for light-duty vehicles, with station locations and specifications, shall be included on the building plans.
32. **Construction Practices.** To reduce potential noise and air quality nuisances, the following items shall be listed as "General Notes" on the construction drawings:
- a. Construction activity and equipment maintenance are limited to weekday hours between 7:00 a.m. and 7:00 p.m. Construction may not occur on weekends or State holidays without the prior consent of the Building Official. Non-noise-generating activities (e.g., interior painting) are not subject to these restrictions.
 - b. Construction routes are limited to City of Perris designated truck routes.
 - c. Water trucks or sprinkler systems shall be used during clearing, grading, earth moving, excavation, transportation of cut or fill materials, and construction phases to prevent dust from leaving the site and to create a crust after each day's activities cease. At a minimum, this would include wetting down such areas in the late morning and after work is completed for the day and whenever wind exceeds 15 miles per hour.
 - d. A person or persons shall be designated to monitor the dust control program and to order increased watering as necessary to prevent the transport of dust off-site. The name and telephone number of such people shall be provided to the City. Also, a board shall be placed at the subject site to include a person and phone number for the public

- to call in case of dirt and dust issues.
- e. Project applicants shall provide construction site electrical hook-ups for electric hand tools, such as saws, drills, and compressors, to eliminate the need for diesel-powered electric generators or provide evidence that electrical hook-ups at construction sites are not practical or prohibitively expensive.
33. **ADA Compliance.** The project shall conform to all disabled access requirements in accordance with the State of California, Title 24, and the Federal Americans with Disabilities Act (ADA).
 34. **Screening of Roof-Mounted Equipment.** Proper screening shall prevent public views of all HVAC equipment and roof-mounted equipment. Also, all vent pipes and similar devices shall be painted to match the building.
 35. **Mechanical Equipment.** All mechanical equipment, including air conditioning units, shall be screened from the public right-of-way by a view-obscuring fence, wall, or landscaping to the satisfaction of the Planning Division.
 36. **Downspouts.** Exterior downspouts are not permitted on building elevations facing the public right of way. Interior downspouts are required for these elevations.
 37. **Trash Enclosures.** Trash enclosures shall be screened with landscaping (vines and shrubs) and provide decorative solid trellis cover per the development plans presented to the Planning Commission. Furthermore, all Trash Enclosure locations shall have an ADA path of travel from the building to the trash enclosure.
 38. **Utilities.** If applicable, all utilities such as cable TV and electrical distribution lines (including those that provide direct service to the project site and/or currently exist along public right-of-way) adjacent to the site shall be placed underground, except for electrical utility lines rated at 65kv or larger. All utility facilities attached to buildings, including meters and utility boxes, shall be painted to match the wall of the building to which they are affixed. These facilities shall also be screened from the public right-of-way by landscaping.
 39. **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.
 40. **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.
 41. **Industrial Employee Amenity Area.** The applicant shall provide the following amenities per the landscape plans dated May 8, 2024: 1) two (2) outdoor shade-covered break areas with overhead shade trellis located at the southwest and northwest corners of the building; 2) An indoor lunch, and break room located inside of the building.

42. **Landscape and Irrigation Plans.** Submit three (3) copies of the landscape and irrigation plans to the Planning Division for review and approval. Design modifications may be required as deemed necessary. A separate application and applicable fee are required. Landscape plans shall comply substantially with the conceptual plans approved by the City Council. The plans shall be prepared by a California-registered Landscape Architect and conform to the requirements of Chapter 19.70 – Landscaping of the Perris Municipal Code. The following shall be included:
- a. **Conceptual Landscape Plans.** The conceptual on-site and off-site landscape plans are not final construction plans. Off-site landscape plans shall be subject to the review and approval of the Public Works Department, and on-site landscape plans shall be subject to the review and approval of the Planning Division.
 - b. **Trumble Road, Ethanac Road, and Sherman Road.** As provided on the conceptual landscape plans, 36” box trees shall be installed within the landscaped setback adjacent to Trumble Road and Sherman Road. In addition, the applicant shall install up-lighting on accent trees within the landscaped setback on Ethanac Road.
 - c. **Landscape Berms.** A 6-foot tall, landscaped berm (trees, shrubs, ground cover) shall also be installed in front of the 14-foot-tall screen wall.
 - d. **Accent Landscaping.** Large trees (36” box) shall be included in the landscape design at all driveway entrances.
 - e. **Passenger Vehicle Parking Areas.** In passenger vehicle parking areas, drive isles and street frontage shall be 36-inch boxes or larger. Also, a minimum of one 36-inch box tree per six (6) parking stalls shall be provided.
 - f. **Concealed parking lot areas.** 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.
 - g. **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. The outdoor employee break area shall be landscaped to include shade trees.
 - h. **Enhanced Pavement.** Decorative pavement treatments (accent colors, textures, and patterns) shall be used for the industrial driveway entrances and pedestrian pathways across drive isles.
 - i. **BMPs for Water Quality.** If applicable, all BMPs (vegetated swales, detention basins, etc.) shall be indicated on the landscape plans with appropriate planting and irrigation.
 - j. **Shade Tree.** The project shall provide shade trees throughout the parking lot.

- k. **Water Conservation.** Rain-sensing override devices and soil moisture sensors shall be required on all irrigation systems. Landscaping shall comply with Zoning Code Chapter 19.70 (www.cityofperris.org) for mandated water conservation.
 - l. **Maintenance.** All landscaping shall be maintained in a viable growth condition.
43. **Fence and Wall Plan.** Decorative screen walls shall screen views into truck courts from the public right of way (Trumble Road and Sherman Road). 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 review and approval of Planning Division staff. The overall wall and fence for each component will follow the conceptual wall and fence plan as depicted on page DAB-A1.1c (dated April 1, 2024), and the following shall apply:
- a. **Loading Dock Areas.** Decorative screen walls shall be 14 feet in height with pilasters at every 100 linear feet and include a decorative cap around the truck loading and trailer stall area, subject to the review and approval of the Planning Division. The span of the screen wall shall be per the conceptual wall and fence plan. The 14-foot wall along the public way shall provide a landscape berm to screen the visible height of the wall to be no taller than 9 feet in height.
 - b. **Perimeter Fencing.** Per the conceptual wall and fence plan, an eight (8) foot wrought iron fence with pilasters every 100 feet shall be installed southerly and westerly along the NAP parcel property line and along the northerly property line to the screen wall of the truck court.
 - c. **Wrought iron Gates.** All tubular steel gates in public view shall be a minimum of eight feet in height and be screened by a high-quality view-obscuring material, subject to Planning review and approval.
 - d. **Additional Fencing.** Any additional fencing not shown on the plan shall be reviewed for consistency with the approved plan set. Additional fencing must be consistent with the fencing on the approved plan set. Only wrought-iron/tube steel fencing with pilasters or concrete/ decorative block is allowed if additional fencing is needed.
 - e. **Graffiti.** All block/tilt-up walls shall be treated with a graffiti-resistant coat.
 - f. **Knox boxes** are required for all gates and shall be approved by the Fire Marshal and issued by the Building Division.
44. **Photometrics Plan (Site Lighting Plan).** The applicant shall submit a Photometrics Plan to the Planning Division for review and approval. The lighting plan shall include photometric, fixture details, and standard light elevations to meet 2700 KV illumination or less (to provide adequate illumination) for all project components. High-efficiency fixtures with full-cut-off shields shall be used to prevent light and glare above the horizontal plane of the bottom of the lighting fixture. At least one foot-candle of light shall be provided in all parking lots and pedestrian areas for safety and security. All lighting shall be shielded downward to prevent light pollution from spilling onto adjacent parcels or the public right of

way.

During Construction:

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

Prior To Issuance of Occupancy Permits:

46. **Assessment and Community Facilities Districts.** The project shall be annexed into any assessment, community facilities, or similar district that provides funding for maintenance, services, or public improvements that benefit the project. The costs and benefits shall be described in the applicable district and annexation documents. The developer shall complete all actions required to complete such annexation before issuing a Certificate of Occupancy. This condition shall apply only to districts existing when the project is approved (or all requirements have been met for a certificate of occupancy, as applicable). Such districts may include but are not limited to the following:
- a. Landscape Maintenance District No. 1
 - b. Flood Control Maintenance District No. 1 (may include Streets)
 - c. Maintenance District No. 84-1 (Street Lights and Traffic Signals)
 - d. Any other applicable City Assessment and Community Facilities Districts
47. **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.
48. **Final Inspection.** The applicant shall obtain occupancy clearance from the Planning Division by scheduling a final Planning inspection after final sign-offs from the Building 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.
49. **Dam Inundation Disclosure.** The owner shall disclose to all future tenants indicating the project is adjacent to a dam inundation area making the site subject to flooding in the event of a dam failure.
50. **Maintenance Agreement.** A recorded document in the form of a Covenant Declaration and/or a Maintenance Agreement shall be provided to the Development Services Department to specify maintenance responsibilities for on-site improvements not dedicated to public use including, but not limited to, walkways, decorative pavement, landscaping, storage areas,

fences and walls, signage, lighting fixtures, detention basins and water quality BMPs.

51. **Outstanding Fees.** Any outstanding processing fees due to the Planning Division shall be paid prior to building occupancy.
52. **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.

Operational Conditions:

53. **Property Maintenance.** The project shall comply with provisions of the Perris Municipal Code 7.06 regarding perpetual Landscape Maintenance and Chapter 7.42 regarding Property Maintenance in perpetuity for the life of the development. In addition, the project shall comply with the one-year landscape maintenance schedule identified in the Public Works Department Condition of Approval No. 5, **May 29, 2024.**
54. **On-Street Parking.** On-street parking and staging of trucks or trailers associated with the project is strictly prohibited.
55. **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.
56. **Truck Routes.** The applicant shall notify all truck drivers of the truck routes adopted by the City Council. Signs shall be provided on-site and within the public right-of-way to direct all trucks to use designated truck routes only as approved by the Engineering and Planning Departments.

For the Industrial Site, truck access shall be limited to the I-215/Ethanac Road Interchange to Trumble Road.

57. **Truck Engine Idling.** The applicant shall place signage at all guard sheds/entrances into the truck/trailer courtyards letting truck drivers know that truck engine idling is limited to no more than 5 minutes.
58. **Future Obligation of Buyers and Lessees.** All future buyers and lessees shall be informed of their obligation to comply with these Conditions of Approval. The applicant shall provide a copy of these conditions and inform the buyer or lessee of their obligation to maintain compliance with all local and City ordinances, including but not limited to an annual fire inspection and maintenance of a City business license.

- **ENGINEERING DEPARTMENT**

59. The project shall adhere to the requirements of the City Engineer as indicated in the attached Engineering Conditions of Approval dated **September 12, 2024**. On and off-site improvement plans shall be submitted for review and approval by the City Engineer.

- **PUBLIC WORKS DEPARTMENT**

60. The project shall adhere to the requirements of the Public Works Administration Department as indicated in the attached Conditions of Approval dated **July 25, 2024**.

- **COMMUNITY SERVICES DEPARTMENT**

61. The project shall adhere to the requirements of the Community Services Department as indicated in the attached Conditions of Approval dated **July 25, 2024**.

- **BUILDING & SAFETY DIVISION**

62. The project shall adhere to the requirements of the Building & Safety Division as indicated in the attached Conditions of Approval dated **November 29, 2022**.

- **BUILDING OFFICIAL/FIRE MARSHAL**

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

- **FIRE MARSHAL**

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

65. 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.

66. Prior to the to the issuance of a grading permits a fire department access plan shall be submitted to the City of Perris for review and approval. The fire department access plan shall comply with the requirements specified by the City of Perris Guideline for Fire Department Access & Water Requirements for Commercial & Residential Development,

and the California Fire Code, Chapter 5.

67. 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.
68. All required fire hydrants shall be installed and operational prior to building construction. All fire hydrants shall remain operational during construction.
69. 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.
70. A minimum of two points of connection to the public water shall be provided for the private fire-line water.
71. The private underground fire-line system shall be a looped design.
72. The private underground fire-line system shall have indicating sectional valves for every five(5) appurtenances.
73. 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.
74. Prior to construction, a temporary address sign shall be posted and clearly visible from the street.
75. 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.
76. 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.
77. 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.
78. Prior to the issuance of a Certificate of Occupancy the building shall be provided with an emergency radio communication enhancement system. The emergency radio communication enhancement system shall meet the requirements of CFC § 510 and all applicable subsection. The system shall be installed and inspected by the City of Perris Building Department before the Certificate of Occupancy is issued. The requirement can be waived by the Fire Marshal if the building is evaluated by an Emergency Radio

Communication Specialist license by FCC, who certifies the building meets the emergency communications capability as specified by the California Fire Code § 510. The certification shall be in the form of a written report which outlines the analysis used in determining the building meets the emergency communications without an enhancement system.

79. City of Perris approval shall be obtained prior to any high pile storage (HPS) as defined by the CFC.

- **RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION**

80. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.

81. The following uses/activities are not included in the proposed project and shall be prohibited at this site:

- a. 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.
- b. 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.
- c. Any use which would generate smoke or water vapor, or which would attract large concentrations of birds, or which 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.)
- d. Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
- e. Hazards to flight

82. The attached notice shall be provided to all prospective purchasers of the property and tenants of the building, and shall be recorded as a deed notice.

83. Any proposed detention basins or facilities shall be designed and maintained to provide for a maximum 48-hour detention period following the design storm, and remain totally dry

between rainfalls. Vegetation in and around the detention basins that would provide 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 contiguous canopy, when mature. Landscaping in and around the detention 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 name, telephone number or other contact information of the person or entity responsible to monitor the stormwater basin.

84. 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.
85. The project has been evaluated to construct 412,348 square foot manufacturing building with 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.

END OF CONDITIONS



CITY OF PERRIS

ENGINEERING DEPARTMENT

CONDITIONS OF APPROVAL

September 12, 2024

PLN 22-05328 – TPM 38600
PLN 22-00030 – DPR
PLN 22-05326 – GPA
PLN 22-05327 – ZC
NWC Ethanac Road & Sherman Road

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

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

General Conditions:

1. The project grading shall be in a manner to perpetuate existing natural drainage patterns. Any deviation from this, concentration or increase in runoff must have approval of adjacent property owners and City Engineer. The developer/property owner shall accept the offsite runoff and convey to acceptable outlet.

2. Prior to commencement of any construction or installation of fencing in public right-of-way, an encroachment permit shall be obtained from the City Engineer's office.
3. In the event that external agencies must review the plans and inspect improvements, the developer/property owner shall be responsible to pay the respective plan check and inspection fees.
4. All trenches shall be securely covered with steel plates until permanent backfill and street repairs have been completed per City of Perris Standards; temporary backfill of trenches is not acceptable.
5. The developer/property owner shall provide for all traffic mitigation measures and improvements as depicted in the Traffic Impact Analysis prepared by Urban Crossroads dated December 15, 2023 and as conditioned below as approved by the City Engineer including but not limited to:
 - a. The site circulation for the industrial site shall be such that auto and truck access, circulation and parking are distinct and separate.
 - b. Truck access to and from the industrial site shall be limited to I-215/Ethanac Road Interchange, Ethanac Road, and Trumble Road.
 - c. To withstand truck traffic impact, Trumble Road at the truck designated points of access/driveways shall be concrete paved per the attached Exhibit A.
 - d. To withstand truck traffic impact, the intersection of Trumble Road and Ethanac Road shall be concrete paved per the attached Exhibit A.
 - e. Two points of access/driveways are permitted on Trumble Road; these two driveways shall be designated for Truck access only.
 - The northerly driveway shall allow for right-in/left-out movements only.
 - The southerly driveway shall allow for right-in/left-out movements only.
 - These driveways shall be stop controlled for the westbound traffic.
 - The northern curb returns shall be reversed.
 - f. Two points of access/driveways are permitted on Ethanac Road; these two driveways shall be designated for auto access only.
 - The westerly driveway shall allow for right-in/right-out movements only.
 - The easterly driveway shall allow for left-in/right-in/right-out movements only.
 - The centerline of the easterly driveway shall be a minimum of 300 feet from the centerline of Sherman Road.
 - These driveways shall be stop controlled for the southbound traffic.

- g. Ethanac Road (Expressway 184'/134') between Trumble Road and Sherman Road within dedicated right-of-way shall be improved to provide for the following improvements:
- 8-inch curb and gutter 67 feet north of centerline
 - 60 feet of new pavement north of a new 14-foot-wide raised landscaped median and 14 feet of new pavement on the south of the median using a TI of 12, minimum pavement structural section shall be 8" Asphalt Concrete PG70-10 over 22" Class II Aggregate Base.
 - Within the projects frontage, the parkway shall be 25 feet wide consisting of a 10-foot-wide non-curb adjacent sidewalk location as approved by Planning Department and Public Works Department, 15 feet of landscaping, and streetlights subject to the result of a photometric study prepared by a Registered Electrical Engineer per City of Perris, County of Riverside and Caltrans standards.
 - The developer/property owner shall provide the raised landscaped median improvement plans. In the event that the construction of the raised landscaped median is not feasible due to right-of-way constraints on the south side of Ethanac Road the developer/property owner shall pay full in lieu fees in an amount as determined by the City Engineer.
- h. Ethanac Road (Expressway 184'/134') east of Sherman Road shall be improved per Exhibit 1-6 of the approved Traffic Impact Analysis.
- i. Trumble Road (Major Collector 78'/56'), from the project's northerly boundary to Ethanac Road within dedicated right-of-way, shall be improved to provide for the following improvements:
- 8-inch curb and gutter 28 feet east of centerline
 - New pavement from the new curb and gutter to the existing westerly edge of pavement using a TI of 10.0, minimum pavement structural section shall be 8" Asphalt Concrete PG70-10 over 16" Class II Aggregate Base.
 - Class II bike lane
 - The parkway shall be 11 feet wide consisting of a 6-foot-wide sidewalk location as approved by Planning Department and Public Works Department, 5 feet of landscaping and streetlights subject to the result of a photometric study prepared by a registered Electrical Engineer per City of Perris, County of Riverside and Caltrans standards.
- j. Sherman Road (Local 60'/40'), from the project's northerly boundary to Ethanac Road shall be improved to provide for the following improvements:
- 6-inch curb and gutter 20 feet west of centerline
 - New pavement from the new curb and gutter to the existing easterly edge of pavement using a TI of 9.0, minimum pavement structural section shall be 8" Asphalt Concrete PG70-10 over 12" Class II Aggregate Base.

- The parkway shall be 10 feet wide consisting of a 6-foot-wide sidewalk location as approved by Planning Department and Public Works Department, 4 feet of landscaping, and streetlights subject to the result of a photometric study prepared by a Registered Electrical Engineer per City of Perris, County of Riverside and Caltrans standards.
 - An additional 16 feet of pavement shall be installed at the intersection of Sherman Road and Ethanac Road to accommodate a dedicated southbound right turn lane. The additional 16 feet shall be a minimum of 200 feet. The curb and gutter and right-of-way transition shall be a minimum of 120 feet.
- k. The traffic signal at the intersection of Ethanac Road and Trumble Road shall be modified and fully operational as depicted in the Traffic Impact Analysis and approved by the City Engineer. Includes widening of the northwest corner and northern side of Ethanac Road west of Trumble Road per Exhibit 1-6 of the approved Traffic Impact Analysis.
- l. The developer/property owner shall provide bonds for the traffic signal at the intersection of Ethanac Road and Sherman Road in an amount as determined by the City Engineer; the bonds shall remain in place until the traffic signal is installed and operational.
6. The driveways shall be per County of Riverside Standard No. 207A and shall include wet set concrete truncated domes in compliance with ADA standards and requirements. The driveways curb returns shall be within the property limits and shall not infringe on adjacent properties.
7. The developer/property owner shall provide for all drainage mitigation measures and improvements as depicted in the Preliminary Drainage Study prepared by WEBB Associates dated January 2024 and as conditioned below as approved by the City Engineer including but not limited to:
- a. The developer/property owner shall collect off-site runoff from Sherman Road via a private drainage course along and within the easterly project boundary and convey across the project to Trumble Road.
 - b. A private drainage easement shall be dedicated as described above for the private drainage course.
 - c. All tributary and generated runoff including runoff from Trumble Road shall be collected and conveyed via an underground drainage system through Trumble Road to Illinois Avenue to the ultimate point of discharge. The existing drainage facilities from Illinois Avenue to the ultimate point of discharge shall be further analyzed and any undercapacity drainage facilities shall be reconstructed to ultimate design as approved by the City Engineer. With this option certain runoff may be conveyed westerly, however, it shall not exceed the existing quantity of runoff.

- d. As an alternative to condition 7.c., in the event that a cost sharing agreement, and any other applicable agreements, is reached between the developer/property owner of this project and the property owner of the properties to the west, identified as APNs: 329-250-012 & -011, all tributary and generated runoff including runoff from Trumble Road shall be collected and conveyed via an underground drainage system through the said properties and discharged into the MDP facility A-11a; this would require construction of MDP A-11a to ultimate design. If an agreement is not reached prior to when the developer/property owner submits for civil construction permits, then this alternative will not be required.
 - e. Catch basin inserts shall be provided as approved by the Public Works Department.
8. The onsite WQMP facilities shall be designed per the approved preliminary WQMP and City of Perris design standards and guidelines as approved by the City Engineer.
 9. The developer/property owner shall submit the following to the City Engineer, Fire Department, Eastern Municipal Water District (EMWD), RCFCD and City of Menifee as applicable, for review and approval:
 - a. Grading Plan and Erosion and Sediment Control Plans
 - b. Street and Storm Drain Improvement Plans
 - c. Traffic Signal 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
 - j. Traffic Control Plans

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

10. The developer/property owner shall coordinate improvements with adjacent proposed and approved developments.
11. The developer/property owner shall obtain a City of Menifee encroachment permit for any work within their City Limits.
12. The project shall be annexed into any assessment, community facilities, or similar district that provides funding for maintenance, services, or public

improvements that benefit the project. The costs and benefits shall be described in the applicable district and annexation documents. The developer/property owner shall complete all actions required to complete such annexation before recordation of the map, but no later than Certificate of Occupancy, as directed by City Engineer. This condition shall apply only to districts in place when the project is ready for a Certificate of Occupancy. Such districts may include but are not limited to the following:

- a. Landscape Maintenance District No. 1
- b. Flood Control Maintenance District No. 1 (may include Streets)
- c. Maintenance District No. 84-1 (Street Lights and Traffic Signals)
- d. Any other applicable City Assessment, Community Facilities Districts, and Road and Bridge Benefit District

Prior to Recordation of the Parcel Map:

13. The following easements and/or rights-of-way shall be offered for dedication to the public or other appropriate agencies in perpetuity and shall continue in force until the City or the appropriate agency accepts or abandons such offers:

- a. Ethanac Road is classified as an Expressway (184'/134') per the General Plan. Adequate right-of-way shall be dedicated on Ethanac Road along the property frontage to accommodate a 92 foot half width dedicated right-of-way as determined and approved by Planning Department, Public Works Department and the City Engineer.
- b. Trumble Road is classified as a Major Collector (78'/56') per General Plan. Adequate right-of-way shall be dedicated to accommodate 39 foot half width right-of-way, as determined and approved by the City Engineer.
- c. Sherman Road is classified as a Local Street (60'/40'). Adequate right-of-way shall be dedicated to accommodate 30 foot half width right-of-way, as determined and approved by the City Engineer. An additional 16 feet of right-of-way at the intersection of Sherman Road and Ethanac Road shall be dedicated to accommodate a dedicated right turn lane. The additional 16 feet should be a minimum of 200 feet. The transition shall be a minimum of 120 feet.
- d. Property line corner cutbacks shall be dedicated per County of Riverside Standard No. 805.
- e. A drainage easement shall be dedicated as described in condition 7 for the private drainage course.

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

14. The developer/property owner shall relinquish and waive rights of access along the property frontage on Trumble Road, Ethanac Road and Sherman Road on the Map other than the access openings as depicted in Engineering condition number 5.

15. In the event that offsite easements or rights-of-way are required to complete offsite improvements, the developer/property owner shall make a good faith effort to acquire the required property interest for construction of the improvements and if the developer/property owner shall fail to do so, the developer/property owner shall enter into an agreement with the City for acquisition of the easements or rights-of-way. The agreement shall provide for payment by the developer/property owner of all costs incurred by the City to acquire the offsite property interests required in connection with the subdivision. Security of a portion of these costs shall be in the form of a cash deposit in the amount given in an appraisal report obtained by the developer/property owner (at developer/property owner cost). The appraiser shall be approved by the City prior to commencement of the appraisal.
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 Homeland/Romoland – Line A Area Drainage Plan which was adopted by the City of Perris pursuant to Ordinance and Section 66483, et seq, of the Government Code and that said property is subject to fees for said drainage area. Notice is further given that, pursuant to Ordinance 13-01, payment of the drainage fees shall be paid to the City of Perris prior to issuance of the building permit, and that the property owner prior to issuance of the building permit, shall pay the fee required at the rate in effect at the time of issuance of the actual permit.
17. The developer/property owner shall annex into the City's Lighting and Landscape Districts and City's Flood Control District as appropriate. The proposed and existing facilities including but not limited to streetlights, traffic signals and drainage shall be maintained by the City and cost paid by the developer/property owner through the said annexation.
18. The developer/property owner shall have the aforementioned improvement plans and parcel map approved, executed subdivision agreement and posted securities prior to map recordation.

Prior to Issuance of Grading Permit:

19. The developer/property owner shall submit the following to the City Engineer, Fire Department, EMWD, RCFCDD and City of Menifee as applicable, for review and approval:
 - a. Grading Plan and Erosion and Sediment Control Plans
 - b. Street and Storm Drain Improvement Plans
 - c. Traffic Signal 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
- j. Traffic Control Plans

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

Prior to Issuance of Building Permit:

- 20. The developer/property owner shall process Parcel Map 38600 with the City for review and approval and subsequent recordation.
- 21. The project site is located within the limits of Homeland/Romoland – Line A 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.
- 22. Paved access shall be provided to the proposed buildings per the Precise Grading Plans.
- 23. The developer/property owner shall submit a compaction certification from the Soils Engineer in compliance with the approved geotechnical/soils report and an elevation certification from the Engineer of Record in compliance with the approved plans.

Prior to Issuance of Certificate of Occupancy:

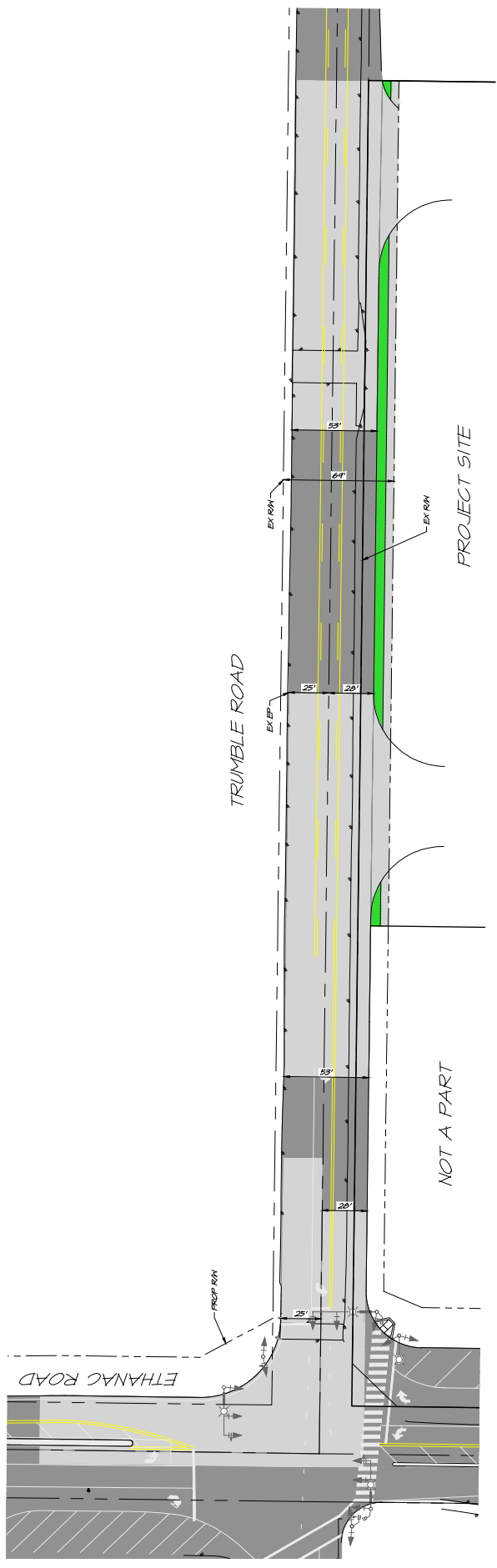
- 24. The developer/property owner shall complete the construction of all public improvements, including but not limited to roadway improvements and drainage improvements, either the drainage improvement specified in condition 7.c. or condition 7.d., as specified above and accepted by the City.
- 25. The developer/property owner shall pay to the City \$500,000 for their fair share contributions for the Barnett Road realignment at Ethanac Road and for the I-215/Ethanac Road Interchange improvements.
- 26. The developer/property owner shall provide for utility trench surface repair as directed by the City Engineer.
- 27. Associated existing signing and striping shall be refreshed and any appurtenances damaged or broken during the development of this project shall be repaired or removed and replaced by the developer/property owner

to the satisfaction of the City Engineer. Any survey monuments damaged or destroyed shall be reset by qualified professional pursuant to the California Business and Professional Code 8771.

Attachment: Exhibit A

Exhibit A

Concrete Pavement Limits





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MEMO

Date: July 25, 2024

To: Nathan Perez, Senior Planner

From: Jessica Galloway, Special Districts Supervisor

By: Chris Baldino, Landscape Inspector

Subject: **DPR22-00030, TPM38600**
Conditions of Approval: Proposal to consolidate 8 parcels and specific plan amendment to change from commercial to light industrial to facilitate the construction of a 412,372 industrial building located at the N/E corner of Ethanac Rd and Trumble Rd.

1. **Dedication and/or Landscape Maintenance Easement.** Offer of Dedication and Landscape Maintenance Easement for City landscape maintenance district shall be provided as follows:
 - **Ethanac Rd.** - Provide offer of dedication as needed to provide for full half width Street (92' halfwidth), 10' wide shared use sidewalk (in lieu of a Class IIB), curb gutter, median, and off-site landscaping requirements, per City General Plan, including minimum 25' public parkway from face of curb.
 - **Trumble Rd.** - Provide offer of dedication as needed to provide for full half width Street, (78' ROW, 39' Half Width) curb gutter, sidewalk, and off-site landscaping requirements, per City General Plan, including minimum 11' public parkway from face of curb.
 - **Sherman Rd.** - Provide offer of dedication as needed to provide for full halfwidth street, (30' half width) curb, gutter, sidewalk, and off-site landscaping requirements, per the City General Plan, including a 10' public parkway from face of curb.
2. **Landscape Maintenance Easement and Landscape Easement Agreement** - The developer shall provide, for review and approval, an Offer of Dedication and certificate of acceptance, complete with a legal plat map and legal description to the City of Perris.



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In addition, if required by the City of Perris, the Developer shall provide a landscape easement and Landscape easement agreement, acceptable to the City of Perris. The City shall record the same with the Riverside County Recorder's Office, and the recorded instrument shall be returned to the City Clerk of the City of Perris for filing, if needed.

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 **DPR22-00030**" and shall be exclusive of any private property, on-site landscaping. Elements of the Landscape Plan shall include but not be limited to:
 - a. **Landscape Limits** – Limits of right-of-way areas or easement areas, defined by concrete mow curbs, fully dimensioned, that are to be annexed into the Landscape Maintenance District. A planting palette and hardscape plan intended to meet the design intent of the Landscape Guidelines in effect for the area; or if no such guidelines exist the design intent of neighboring development, as determined by the Special Districts Division, including:
 - **Ethanac Road** - Developer shall be required to install new landscape and Irrigation within new parkway as follows: Trees Primary: Platanus acerfolia London Plane, Secondary tree: Lagerstroemia indica "watermelon red" Crape Myrtle. Use of drought resistant shrubs and groundcover intended to complement the existing parkway to the west along Ethanac Road, including but not be limited to the following: Leucophyllum frutescens Texas Ranger, Muhlenbergia Capillaris / Pink Muhly, Rosmarinus Officinalis Huntington Carpet, Cotoneaster D. Coral Beauty, Yucca flaccida Gold Garland, and Lantana Montevicensis purple trailing lantana, Rosa New Generation Scarlet Red Carpet rose. Developer to work with the Planning Department on final monument design located on site at the corner of Ethanac Road and Sherman Road.
 - **Ethanac Road Median** – Developer shall be required to install new landscape and irrigation within a new raised median as follows: Trees: Geijera Parviflora "Australian Willow", Lagestromia Indica – (Indian Tribe Varieties) – Crape Myrtle, Pyrus Calleryana -Bradford Pear Ornamental Pear. Use of drought resistant shrubs and groundcover intended to

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compliment the existing landscape median to the west along Ethanac Road: Tulbaghia Fragens-Society Garlic, Dietes Vegeta-Fortnight Lily, Callistemon Viminalis “Little John” dwarf bottle brush, Nolina Parryi-Parri Mexican Grass, Raphiolepis Indica-Springtime-Indian Hawthorne; Groundcover: Yellow Gazania, and stamped concrete to match median to the west.

- **Secondary Condition:** If the Developer is unable to meet the conditions set forth in Section 3, Sub-Section (a), Bullet-Point “**Ethanac Road Median**”, as determined by the city engineers office, then the aforementioned condition shall be amended to read as follows: “Developer shall be required to pay in lieu fees and provide a design for new landscape and irrigation within a new raised median as follows: Trees: Geijera Parviflora “Australian Willow”, Lagestromia Indica – (Indian Tribe Varieties) – Crape Myrtle, Pyrus Calleryana -Bradford Pear Ornamental Pear. Use of drought resistant shrubs and groundcover intended to complement the existing landscape median to the west along Ethanac Road: Tulbaghia Fragens-Society Garlic, Dietes Vegeta-Fortnight Lily, Callistemon Viminalis “Little John” dwarf bottle brush, Nolina Parryi-Parri Mexican Grass, Raphiolepis Indica-Springtime-Indian Hawthorne; Groundcover: Yellow Gazania, and stamped concrete to match median to the west. In addition, Developer shall provide and install a pull box with a mainline stub-out and (6) wires for the future raised landscape median on Ethanac Road parkway on the north side of the street within the public right-of-way.”
 - **Trumble Road** - Street Tree Primary: Pinus Eldarica-Afgan Pine; Use drought resistant shrubs and ground cover intended to complement the proposed parkways along Ethanac Road, including but not limited to the following Kangaroo Paw, Nolia Grasses, Agave, Lantana yellow/purple, Red Yucca, and Red-Hot Poker.
 - **Sherman Road** - Street Tree primary: Cupaniopsis anacardioides. Use drought resistant shrubs and ground cover intended to complement the proposed parkways along Ethanac Road, including but not limited to the following Kangaroo Paw, Nolia Grasses, Agave, Lantana yellow/purple, Red Yucca, and Red-Hot Poker.
- 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 Special Districts Division.



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Components shall include, but not be limited to Rainbird XBT-20PC w/ Diffuser, or equal on flexible PVC risers, Sentry Guard Cable Guard and Union Guard, and backflow Wilkens Model 375 (or equal). The controller shall include an ET based controller with weather station that is centrally controlled capable and wi-fi ready (Weather Trak Pro3, or equal, with Rain Sensor). At the discretion of the Special Districts Division public landscape areas utilizing no more than 6 valves/stations, programmed to irrigate consecutively, and none simultaneously, may propose the use of an alternative ET based controller with weather station that is centrally controlled capable and wi-fi ready, such as the Weathermatic System or equal. The proposed system shall be complete with wireless weather station, aircard with flow, one year bundle service, blade antenna and flow sensor, and ET programmed.

- c. **Benefit Zone Quantities** – Include a Benefit Zone quantities table (i.e. SF of planting areas, turf, number of trees, SF. of hardscape, etc.) in the lower right-hand corner of the cover sheet for off-site landscape areas, indicating the amount of landscaping the district will be required to maintain.
- d. **Meters** – Each District is required to be metered separately. A meter cannot be shared between Flood Control District #1, Landscape Maintenance District #1, and/or Lighting Maintenance District 84-1, nor can a meter servicing on-site improvements be used to provide water and/or power to off-site improvements. All electrical and water meters shall be in locations that are easily accessible to maintenance staff while not visually obtrusive in the street scene and away from street intersections. Show location of separate water and electrical utility meters intended to serve maintenance district areas exclusively. Show locations of water and electrical meter for landscape district. Show location of water and electrical meter for flood control district. Show location of electrical meter for Traffic signal and street lighting district, on respective plans. Coordinate location of meters on landscape and civil engineering plan.
- e. **Controllers** - The off-site irrigation controllers are to be located within the right of way (preferably within the off-site landscape area). All point of connection equipment including irrigation controller pedestals, electrical meter pedestals, and backflow preventers are to be in locations that are easily accessible to maintenance staff while not visually obtrusive in the street scene, and away from street intersections. Backflow preventers are to be screened on at least three sides with (5) gallon plant material. The fourth side shall be open to the back of the landscape area to allow the backflow cage to be opened without interference with plant materials.



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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 Lane** – Provide 12” wide concrete maintenance band (safety edge) around entire median. At turn pockets provide mortared cobble creek bed, round stone sized 6” to 12”.
 - k. **Perimeter Walls Graffiti Coating** – Provide anti-graffiti coating to all perimeter walls. Acceptable products shall include Vitrocem Anti-Graffiti Coating or equal.
 - l. **Slopes 3:1 Maximum** - Any proposed slope will not exceed a 3:1 ratio. Slopes exceeding a 3:1 ratio shall require construction of appropriate reinforcing garden walls.
4. **Landscape Inspections.** The project applicant shall inform the on-site project manager and the landscape contractor of their responsibility to call for only “OFF-SITE” landscape and irrigation inspections at the appropriate stages of construction. Inspections shall be scheduled for at least two working days (Monday through



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Friday) during normal staff hours, prior to the actual inspection. Contact Public Works Special Districts Division at (951) 657-3280 to schedule inspections.

- **Inspection #1** – Trenches open, irrigation installed, and system pressurized to 150 PSI for four hours.
- **Inspection #2** – Soil prepared, and plant materials positioned and ready to plant.
- **Inspection #3** – Landscaping installed, with all equipment and irrigation system fully operational.
- **Inspection #4** – A joint inspection with the Development Inspector and LMD Inspector and Applicant to request for “Start of 1 year Maintenance Period” submitted, with all required turn-over submittal items provided to Public-Works Special Districts Division. **The applicant shall be responsible for ensuring that a 6-month reserve has been secured for the site prior to the City assuming maintenance responsibilities. A site will not be granted the Start of the 1 Year Maintenance Period if there is not adequate funding for the City to assume maintenance responsibilities the following year.**
- **Inspection #5 (Turn-Over)** – On or about the one-year anniversary of Inspection #4, Developer shall call for an inspection to allow the City to review and identify any potential irrigation system defects, dead plants, weed, debris or graffiti; stressed, diseased, or dead trees; mulch condition, hardscape or other concerns with the landscape installation; or to accept final turn over of the landscape installation. At his sole expense, the Developer shall be responsible for rectifying system and installation deficiencies, and the one-year maintenance period shall be extended by the City until all deficiencies are cured to the satisfaction of the City. If in the opinion of the City’s Landscape Inspector the landscape installation is in substantial compliance with the approved landscaping plans, the irrigation and communication system is functioning as intended, and the landscape installation is found to be acceptable to the City, then the Inspector shall recommend to the City’s Special District Coordinator to accept turn-over of water and electrical accounts, wi-fi communication contracts and the entire landscape installation.

5. **One Year Maintenance and Plant Establishment Period** - The applicant will be required to provide a minimum of a one (1) year maintenance and plant establishment period, paid at the sole expense of applicant. This one-year maintenance period commences upon the successful completion of Inspection #4 discussed above, and final



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approval by the City. During this one-year period the applicant shall be required to maintain all landscape areas free of weeds, debris, trash, and graffiti; and keep all plants, trees, and shrubs in a viable growth condition. Prior to the start of the one-year maintenance period, the Developer shall submit a weekly Landscape Maintenance Schedule for review and approval by the City's Special Districts Division. The City shall perform periodic site inspections during the one-year maintenance period. The purpose of these periodic inspections is to identify any and all items needing correction prior to acceptance by the City at the conclusion of the one-year maintenance period. Said items needing correction may include but are not limited to replacement of dead or diseased plant materials, weeding, replenishment of mulches, repair of damaged or non-functioning irrigation components, test of irrigation controller communications, etc. During this period, the City shall begin the annual assessment of the benefit zone in preparation for the landscape installation turnover to City maintenance staff.

6. **Street/Off-Site Improvements.** The applicant shall submit street improvement plans, accompanied by the appropriate filing fee to the City Engineering Department. Details of treatments off-site improvements, including lighting, shall meet both the City Engineer's Design Guidelines, and the additional requirements of the Engineering and Special Districts Division. Components shall include, but not be limited to:
 - a. **Street Lighting-**If Street lighting is required, lighting shall meet the type, style, color, and durability requirements necessary for energy efficiency goals, maintenance, and longevity of improvements of the City Engineer's Office. Streetlights will be owned by City of Perris not SCE. Streetlights shall be constructed per LS-3 account billing standard, which shall include an individually metered pedestal for streetlights.
 - b. **Acceptance By Public Works/Special Districts-** Lighting District facilities required by the City Engineer's Office shall be installed and fully operational and approved by final inspection by the City Engineer's Office, and the City's Consulting Traffic Signal Inspection Team (Riverside County TLMA) at (951) 955-6815. Prior to acceptance for maintenance of "Off-site" traffic signal and lighting facilities by the Public Works-Special Districts, the developer shall contact the Public Works Special Districts Division at (951) 657-3280 to schedule the delivery of all required turn-over submittal items. Prior to acceptance into Lighting District 84-1, coordinate turnover information pertaining to Street Lights, and Traffic Signal Electrical/SCE Service Meters with Wildan Financial Services, the City's Special Districts Consulting Firm at (951) 587-3564. (i.e. Provide electrical



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meter number, photo of pedestal, and coordinate “request for transfer of billing information” with SCE and City for all new service meters). Developers shall pay 18-month energy charges to the City of Perris for all off-site street lighting. Call Wildan Financial Services, Inc. for the amount due, and to obtain receipt for payment. Obtain and provide a clearance form from Riverside County TLMA indicating completion of all punch list items from traffic signal construction. Submit one large format photocopy of Traffic Signal as-built plans and timing sheets.

7. **Water Quality Management Plans.** The applicant shall submit a Preliminary and Final WQMP, accompanied by the appropriate filing fee to the Planning Department and City Engineering Department, respectively. Details for treatment control facilities shall meet both the Riverside County WQMP Design Guidelines, and the additional requirements of the Engineering and Special Districts Division intended to reduce long term maintenance costs and longevity of improvements. Components shall include, but not be limited to:
 - **Storm Drain Screens-**If off-site catch basins are required by the City Engineer’s Office, connector pipe screens shall be included in new catch basins to reduce sediment and trash loading within storm pipe. Connector pipe screens shall meet the type, style, and durability requirements of the Public Work’s 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-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 Special Districts Division. The Public Works 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



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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-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 FINAL MAP RECORDATION the developer shall annex into the special districts, posting an adequate maintenance performance bond to be retained by the City as required by the Public Works Department.** The applicant 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. Upon receipt of deposit and Consent and Waiver Forms, the developer shall work with City to meet all required milestones for annexations. Payment shall be accompanied by the appropriate document for each district indicating intent and understanding of annexation, to be notarized by property owner(s):
 - ***Consent and Waiver for Maintenance District No. 84-1*** - New Street lighting proposed by the project, as determined by the City Engineer
 - ***Consent and Waiver for Landscape Maintenance District No. 1*** – New off-site parkway and median landscape proposed by the project on Ethanac Rd and Trumble Rd.
 - ***Petition for Flood Control Maintenance District No. 1*** - New 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



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27368 Via Industria, #200
Temecula, CA 92590

- 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 the 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.



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COMMUNITY SERVICES

MEMO

Date: June 12, 2024

To: Nathan Perez, Project Planner

From: Sabrina Chavez, Director of Community Services

Cc: Arcenio Ramirez, Assistant Director of Community Services
Arturo Garcia, Parks Manager
Martin Martinez, Management Analyst

Subject: General Plan Amendment (GPA) 22-05326, Zone Change (ZC) 22-05327, TPM 22-05328 (TPM 38600), Development Plan Review (DPR) 22-00030

Community Services Staff reviewed General Plan Amendment (GPA) 22-05326, Zone Change (ZC) 22-05327, TPM 22-05328 (TPM 38600), Development Plan Review (DPR) 22-00030 and offer the following condition(s):

Development Impact Fees

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

Special Districts

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

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

Planning Case File No(s): DEVELOPMENT PLAN REVIEW #22-00030 & TPM 22-05328

Case Planner: Nathan Perez 951-943-5003 EXT. 279

Applicant: John Grace

Location: Northwest corner of Ethanac Road and Trumble Road

Project: Proposal for a TPM to consolidate 8 parcels and a GPA and Zone Change to facilitate the construction of a 412,372 SF industrial building

APN(s): 329-240-016 thru 020 – 023 thru 027

Reviewed By: David J. Martinez, CBO

Date: 11-29-2022

BUILDING AND SAFETY CONDITIONS

1. Shall comply with the latest adopted State of California 2019 editions of the following codes as applicable:
 - A. 2019 California Building Code
 - B. 2019 California Electrical Code
 - C. 2019 California Mechanical Code
 - D. 2019 California Plumbing Code
 - E. 2019 California Energy Code.
 - F. 2019 California Fire Code
 - G. 2019 California Green Building Standards Code.
2. You will be required to provide proper fire access to the entire site.
3. The proposed development will have to comply with the new EV charging station regulations.
4. You will have to comply with the Title 24 and ADA Access regulations for the pool, complex and the entire site,
5. The proposed structures will have to have fire sprinklers
6. The proposed structure can not be built across any property lines. The Parcel Map will have to be recorded prior to the issuance of any building permits
7. If the proposed development plans are submitted for plan review on or after January 1, 2023 the development will have to comply with the 2022 editions of the California Codes.
8. The Parcel Map will have to be recorded prior to the issuance of any building permit.

PRIOR TO ISSUANCE OF BUILDING/CONSTRUCTION PERMITS

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

FIRE CONDITIONS: To Be provided by Dennis Grubb