

Planning Commission Agenda

CITY OF PERRIS

November 06, 2024

Item

6B

Development Plan Review

(DPR) 22-00018



CITY OF PERRIS

PLANNING COMMISSION

AGENDA SUBMITTAL

MEETING DATE: November 6, 2024

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

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

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

CONTACT: Patricia Brenes, Planning Manager

BACKGROUND

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

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

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

PROJECT DESCRIPTION

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

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



PROJECT ANALYSIS

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

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

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

COMPLIANCE WITH APPLICABLE DEVELOPMENT STANDARDS

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

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

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

COMPLIANCE WITH OTHER APPLICABLE REQUIREMENTS

- **Building Elevations**

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

- **Employee Amenity and Recreation Areas**

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

- **Landscaping**

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

- **Fencing/Walls**

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

ENVIRONMENTAL CONSIDERATIONS AND CEQA PROCESS

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

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

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

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

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

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

PUBLIC HEARING NOTICE:

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

RECOMMENDATION:

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

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

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

EXHIBITS:

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

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

https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-367#docan1206_1313_479

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

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

https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-367#docan1206_1313_479

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

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

https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-367#docan1206_1313_479

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

EXHIBIT A

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

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

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RESOLUTION NO. 24-19

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Perris as follows:

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

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

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

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

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

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

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

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

CHAIRPERSON, PLANNING COMMISSION

ATTEST:

Secretary, Planning Commission

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

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

AYES:
NOES:
ABSTAIN:
ABSENT:

Secretary of the Planning Commission

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

EXHIBIT B

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

*Due to the size of the file, only the
Resolution is included as a hard copy; the*

Exhibits are available online at:

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

RESOLUTION NUMBER 24-17

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

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

WHEREAS, the proposed use is in accordance with the objectives of the Light Industrial (“LI”) Zone; and

WHEREAS, the proposed use is consistent with the City's General Plan and conforms to all zoning standards and other relevant ordinances and resolutions of the City; and

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

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

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

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

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

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

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

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

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

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

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

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

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

Development Plan Review 22-00018:

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

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

provisions of the Perris Municipal Code, the purposes of the Zone in which the site is located, and the development policies and standards of the City. The Light Industrial land use provides for the development of basic industrial use, which may support a wide range of manufacturing and non-manufacturing uses, from large-scale warehouses and warehouse/distribution facilities to outdoor industrial activities. As such, the proposed Project is consistent with the General Plan and the LI zoning designation on the site. The Project, as conditioned, meets or exceeds all design and development criteria of the underlying LI Zone, which implements the development standards and policies of the City.

2. *The proposed Project site is physically suitable, including but not limited to parcel size, shape, access, and availability of utilities and services, for the type of development proposed.*

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

CHAIRPERSON, PLANNING COMMISSION

ATTEST:

Secretary, Planning Commission

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

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

AYES:
NOES:
ABSTAIN:
ABSENT:

Secretary of the Planning Commission

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

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

DPR 22-00018

November 6, 2024

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

GENERAL CONDITIONS:

- 1) **Mitigation Monitoring Program.** The project shall comply with all provisions of the adopted Mitigation Monitoring and Reporting Program (MMRP). The Mitigation Monitoring and Reporting Program (MMRP) for the Initial Study/Mitigated Negative Declaration (SCH 2023040144). It shall be implemented in accordance with the timeline, reporting, and monitoring intervals listed.
- 2) **Approval Period for Development Plan Review 22-00018.** In accordance with P.M.C. Section 19.50.080, Expiration and Extension of Time, this approval shall expire three (3) years from the date of Planning Commission approval. Within three (3) years, the applicant shall demonstrate the beginning of substantial construction as contemplated by this approval, which shall thereafter be diligently pursued to completion or substantial utilization. If this does not occur, a maximum of three (3) one-year extensions may be requested. A written request for extension shall be submitted to the Planning Division at least ten (10) days prior to the initial (and any subsequent extension) expiration of the Conditional Use Permit.
- 3) **Indemnification.** The developer/applicant shall indemnify, protect, defend, and hold harmless the City and any agency or instrumentality thereof, and/or any of its officers, employees, and agents from any and all claims, actions, or proceedings against the City, or any agency or instrumentality thereof, or any of its officers, employees, and agents, to attack, set aside, void, annul, or seek monetary damages resulting from approval of the City, or any agency or instrumentality thereof, advisory agency, appeal board or legislative body including actions approved by the voters of the City concerning **Development Plan Review 22-00018**. The City shall promptly notify the applicant of any claim, action, or proceeding for which indemnification is sought and shall further cooperate fully in the defense of the action.
- 4) **Notice of Determination.** Within five (5) days of Planning Commission approval, the applicant shall file a Notice of Determination with the Riverside County Clerk and submit appropriate payment of fees in accordance with Section 753.5 (Title 14) of the California Code of Regulations.

PLANNING DIVISION

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

standards of the City of Perris Municipal Code.

- 6) **Expansion of Use.** No expansion of the site or the use shall occur without subsequent reviews and approvals from the Planning Division.
- 7) **Conformance to Approved Plans.** Development of the project site, building elevations, and landscaping shall conform substantially to the plans approved by the Planning Commission on **November 6, 2024**, or as amended by these conditions. Any deviation shall require appropriate Planning Division review and approval.
- 8) **Advisory - Signs:** The project approval does not include signs. Signs shall be permitted in accordance with Chapter 19.75 Sign Regulations of the Zoning Code. Any proposed wall or monument sign shall require a separate sign application and payment of applicable fee subject to review and approval by the Planning Division.
- 9) **State, County, and City Ordinances and Business License.** All tenants shall comply with all State, County, and City ordinances, including, but not limited to, an annual fire inspection and maintenance of a City business license.
- 10) **Temporary Uses.** Per Chapter 19.60 of the City of Perris Municipal Code, any outdoor use of the common space for special events that require temporary structures of tents shall be required to apply for a Temporary Activities and Use Permit as described in Section 19.60.060 of the City of Perris Municipal Code.
- 11) **Rooftop Solar.** The project does not propose rooftop solar panels at this time. However, if the project were to propose solar rooftop panels in the future, the applicant/ developer should prepare a solar glare study that analyzes glare impacts, and this study shall be reviewed by the Airport Land Use Commission and March Air Reserve Base and the Perris Valley Airport.

Prior to Grading Permit Issuance:

- 12) **Mitigation Measures.** All applicable mitigation measures shall be satisfied.
- 13) **Land Dedication.** Applicant shall dedicate five (5) acres to the Western Riverside County Regional Conservation Agency (RCA) for permanent preservation of that area as open space to be included in the RCA's regional habitat preservation area.
- 14) **Agency Clearance.** Clearance from the Riverside Conservation Authority and relevant Wildlife Agencies shall be required prior to grading permit issuance or any land disturbance.
- 15) **Grading Plans.** Grading plans shall be submitted to the City Engineer for review and approval. Grading plans shall be consistent with approved development plans.
- 16) **Eastern Municipal Water District (EMWD).** After the City's approval, the applicant shall also submit landscape and irrigation plans to EMWD for approval and comply with required EMWD inspections. Contact EMWD at 951 928-3777, ext. 4334.
- 17) **Preliminary Water Quality Management Plan (PWQMP) 22-00018.** A Preliminary WQMP was prepared for the proposed project site. All PWQMPs were determined to be in substantial compliance, in concept, with the 2012 Riverside County WQMP Manual requirements. The following conditions apply:

The development shall be subject to all provisions of City of Perris Ordinance Number 1194, which establishes stormwater/urban runoff management and discharge controls to

improve water quality and comply with federal regulations, and any subsequent amendments, revisions, or ordinances pertaining thereto.

The structural BMPs selected for this project have been approved in concept. The owner shall submit a final WQMP including plans and details providing the elevations, slopes, and other details for the proposed structural BMPs including one bio-retention basin, associated Flexstorm pre-treatment units, self-retaining landscape and covered trash enclosures. The Public Works Department shall review and approve the final WQMP text, plans and details.

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

Prior to Building Permit Issuance:

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

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

- 24) **Off-Site Tree Planting or Funding.** To promote the City's tree planting initiative currently underway to make Perris GREEN providing positive benefits to the local environment from air quality to shading, the developer shall plant one 24-inch box tree per 5,000 square feet of the industrial building size to include irrigation lines and controllers at an off-site location to be determined by the City (i.e., City right-of-way, parks, etc.) to provide funding equivalent to such cost the discretion of the City.
- 25) **Landscaping Plans Requirements.** Prior to the issuance of building permits, three (3) copies of Construction Landscaping and Irrigation Plans shall be submitted to the Planning Division for review and approval. A separate application and fee will be required. The plans shall be prepared by a California-registered landscape architect and conform to the requirements of Chapter 19.70 of the Municipal Code. The location, number, genus, species, and container size of the plants shall be shown. Landscape plans shall include the following:
- a. **Passenger Vehicle Parking Areas.** A minimum of 30% of trees shall be a 36-inch box or larger in passenger vehicle parking areas. Also, a minimum of one 24-inch box tree for every 6 parking stalls shall be provided.
 - b. **Parking Lot Screening.** All parking areas along the street frontages shall be screened by a minimum 36-inch high shrubs using a double-row of 5-gallon shrubs at 3 ½ feet off center.
 - c. **BMPs for Water Quality.** All BMPs (vegetated swales, detention basins, etc.) shall be landscaped with appropriate plant materials and irrigation.
 - d. **Shade Tree.** The project shall provide three (3) shade tree species.
 - e. **Water Conservation.** All irrigation systems shall require rain-sensing override devices and soil moisture sensors. Landscaping shall comply with Zoning Code Chapter 19.70 (www.cityofperris.org) for mandated water conservation.
 - f. **Maintenance.** All landscaping shall be maintained in a viable growth condition.
 - g. **Enhanced Pavement.** Decorative pavement treatments (accent colors, textures, and patterns) shall be used at the driveway entrances.
 - h. **Uplighting.** Uplighting shall be provided along the street frontage to accentuate the building architecture and landscaping.
- 26) **Construction Practices.** To reduce potential noise and air quality nuisances, the following items shall be listed as "General Notes" on the construction drawings:
- a. Construction activity and equipment maintenance are limited to weekday hours between 7:00 a.m. and 7:00 p.m. Construction may not occur on weekends or State holidays without the prior consent of the Building Official. Non-noise-generating activities (e.g., interior painting) are not subject to these restrictions.
 - b. Construction routes are limited to City of Perris designated truck routes.
 - c. Water trucks or sprinkler systems shall be used during clearing, grading, earth moving, excavation, transportation of cut or fill materials, and construction phases to prevent dust from leaving the site and to create a crust after each day's activities

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

- d. A person or persons shall be designated to monitor the dust control program and to order increased watering as necessary to prevent the transport of dust off-site. The name and telephone number of such people shall be provided to the City. Also, a board shall be placed at the subject site to include a person and phone number for the public to call in case of dirt and dust issues.
 - e. Project applicants shall provide construction site electrical hook-ups for electric hand tools, such as saws, drills, and compressors, to eliminate the need for diesel-powered electric generators or provide evidence that electrical hook-ups at construction sites are not practical or prohibitively expensive.
- 27) **Construction Drawings.** All Planning, Public Works, and Engineering conditions of approval shall be copied on the construction drawings. The Conditions shall be annotated for ease of reference (i.e. Sheet and detail numbers).
- 28) **School District.** The proposed project shall adhere to the standard requirements and fees established by the Perris Elementary and Perris Union High.
- 29) **Performance Standards.** The applicant shall comply with all Performance Standards in Chapter 19.44.070 of the Perris Municipal Code.
- 30) **ADA Compliance.** The project shall conform to all disabled access requirements in accordance with the State of California, Title 24, and the Federal Americans with Disabilities Act (ADA).
- 31) **Screening of Roof-Mounted Equipment.** Proper screening shall be provided to prevent public views of all HVAC equipment and roof-mounted equipment. Also, all vent pipes and similar devices shall be painted to match the building.
- 32) **Mechanical Equipment.** All ground mechanical equipment shall be screened from the public right-of-way by a view obscuring fence, wall, or landscaping to the satisfaction of the Planning Division.
- 33) **Downspouts.** Exterior downspouts are not permitted on building elevations facing the public right of way. Interior downspouts are required for these elevations.
- 34) **Roof Parapets.** The height of the roof parapet shall fully screen any roof-mounted equipment. All vent pipes and similar devices shall be painted to match the building.
- 35) **On-site & Off-site Utilities.** All utilities attached to buildings, including meters and utility boxes, shall be painted to match the wall of the building to which they are affixed. If possible, these facilities shall also be screened from the public right-of-way by landscaping.
- 36) **Photometrics Plan (Site Lighting Plan).** The applicant shall submit a Photometrics Plan to the Planning Division for review and approval by the Planning Division for the subject site. The lighting plan shall include photometric, fixture details, and standard light elevations to meet 2700 KV illumination or less (to provide adequate illumination) for all project components. High-efficiency fixtures with full-cut-off shields shall be used to prevent light and glare above the horizontal plane of the bottom of the lighting fixture. At least one foot-candle of light shall be provided in all parking lots, and pedestrian areas for safety and security. All lighting shall be shielded downward to prevent light pollution from

spilling onto adjacent parcels or the public right of way.

- 37) **Fees.** The developer shall pay the following fees prior to the issuance of building permits:
- a. Stephen's Kangaroo Rat Mitigation Fees of \$500.00 per acre;
 - b. Multiple Species Habitat Conservation Plan fees currently in effect;
 - c. Current statutory school fees to all appropriate school districts;
 - d. Any outstanding liens and development processing fees owed to the City.
 - e. Appropriate Road and Bridge Benefit District fees;
 - f. Appropriate City Development Impact Fees in effect at the time of development.

During Construction:

- 38) **Southern California Edison (SCE).** The developer/owner shall contact the Southern California Edison SCE area service planner to complete the required forms prior to the commencement of construction.
- 39) **Waste Hauling and Disposal.** The project shall use only the City-approved waste hauler for all construction and other waste disposal.
- 40) **Dust Monitor.** A person or persons shall be designated to monitor the dust control program and to order increased watering as necessary to prevent the transport of dust off-site. The name and telephone number of such persons shall be provided to the City. Also, a dust control sign shall be placed adjacent to each phase to allow the public to call for any dust issues.
- 41) **Temporary Construction Fencing.** A six-foot high temporary chain link fence (with view obscuring mesh) is required along the perimeter of each phase during construction. The fence shall limit public access to each construction site.

Prior To Issuance of Occupancy Permits:

- 42) **City Assessment and Community Facilities Districts.** The project shall be annexed into any assessment, community facilities, or similar district that provides funding for maintenance, services, or public improvements that benefit the project. The costs and benefits shall be described in the applicable district and annexation documents. The developer shall complete all actions required to complete such annexation prior to issuance of a Certificate of Occupancy. This condition shall apply only to districts existing at the time the project is approved (or all requirements have been met for a certificate of occupancy, as applicable). Such districts may include but are not limited to the following:
- a. Landscape Maintenance District No. 1
 - b. Flood Control Maintenance District No. 1
 - c. Maintenance District No. 84-1 (Street Lights and Traffic Signals)
 - d. Any other applicable City Assessment and Community Facilities Districts
- 43) **Final Inspection.** The applicant shall obtain occupancy clearance from the Planning Division by scheduling a final Planning inspection after final sign-off from the Building Division and Engineering Department. Planning Staff shall verify that all pertinent

conditions of approval have been met. The applicant shall have all required paving, parking, walls, site lighting, landscaping, and automatic irrigation installed and in good condition.

- 44) **On-Site Landscape Inspections.** The project applicant shall inform the on-site project manager and the landscape contractor of their responsibility to call for a final landscape inspection after the installation of all landscaping and irrigation system is completely operational. Before calling for a final inspection, the City's "Certificate of Compliance" form shall be completed and signed by the designer/auditor responsible for the project and submitted to the project planner. The project planner shall sign off the "Certificate of Compliance" to signify code compliance and acceptance.
- 45) **Outstanding Fees.** Any outstanding processing fees due to the Planning Division shall be paid prior to building occupancy.
- 46) **Occupancy Clearance.** The applicant shall have all required paving, parking, screen walls, colors and materials (per approved elevation plans), site lighting, landscaping, and automatic irrigation installed and in good condition prior to the Planning sign-off.

Operational Conditions:

- 47) **Property Maintenance.** The project shall comply with provisions of Perris Municipal Code 7.06 regarding Landscape Maintenance and Chapter 7.42 regarding Property Maintenance, including one-year landscape maintenance of on-site landscaping. In addition, the project shall comply with the one-year landscape maintenance schedule identified in Public Works Department Condition of Approval No. 5, dated March 23, 2023.
- 48) **Future Obligation of Buyers and Lessees.** All future buyers and lessees shall be informed of their obligation to comply with these Conditions of Approval. The applicant shall provide a copy of these conditions and inform the buyer or lessee of their obligation to maintain compliance with all local and City ordinances, including but not limited to an annual fire inspection and maintenance of a City business license.
- 49) **On-Street Parking.** On-street parking and staging of trucks or trailers associated with the project is strictly prohibited.
- 50) **Truck Routes.** The applicant shall notify all truck drivers of the truck routes adopted by the City Council. Signs shall be provided on-site and within the public right-of-way to direct all trucks to use designated truck routes only as approved by the Engineering and Planning Departments.
- 51) **Truck Route.** For the Industrial Site, truck access shall be limited to I-215. Trucks shall access the I-215 Freeway by exiting the project site via Ellis Avenue, to Case Road, to Mapes Road, to Bonnie Drive, and to Highway 74, consistent with the City's adopted truck route.
- 52) **Truck Engine Idling.** The applicant shall place signage at all guard sheds/entrances into the truck/trailer courtyards letting truck drivers know that truck engine idling is limited to no more than 5 minutes.
- 53) **Graffiti and Property Maintenance.** The project shall comply with the Perris Municipal Code Chapter 7.42 regarding Property Maintenance. The site shall be maintained graffiti-free state at all times. Graffiti located on site shall be removed within 48 hours. Graffiti

shall be painted over in panels and not patches. In addition, it will match the color of the wall or material surface. Furthermore, the applicant shall apply an anti-graffiti coating on the walls.

ENGINEERING DEPARTMENT

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

PUBLIC WORKS DEPARTMENT

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

COMMUNITY SERVICES DEPARTMENT

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

BUILDING OFFICIAL/FIRE MARSHAL

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

FIRE DEPARTMENT

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

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

Conditions of Approval

- g. A minimum of two points of connection to the public water shall be provided for the private fire-line water.
- h. The private underground fire-line system shall be a looped design.
- i. The private underground fire-line system shall be indicating sectional valves for every fire(5) appurtenances.
- j. The Fire Department Connection (FDC) shall be located within 150 feet of a public fire hydrant. The fire hydrant shall be on the same side of the street. A vehicle access roadway/approach shall not be placed between the FDC and the fire hydrant.
- k. Prior to construction, a temporary address sign shall be posted and clearly visible from the street.
- l. The permanent building address shall be provided and either internally or externally illuminated during hours of darkness. The address shall be clearly visible from the street fronting the property and comply with California Fire Code Section 505.1 for size and color.
- m. The building shall be provided with an automatic fire sprinkler system in accordance with NFPA 13. Construction plans shall be submitted to the City of Perris for review and approval prior to installation.
- n. Prior to building final, the building shall be provided with a Knox box located no more than seven feet above the finished surface and near the main entrance door.
- o. Prior to the issuance of a Certificate of Occupancy the building shall be provided with an emergency radio communication enhancement system. The emergency radio communication enhancement system shall meet the requirements of CFC § 510 and all applicable subsection. The system shall be installed and inspected by the City of Perris Building Department before the Certificate of Occupancy is issued. The requirement can be waived by the Fire Marshal if the building is evaluated by an Emergency Radio Communication Specialist license by FCC, who certifies the building meets the emergency communications capability as specified by the California Fire Code § 510. The certification shall be in the form of a written report which outlines the analysis used in determining the building meets the emergency communications without an enhancement system.
- p. The City of Perris approval shall be obtained prior to the storage and/or use of hazardous materials as defined by the California Fire Code.
- q. City of Perris approval shall be obtained before to any high pile storage (HPS) as defined by the CFC.

END OF CONDITIONS



CITY OF PERRIS

ENGINEERING DEPARTMENT

CONDITIONS OF APPROVAL

October 16, 2024

PLN 22-00018 – DPR

Ellis Avenue 1400 feet east of Redlands Avenue - Newcastle Industrial

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

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

General Conditions:

1. The project grading shall be in a manner to perpetuate existing natural drainage patterns. Any deviation from this, concentration or increase in runoff must have approval of adjacent property owners and City Engineer. The developer/property owner shall accept the offsite runoff and convey to acceptable outlet.
2. Prior to commencement of any construction or installation of fencing in public right-of-way, an encroachment permit shall be obtained from the City Engineer's office.

3. In the event that external agencies must review the plans and inspect improvements, the developer/property owner shall be responsible to pay the respective plan check and inspection fees.
4. All trenches shall be securely covered with steel plates until permanent backfill and street repairs have been completed per City of Perris Standards; temporary backfill of trenches is not acceptable.
5. The developer/property owner shall provide for all traffic mitigation measures and improvements as depicted in the Traffic Impact Analysis prepared by Kimley-Horn and Associates, Inc. dated June, 2023 and as conditioned below as approved by the City Engineer including but not limited to:
 - a. The site circulation for the site shall be such that auto and truck access, circulation and parking are distinct and separate.
 - b. Truck access to and from the industrial site shall be limited to I-215/Highway 74 East Interchange, Bonnie Drive, Mapes Road, Case Road and Ellis Avenue. Trucks are prohibited from using Redlands Avenue.
 - c. Two points of access are permitted on Ellis Avenue; Driveways from west to east are labeled 1 through 2 respectively.
 - o Driveway 1 shall be designated for auto access only.
 - o Driveway 1 shall allow for full access movements.
 - o Driveway 1 shall be stop controlled for northbound traffic.
 - o Driveway 2 shall be designated for truck access only.
 - o Driveway 2 shall allow for right-in/left-out movements only.
 - o A traffic signal shall be installed and fully operational at Driveway 2; the signal shall be connected to the City's network via radios, have retroreflective backplates, and City approved Iteris hybrid video/radar detection system, as approved by the City Engineer.
 - d. Ellis Avenue, along the property's frontage within dedicated right-of-way, shall be improved to provide for the following improvements:
 - o If the existing curb and gutter is in good condition the curb and gutter may remain in place as approved by the City Engineer.
 - o The parkway shall be 29 feet wide consisting of a 6-foot-wide sidewalk location as approved by Planning Department and Public Works Department, 23 feet of landscaping and streetlights subject to the result of a photometric study prepared by a registered Electrical Engineer per City of Perris, County of Riverside and Caltrans standards.
6. The driveways shall be per County of Riverside Standard No. 207A and shall include wet set concrete truncated domes in compliance with ADA standards and requirements. The driveways curb returns shall be within the property limits and shall not infringe on adjacent properties.

7. The developer/property owner shall provide for all drainage mitigation measures and improvements as depicted in the Preliminary Drainage Study prepared by SDH & Associates, Inc. dated May 23, 2022, and as conditioned below as approved by the City Engineer including but not limited to:
 - a. The developer/property owner shall collect all tributary and generated runoff and outlet to an acceptable outlet, subject to regulatory agencies approvals.
 - b. Drainage provisions shall accommodate the 100 year storm event.
 - c. Catch basin inserts shall be provided as approved by the Public Works Department.
8. The onsite private basin shall be designed per Riverside County Flood Control and Water Conservation District (RCFCD) and City of Perris design and WQMP standards and guidelines.
9. The developer/property owner shall coordinate improvements with adjacent proposed and approved developments.
10. The following easements and/or rights-of-way shall be offered for dedication to the public or other appropriate agencies in perpetuity and shall continue in force until the City or the appropriate agency accepts or abandons such offers:
 - a. Ellis Avenue is classified as an Arterial (128'/94') per the General Plan. Adequate right-of-way shall be dedicated on Ellis Avenue along the property frontage to accommodate a 64-foot half-width dedicated right-of-way as determined and approved by Planning Department, Public Works Department and the City Engineer.
 - b. Property line corner cutbacks shall be dedicated per County of Riverside Standard No. 805.

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

11. The project shall be annexed into any assessment, community facilities, or similar district that provides funding for maintenance, services, or public improvements that benefit the project. The costs and benefits shall be described in the applicable district and annexation documents. The developer/property owner shall complete all actions required to complete such annexation before recordation of the map, but no later than Certificate of Occupancy, as directed by City Engineer. This condition shall apply only to districts in place when the project is ready for a Certificate of Occupancy. Such districts may include but are not limited to the following:
 - a. Landscape Maintenance District No. 1
 - b. Flood Control Maintenance District No. 1 (may include Streets)
 - c. Maintenance District No. 84-1 (Street Lights and Traffic Signals)
 - d. Any other applicable City Assessment, Community Facilities Districts, and Road and Bridge Benefit District

Prior to Issuance of Grading Permit:

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

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

15. The developer/property owner shall annex into the City's Lighting and Landscape Districts and City's Flood Control District as appropriate. The proposed and existing facilities including but not limited to streetlights, traffic signals and drainage shall be maintained by the City and cost paid by the developer/property owner through the said annexation.

16. A parcel merger consolidating the underlying lots/parcels along with a certificate of compliance shall be submitted to the City for review and approval and shall be recorded.
17. Respective dedications shall be processed with the City for review, approval and subsequent recordation.

Prior to Issuance of Building Permit:

18. The project site is located within the limits of San Jacinto River Area Drainage Plan (ADP) for which drainage fees have been adopted by City. Drainage fees shall be set forth under the provisions of the "Rules and Regulations of Administration of Area Drainage Plan". Acreage for the project site's impervious area shall be provided.
19. Paved access shall be provided to the proposed building(s) per the Precise Grading Plans.
20. The developer/property owner shall submit a compaction certification from the Soils Engineer in compliance with the approved geotechnical/soils report and an elevation certification from the Engineer of Record in compliance with the approved plans.

Prior to Issuance of Certificate of Occupancy:

21. The developer/property owner shall file and process/obtain the LOMR for the portion of the site impacted by the flood plain.
22. The developer/property owner shall complete the construction of all public improvements, including but not limited to roadway improvements and drainage improvements as specified above and accepted by the City.
23. The developer/property owner shall pay to the City \$500,000 for their fair share contributions for transportation infrastructure improvements.
24. The developer/property owner shall provide for utility trench surface repair per City of Perris Standard and as directed by the City Engineer.
25. Associated existing signing and striping shall be refreshed and any appurtenances damaged or broken during the development of this project shall be repaired or removed and replaced by the developer/property owner to the satisfaction of the City Engineer. Any survey monuments damaged or destroyed shall be reset by qualified professional pursuant to the California Business and Professional Code 8771.



CITY OF PERRIS

PUBLIC WORKS DEPARTMENT

Weed Abatement

NPDES Services

Flood Control and Landscape Districts

MEMORANDUM

Date: March 23, 2023
To: Alfredo Garcia, Planner
From: Michael Morales, CIP Manager
By: Chris Baldino, Landscape Inspector *CB*

Subject: DPR 22-00018 – Conditions of Approval

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

-
1. **Dedication and/or Landscape Maintenance Easement.** Offer of Dedication and Landscape Maintenance Easement for City landscape maintenance district shall be provided as follows:
 - **Ellis Ave.** - Provide offer of dedication as needed to provide for full half width Street (128' ROW, 64' halfwidth), curb gutter, sidewalk, raised landscape median, and off-site landscaping requirements, per City General Plan, including minimum 17" public parkway from face of curb.
 2. **Landscape Maintenance Easement and Landscape Easement Agreement.** The developer shall provide, for review and approval, an Offer of Dedication and certificate of acceptance, complete with a legal plat map and legal description to the City of Perris. In addition, if required by the City of Perris, the Developer shall provide a 4' landscape easement and Landscape easement agreement, acceptable to the City of Perris. In addition, if required by the City of Perris, the Developer shall provide a landscape easement and Landscape easement agreement, acceptable to the City of Perris. The City shall record the same with the Riverside County Recorder's Office, and the recorded instrument shall be returned to the City Clerk of the City of Perris for filing.
 3. **Landscaping Plans.** Three (3) copies of Construction Landscaping and Irrigation Plans for the off-site landscaping, including any medians or other landscape areas along the dedications shall be submitted to the Planning Department for approval and shall be accompanied by the appropriate filing fee. The landscape and irrigation plan shall be prepared by a registered landscape architect and conform to the requirements of Chapter 19.70 of the Municipal Code. The location, number, genus, species, and container size of the plants shall be shown. This landscape plan shall be titled "Off-site Landscape Plan for **DPR 22-00018**" and shall be exclusive of any private property, on-site landscaping. Elements of the Landscape Plan shall include but not be limited to:
 - a. **Landscape Limits** – Limits of right-of-way areas or easement areas, defined by concrete mow curbs, fully dimensioned, that are to be annexed into the Landscape Maintenance District. A planting palette and hardscape plan intended to meet the design intent of the Landscape Guidelines in effect for the area; or if

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

- **Ellis Avenue – Primary Tree** – Platanus Acerifolia London Plane, Secondary Tree Chilopsis Linearis Desert Willow, planted in alternating groups of three (3). Use of drought resistant shrubs and ground cover intended to complement the existing area, including but not limited to the following: Salvia Greggii Autumn Sage, Westringia Fruticosa Coast Rosemary, Callistemon ‘Little John’.
 - **Ellis Avenue Raised Median – Trees** Lagerstroemia Muskogee Crape Myrtle. Use of drought resistant shrubs and ground cover intended to complement the existing area, including but not limited to the following: Lantana yellow/ purple, Dasyliroium wheeleri “Desert Spoon”, Red yucca, Red Hot Poker, and hardscape such as rock creek bed, round stone and decomposed granite and mortared cobble in turn pocket.
- b. **Irrigation** – A list of irrigation system components intended to meet the performance, durability, water efficiency, and anti-theft requirements for Special District landscape areas as determined by the Engineering Administration and Special Districts Division. Components shall include, but not be limited to Rainbird XBT-20PC w/ Diffuser or equal on flexible PVC risers, Sentry Guard Cable Guard and Union Guard, and backflow Wilkens Model 375 (or equal). Controller shall include an ET based controller with weather station that is centrally controlled capable and wi-fi ready (Weather Trak ET Pro3 or equal, with Rain Sensor). At the discretion of the Engineering Administration and Special Districts Division public landscape areas utilizing no more than 6 valves/stations, programmed to irrigate consecutively, and none simultaneously, may propose the use of an alternative ET based controller with weather station that is centrally controlled capable and wi-fi ready, such as the Weathermatic System or equal. The proposed system shall be complete with wireless weather station, aircard with flow, one year bundle service, blade antenna and flow sensor.
- c. **Benefit Zone Quantities** – Include a Benefit Zone quantities table (i.e., SF of planting areas, turf, number of trees, SF. of hardscape, etc.) in the lower right-hand corner of the cover sheet for off-site landscape areas, indicating the amount of landscaping the district will be required to maintain.
- d. **Meters** – Each District is required to be metered separately. A meter cannot be shared between Flood Control District #1, Landscape Maintenance District #1, and/or Lighting Maintenance District 84-1, nor can a meter servicing on-site improvements be used to provide water and/or power to off-site improvements. All electrical and water meters shall be in locations that are easily accessible to maintenance staff while not visually obtrusive in the street scene and away from street intersections. Show location of separate water and electrical utility meters intended to serve maintenance district areas exclusively. Show locations of water and electrical meter for landscape district. Show location of water and electrical meter for flood control district. Show location of electrical meter for Traffic signal and street lighting district, on respective plans. Coordinate location of meters on landscape and civil engineering plan.
- e. **Controllers** - The off-site irrigation controllers are to be located within the right of way (preferably within the off-site landscape area). All point of connection equipment including irrigation controller pedestals, electrical meter pedestals, and backflow preventers are to be located in locations that are easily accessible to maintenance staff while not visually obtrusive in the street scene, and away from street intersections. Backflow preventers are to be screened on at least three sides with (5) gallon plant material. The fourth side shall be open to the back of the landscape area to allow the backflow cage to be opened without

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

- f. **Recycled Water** - If applicable. The project landscape architect shall coordinate with EMWD to verify if the site will be served with recycled water and design all irrigation and landscape plans to meet the requirements of EMWD and provide additional irrigation components as needed.
 - g. **EMWD Landscape Plan Approval** – The project landscape architect shall submit a copy of all irrigation plans and specifications to EMWD for approval. The project landscape architect must confirm with EMWD that the plans have been approved by EMWD and submit written proof of approval by EMWD prior to the City approving the final Landscape Plans. Until the final landscape plan has been approved by the City of Perris, the maintenance areas depicted cannot be accepted by the City for maintenance. The developer shall coordinate both reviews to ensure acceptability of plans by both EMWD and the City of Perris, prior to approval by either agency.
 - h. **Landscape Weed Barrier** - Weed cloth with a minimum expected life of 10-years shall be required under all gravel, rock, or cobble areas.
 - i. **Wire Mesh and Gravel at Pull Boxes**- Provide wire mesh and gravel layer within valve boxes to prevent rodent intrusion.
 - j. **Concrete Maintenance Band at Medians and Mortar Cobble turn Land** – Provide 12" wide concrete maintenance band (safety edge) around entire median. At turn pockets provide mortared cobble creek bed, round stone sized 6" to 12".
 - k. **Perimeter Walls Graffiti Coating** – Provide anti-graffiti coating at all perimeter walls. Acceptable products shall include Vitrocem Anti-Graffiti Coating or equal.
4. **Landscape Inspections.** The project applicant shall inform the on-site project manager and the landscape contractor of their responsibility to call for only "OFF-SITE" landscape and irrigation inspections at the appropriate stages of construction. Inspections shall be scheduled at least two working days (Monday through Friday) prior to the actual inspection. Contact Public Works-Engineering Administration/Special Districts at (951) 657-3280 to schedule inspections.
- **Inspection #1** - Trenches open, irrigation installed, and system pressurized to 150 PSI for four hours.
 - **Inspection #2** - Soil prepared, and plant materials positioned and ready to plant.
 - **Inspection #3** - Landscaping installed, irrigation system fully operational, and request for "Start of 1 year Maintenance Period" submitted, with all required turnover submittal items provided to Public-Works Engineering Administration/Special Districts.
 - **Inspection #4** - A joint inspection with the Development Inspector and LMD Inspector and Applicant to request for "Start of 1 year Maintenance Period" submitted, with all required turn-over submittal items provided to Public-Works Special Districts and Storm Water Division.
 - **Turn-Over (Inspection #5)**– On or about the one-year anniversary of Inspection #4, Developer shall call for an inspection to allow the City to review and identify any potential irrigation system defects, dead plants, weed, debris or graffiti; stressed, diseased, or dead trees; mulch condition, hardscape or other concerns with the landscape installation; or to accept final turn over of the landscape installation.

At his sole expense, the Developer shall be responsible for rectifying system and installation deficiencies, and the one-year maintenance period shall be extended by the City until all deficiencies are cured to the satisfaction of the City. If in the opinion of the City's Landscape Inspector the landscape installation is in substantial compliance with the approved landscaping plans, the irrigation and communication system is functioning as intended, and the landscape installation is found to be acceptable to the City, then the Inspector shall recommend to the City's Special District Coordinator to accept turn-over of water and electrical accounts, wi-fi communication contracts and the entire landscape installation.

5. **One Year Maintenance and Plant Establishment Period**-The applicant will be required to provide a minimum of a one (1) year maintenance and plant establishment period, paid at the sole expense of applicant. This one-year maintenance period commences upon the successful completion of Inspection #3 discussed above, and final approval by the City. During this one-year period the applicant shall be required to maintain all landscape areas free of weeds, debris, trash, and graffiti; and keep all plants, trees, and shrubs in a viable growth condition. Prior to the start of the one-year maintenance period, the Developer shall submit a weekly Landscape Maintenance Schedule for review and approval by the City's Special Districts Division. City shall perform periodic site inspections during the one-year maintenance period. The purpose of these periodic inspections is to identify any and all items needing correction prior to acceptance by the City at the conclusion of the one-year maintenance period. Said items needing correction may include but are not limited to: replacement of dead or diseased plant materials, weeding, replenishment of mulches, repair of damaged or non-functioning irrigation components, test of irrigation controller communications, etc. During this period, the City shall begin the annual assessment of the benefit zone in preparation for the landscape installation turnover to City maintenance staff.

6. **Street/Off-Site Improvements.** The applicant shall submit street improvement plans, accompanied by the appropriate filing fee to the City Engineering Department. Details of treatments off-site improvements, including lighting, shall meet both the City Engineer's Design Guidelines, and the additional requirements of the Engineering and Special Districts Division. Components shall include, but not be limited to:
 - a. **Street Lighting**-If Street lighting is required, lighting shall meet the type, style, color and durability requirements necessary for energy efficiency goals, maintenance and longevity of improvements of the City Engineer's Office. As determined by the City, new streetlights may be required to be deeded to City of Perris, and not SCE. Streetlights deeded to City of Perris shall be constructed per LS-3 account billing standard, which shall include an individually metered pedestal for streetlights.
 - b. **Acceptance By Public Works/Special Districts**- Lighting District facilities required by the City Engineer's Office shall be installed and fully operational and approved by final inspection by the City Engineer's Office, and the City's Consulting Traffic Signal Inspection Team (Riverside County TLMA) at (951) 955-6815. Prior to acceptance for maintenance of "Off-site" traffic signal and lighting facilities by the Public Works-Engineering and Administration Division/Special Districts, the developer shall contact the Public Works Special Districts Division at (951) 657-3280 to schedule the delivery of all required turn-over submittal items. Prior to acceptance into Lighting District 84-1, coordinate turnover information pertaining to Street Lights, and Traffic Signal Electrical/SCE Service Meters with Wildan Financial Services, the City's Special Districts Consulting Firm at (951) 587-3564. (i.e. Provide electrical meter number, photo of pedestal, and coordinate "request for transfer of billing information" with SCE and City for all new service meters). Developers shall pay 18-month energy charges to the City of Perris for all off-site street lighting. Call Wildan Financial Services, Inc. for the amount due, and to obtain receipt for payment. Obtain and provide a clearance form from Riverside County TLMA

indicating completion of all punch list items from traffic signal construction. Submit one large format photocopy of Traffic Signal as-built plans and timing sheets.

7. **Water Quality Management Plans.** The applicant shall submit a Preliminary and Final WQMP, accompanied by the appropriate filing fee to the Planning Department and City Engineering Department, respectively. Details for treatment control facilities shall meet both the Riverside County WQMP Design Guidelines, and the additional requirements of the Engineering and Special Districts Division intended to reduce long term maintenance costs and longevity of improvements. Components shall include, but not be limited to:
 - **Storm Drain Screens-**If off-site catch basins are required by the City Engineer's Office, connector pipe screens shall be included in new catch basins to reduce sediment and trash loading within storm pipe. Connector pipe screens shall meet the type, style, and durability requirements of the Public Work's Engineering Administration and Special Districts Division.
 - **WQMP Inspections-** The project applicant shall inform the on-site project manager and the water quality/utilities contractor of their responsibility to call for both "ON-SITE" and OFF-SITE" WQMP Inspections at the appropriate stages of construction. Contact CGRM at (909) 455-8520 to schedule inspections.
 - **Acceptance By Public Works/Special Districts-**Both on-site and off-site flood control/water quality facilities required for the project, as depicted in the Final WQMP, shall be installed and fully operational, and approved by final inspection by the City's WQMP Consultant, CGRM. The Developer shall obtain a final Clearance Letter from CGRM indicating compliance with all applicable Conditions of Approval for the approved WQMP. The developer shall deliver the same to the Public Works-Engineering and Administration Division/Special Districts. In addition, prior to acceptance by the City, the developer shall submit a Covenant and Agreement describing on-going maintenance responsibilities for on-site facilities per the approved WQMP, to the Public Works Engineering Administration and Special Districts Division. The Public Works Engineering Administration and Special Districts Division will review and approve the Covenant and Agreement. The City shall record the same with the Riverside County Recorder's Office, and the recorded instrument shall be returned to the City Clerk of the City of Perris for filing.

8. **Flood Control District #1 Maintenance Acceptance.** This project benefits from the existing downstream earthen channel and shall be required to pay its fair share of maintenance. Flood Control District facilities required by the City Engineer's Office shall be installed and fully operational and approved by final inspection by the City Engineer's Office. Prior to acceptance for maintenance of "Off-site" flood control facilities by the Public Works-Engineering and Administration Division/Special Districts the developer shall contact the Public Works Special Districts Division at (951) 657-3280 to schedule the delivery of all required turn-over submittal items including as-built storm drain plans in electronic PDF format, one large format photo-copy of as-built plans, storm drain video report in electronic format, and hardcopy of video report with industry standard notations and still photos made during video runs (i.e. facilities sizes, off-sets or damage, facility type, dirt and debris, etc.). The flood control facilities shall be turned over in a condition acceptable to the City, and the developer shall make all necessary repairs and perform initial maintenance to the satisfaction of the City.

9. **Assessment Districts.** Prior to permit issuance, developer shall deposit \$5,250 per district, \$15,750 total due. Payment is to be made to the City of Perris, and the check delivered to the City Engineer's Office. Payment shall be accompanied by the appropriate document for each district indicating intent and understanding of annexation, to be notarized by property owner(s):

- **Consent and Waiver for Maintenance District No. 84-1-New Street** lighting proposed by the project, as determined by the City Engineer
 - **Consent and Waiver for Landscape Maintenance District No. 1** – New off-site parkway and median landscape proposed by the project on Ellis Ave.
 - **Petition for Flood Control Maintenance District No. 1** -For Off-site Flood Control Facilities proposed by the project, and fair share contribution for existing earthen channel maintenance along Case Rd, as determined by the City Engineer.
-
- Original notarized document(s) to be sent to:
Daniel Louie
Wildan Financial Services
27368 Via Industria, #200
Temecula, CA 92590
-
- a. Prior to final map recordation or final certificate of occupancy the developer shall annex into the aforementioned districts, posting an adequate maintenance performance bond to be retained by the City as required by the City Engineer. Upon receipt of deposit and Consent and Waiver Forms, the developer shall work with City to meet all required milestones for annexations.
 - i. City prepares the Engineer's Reports which includes a description of the improvements to be maintained, an annual cost estimate and annual assessment amounts.
 - ii. Reports are reviewed and approved by the property owner. The assessment ballots will be based on these Reports.
 - iii. The Reports and corresponding resolutions are placed, for approval, on the City Council Meeting Agenda. City Council action will include ordering the assessment ballots and setting a Public Hearing for no sooner than 45 days. Property owner attendance at this City Council Meeting is not required.
 - iv. The assessment ballots are sent to the property owner and are opened by the City Clerk at the close of the Public Hearing. With a "YES" vote by the property owner the City Council can move forward with the Resolution that Confirms the Annexation. Property owner attendance at this Public Hearing is not required.
 - v. Confirmation by the City Council completes the annexation process, and the condition of approval has been met.



CITY OF PERRIS
COMMUNITY SERVICES

MEMO

Date: October 28, 2024

To: Alfredo Garcia, Project Planner

From: Sabrina Chavez, Director of Public Services

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

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

Community Services Staff reviewed DPR 22-00018 and offer the following comment(s):

Development Impact Fees

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

Special Districts

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

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

Planning Case File No(s): DEVELOPMENT PLAN REVIEW #22-00017

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

Applicant: Courtney SMith

Location: Southeast corner of Ellis Road and Case Road

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

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

Reviewed By: David J. Martinez, CBO

Date: 07-12-2022

BUILDING AND SAFETY CONDITIONS

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

PRIOR TO ISSUANCE OF BUILDING/CONSTRUCTION PERMITS

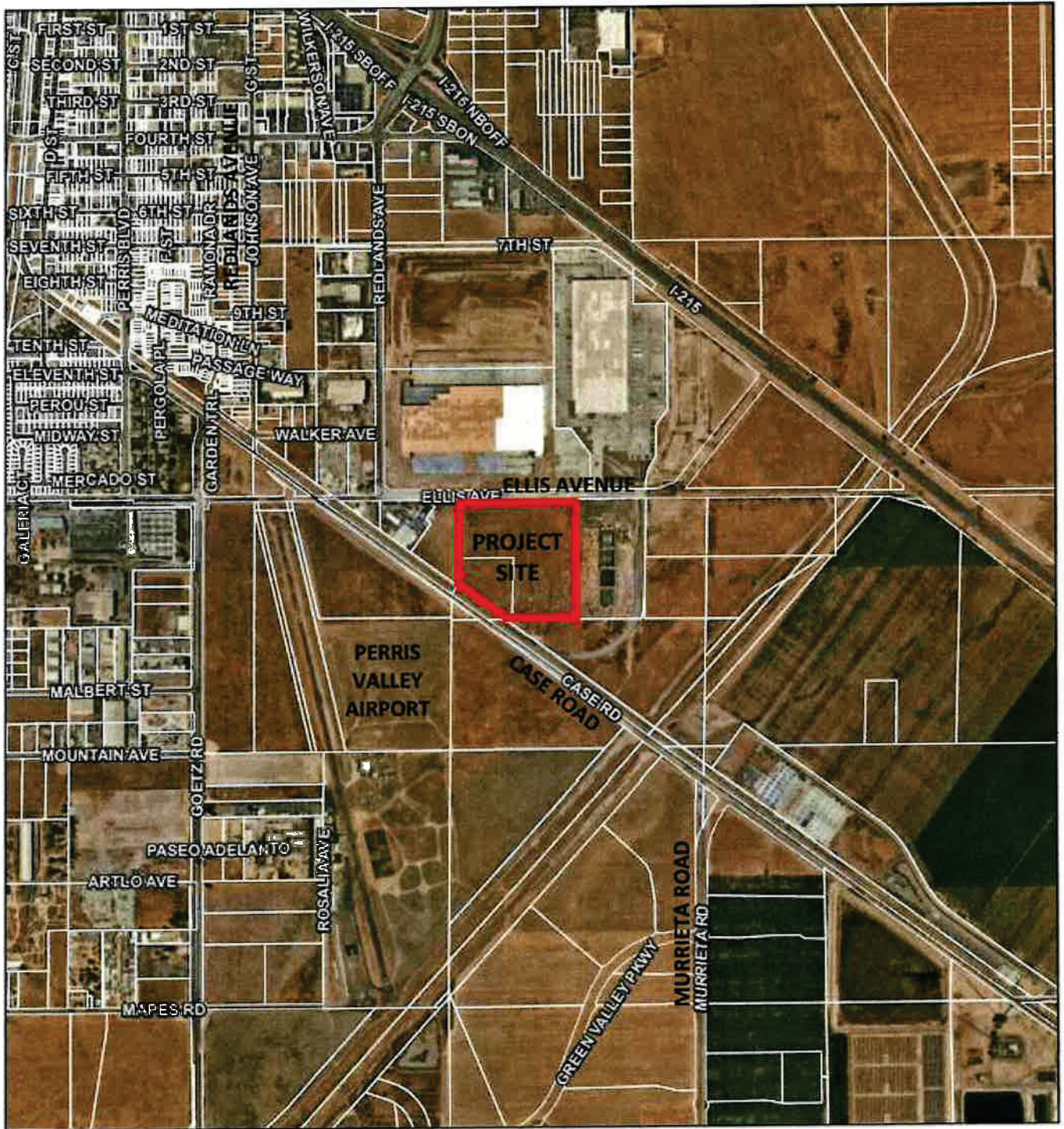
1. The following items shall be completed and/or submitted as applicable – prior to the issuance of building permits for this project:
 - A. Precise grading plans shall be approved
 - B. Rough grading completed
 - C. Compaction certification
 - D. Pad elevation certification
 - E. Rough grade inspection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


FIRE CONDITIONS: To Be provided by Dennis Grubb

EXHIBIT C

Location/Aerial Map

Aerial Map



- Parcels
-  Perris Boundary
- Roads Labeling

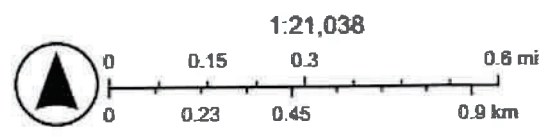
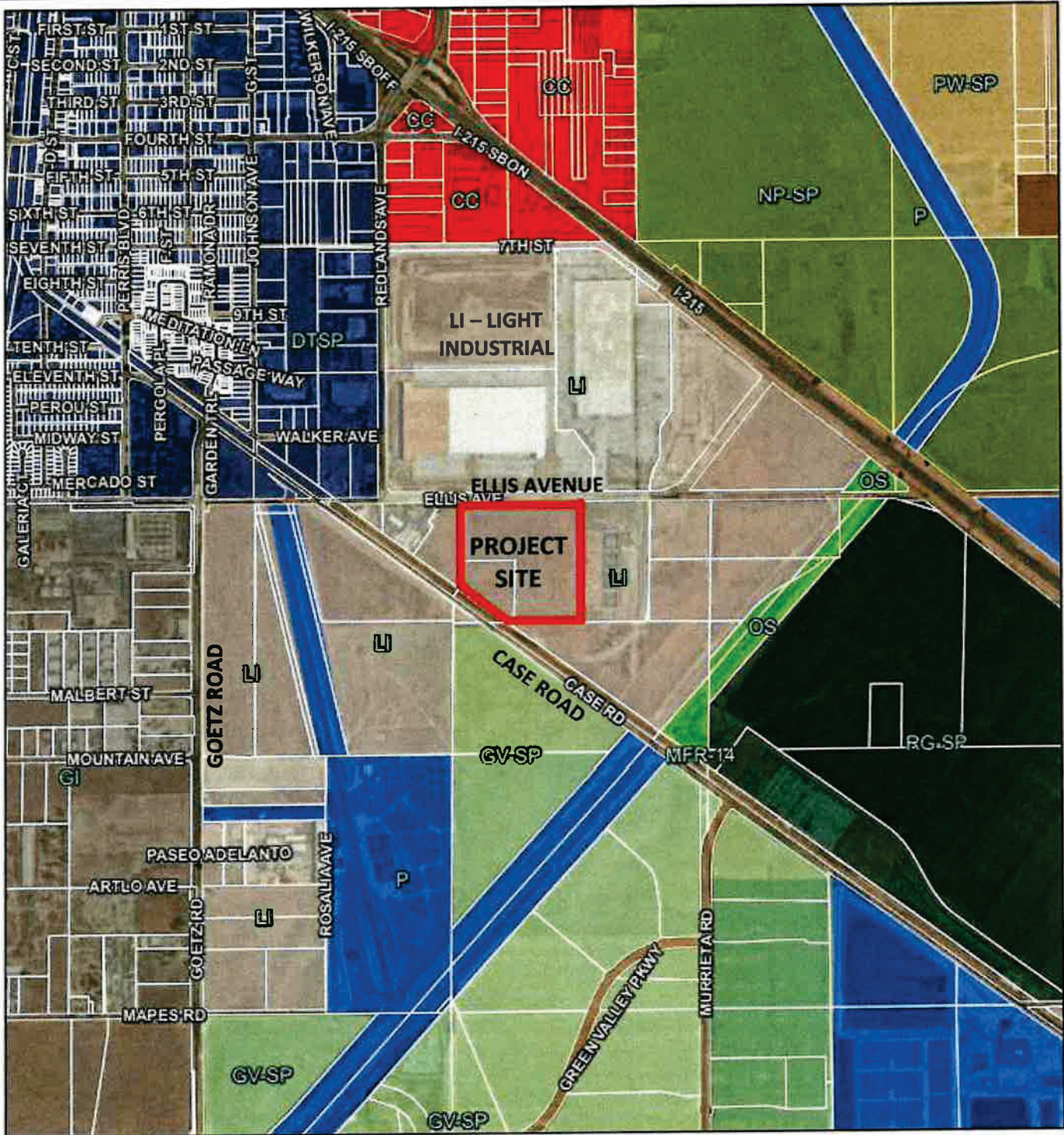


Exhibit D

Existing Land Use Designation Map

Exhibit E

Existing Zoning Map



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

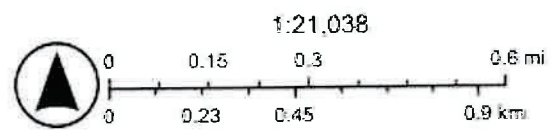
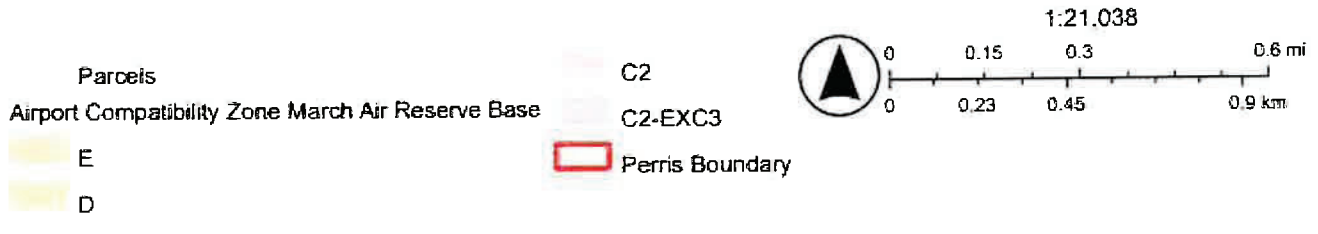
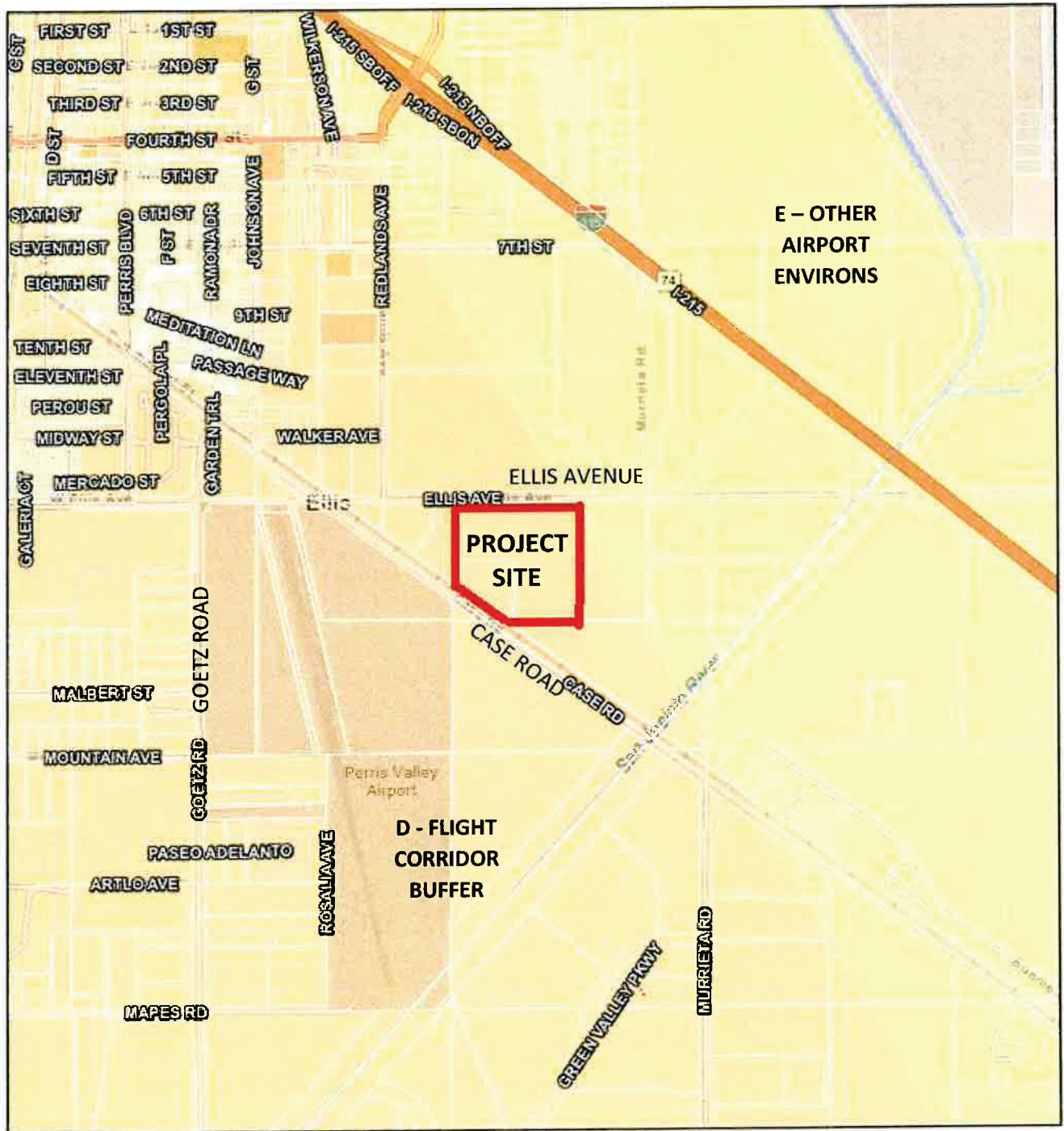
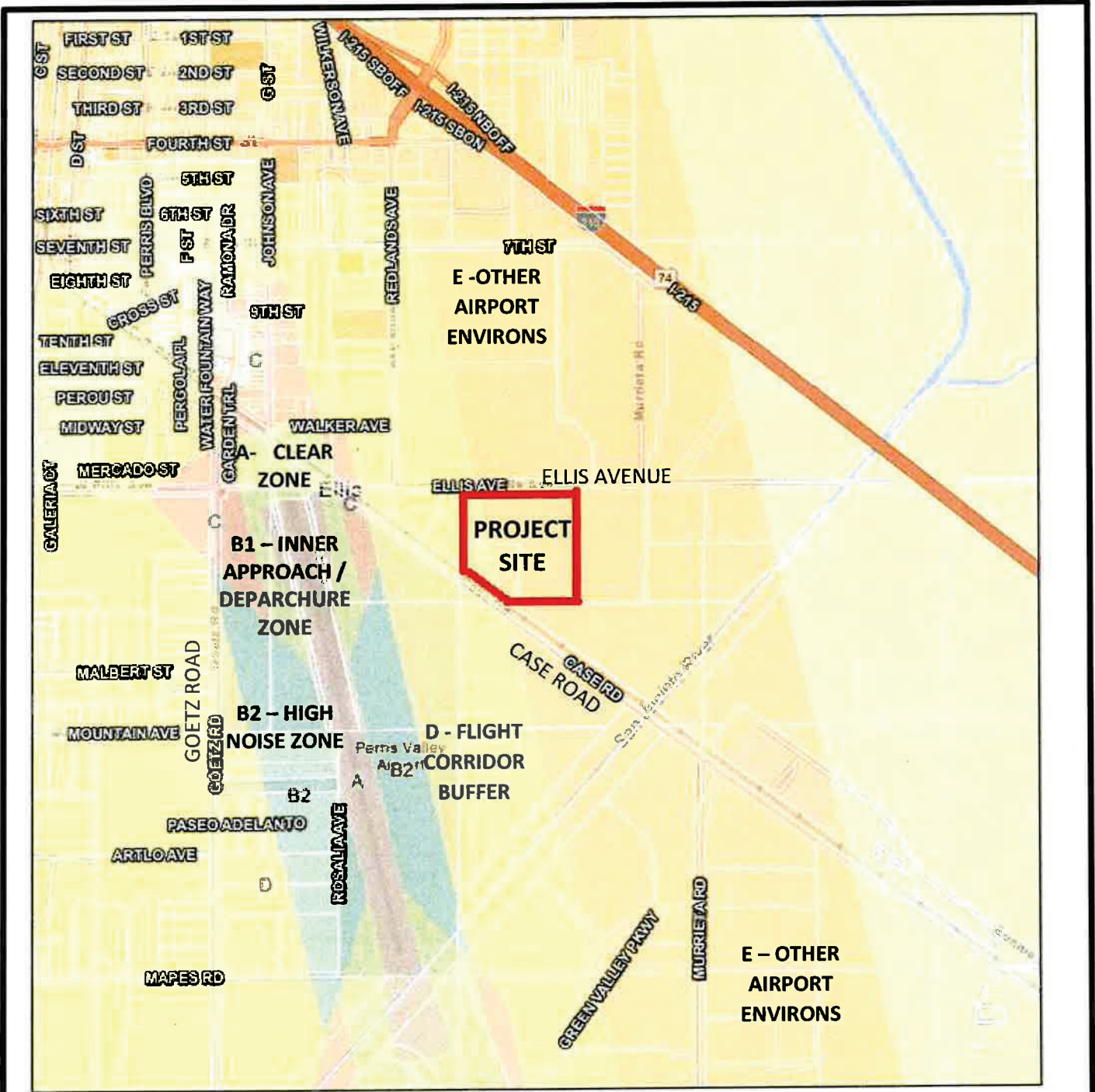


Exhibit F

MARCH ARB / Perris Valley Airport Map

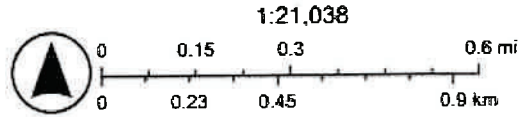


March Airport Map



- Parcels
- Airport Compatibility Zone Perris Valley
- C
- B2
- B1

- A
- E
- D
- Perris Boundary



UC Riverside, County of Riverside, California State Parks, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, USFWS

Perris Valley Airport Map

Exhibit G

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

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

https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-367#docan1206_1313_479



Exhibit H

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

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

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