



# CITY OF PERRIS

## PLANNING COMMISSION

### AGENDA SUBMITTAL

**MEETING DATE:** February 19, 2025

**SUBJECT:** Specific Plan Amendment (SPA) 23-05029, Tentative Parcel Map 23-05028 (TPM 38739), Development Plan Review (DPR) 22-00031 – A proposal requiring the following entitlements to facilitate the construction of a business park development consisting of three (3) multi-tenant buildings totaling 66,686 square feet on 4.37 acres, located at the northwest corner of Perris Boulevard and Harley Knox Boulevard within the Commercial Zone of the Perris Valley Commerce Specific Plan (PVCCSP): 1) SPA to include a Planned Development Overlay to allow the proposed business park use in a commercially zoned property; 2) TPM to consolidate six parcels into three parcels; and 3) DPR for the site plan and building elevations. Applicant: Jose Tamayo, PK Architecture

**REQUESTED ACTION:** Adopt Resolution No. 25-03, recommending that the City Council adopt Mitigated Negative Declaration No. 2401 and the Mitigation Monitoring and Reporting Program; and approve the Specific Plan Amendment 23-05029, Tentative Parcel Map 23-05028 (TPM 38739), and Development Plan Review 22-00031 to facilitate construction of a business park totaling 66,686 square feet on 4.37 acres, based on the findings contained in the Resolution and subject to the Conditions of Approval.

**CONTACT:** Patricia Brenes, Planning Manager

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#### **BACKGROUND**

A proposal to facilitate a business park development on a 4.37-acre project site consisting of six (6) parcels that were part of the original March Plaza shopping, approved in 2017, located at the southwest corner of Harley Knox Boulevard and Perris Boulevard. The March Plaza approval included a convenience store/fueling station, a drive-through automated carwash, two drive-through restaurants, and two multi-tenant buildings. At this time, only the 2,955-square-foot 7-Eleven convenience store and fueling station have been constructed. The remainder of the site remains vacant.

The project site is surrounded by a flood control channel to the north within Moreno Valley city limits, industrial buildings to the west, the balance of the March Plaza Shopping Center to the east that has remained vacant, and vacant land to the south across Harley Knox Boulevard, approved to be developed with a drive-thru restaurant, convenience store with fueling station and carwash (Exhibit B).

## PROJECT DESCRIPTION

The applicant is requesting approval of a Specific Plan Amendment to include Planned Development Overlay Zone provisions in the PVCCSP, Tentative Parcel Map (TPM 38739), and Development Plan Review to consolidate six (6) parcels into three (3) parcels (Parcels 4, 5, and 6) to facilitate the construction of a business park consisting of three (3) multi-tenant buildings totaling 66,686 square feet on 4.37 acres, in the Commercial Zone of the Perris Valley Commerce Specific Plan (PVCCSP). The following is a detailed summary of the project for Parcels 4 through 6 of the March Plaza shopping center:

- *Building A/Parcel 4:*

Building A is proposed on Parcel 4, which consists of 1.51 acres and is located along the northern boundary. Building A consists of eight (8) suites ranging from 2,590 square feet to 4,354 square feet totaling 23,881 square feet. Each tenant space includes an office, common area, and warehouse/storage area. The overall height of the building is 31 feet 9 inches. There are (8) roll-up doors on the north (rear) side of the building. A total of 52 parking spaces for passenger vehicles, including 13 electric vehicle spaces, are provided on the south and west sides of the building.

- *Building B/Parcel 5:*

Building B is proposed on Parcel 5, which consists of 1.15 acres and is located between Parcels 4 and 6. Building B consists of seven (7) suites ranging from 2,238 square feet to 3,782 square feet totaling 20,340 square feet. Each tenant space includes an office, common area, and warehouse/storage area. The overall height of the building is 31 feet 9 inches. There are seven (7) roll-up doors on the south side of the building. A total of 52 parking spaces for passenger vehicles, including four (4) electric vehicle spaces, are provided on the north and west sides of the building.

- *Building C/Parcel 6:*

Building C is proposed on Parcel 6, consisting of 1.75 acres, along the southern boundary of Harley Knox Boulevard. Building C consists of seven (7) suites ranging from 2,815 square feet to 4,180 square feet totaling 22,465 square feet. Each tenant space includes an office, common area, and warehouse/storage area. The overall height of the building is 31 feet 9 inches. There are seven (7) roll-up doors located on the north (rear) side of the building. A total of 47 parking spaces for passenger vehicles, including nine (9) electric vehicle spaces, are provided on the south and west sides of the building.

In order to facilitate this project, an amendment to the PVCCSP is required to apply the Planned Development Overlay Zone to the underlying Commercial Zone of the project site. The proposed PDO Zone will allow the proposed business park in the commercially zoned property and other uses as listed on the comprehensive list of proposed uses included in Section 14 of the PVCC Specific Plan, which outlines the proposed PDO's land uses as Accessory (A), Permitted (P), Conditional Use Permit (CUP), and Prohibited (PRO) (Exhibit G).

## PROJECT ANALYSIS

The table on the following page summarizes the project's consistency with the General Plan, PVCC Specific Plan, Title 19 - Zoning Code, Title 18 - Subdivisions Code, and the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan.

## **CONSISTENCY TABLE**

### **Consistency with the General Plan**

As proposed, the Project will be consistent with the General Plan and will further the following General Plan Circulation Element, Safety Element, and Land Use Element:

#### Circulation Element:

o 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.

#### Safety Element:

- o Policy S-2.1 – Require road upgrades for new developments/major remodels to ensure adequate evacuation and emergency vehicle access. Limit improvements for existing building sites to property frontages.
- o Policy S-6.1 – Ensure new development complies with the development requirements of the AICUZ (Air Installation Compatibility Use Zones) Land Use Compatibility Guidelines and ALUP (Airport Land Use Plan) Airport Influence Areas for March Air Reserve Base.

#### Land Use Element:

- o Policy II - New development consistent with infrastructure capacity and municipal services capabilities.
- o Policy III.A - Commerce and industry to provide jobs for residents at all economic levels to accommodate diversity in the local economy.

### **Consistency with the PVCC Specific Plan and Title 19 - Zoning Code**

The proposed amendment to the PVCCSP proposes to rezone 4.37 acres for the application of a Planned Development Overlay Zone to allow flexibility in land uses, including the proposed business park, and development criteria that otherwise would be prohibited in the underlying Commercial (C) Zone. With the recommended conditions of approval, the project will be consistent with the development standards of the PVCCSP and parking standards in the Zoning Code.

### **Consistency with Title 18 – Subdivisions**

The project will consolidate six (6) parcels into three (3) parcels (Parcels 4 through 6) under Tentative Parcel Map (TPM) 38739. The three parcels are proposed to be developed with a business park consisting of Buildings A, B, and C, which will require a reciprocal access and shared parking agreement. The Project was analyzed for compliance with the minimum lot standards of the underlying zone, and all proposed parcels comply. Therefore, the Project is consistent with Title 18—Subdivisions and the PVCC Specific Plan.

### **Consistency with the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan**

The Project site is located within Compatibility Zone D (Flight Corridor Buffer) of the MARB/IPA ALUCP, which has no restrictions on land uses. The Airport Land Use Commission (ALUC) considered the proposed project on March 9, 2023, for consistency with the D Zone and was determined to be consistent with the MARB/IPA ALUCP.

## COMPLIANCE WITH APPLICABLE DEVELOPMENT STANDARDS

The two tables below summarize compliance with the PVCCSP Development Standards for the Commercial Zone, Chapter 19.69 – Parking Development Standards, and Chapter 19.59 – Planned Development Overlay (PDO) Zone of the Perris Municipal Code.

<b>Perris Commerce Center Specific Plan Commercial Zone and Planned Development Overlay (PDO) Zone* Development Standards</b>					
	Standard		Proposed	Consistent	Inconsistent
<b>Floor Area Ration (FAR)</b>	0.75		0.35	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Lot Coverage</b>	50 percent		35 percent	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Minimum Lot Size</b>	1 acre		Parcel 4: 1.51 acres Parcel 5: 1.15 acres Parcel 6: 1.75 acres	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Minimum Lot Width</b>	100 feet		Parcel 4: 180 feet Parcel 5: 150 feet Parcel 6: 220 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Minimum Lot Depth</b>	150 feet		Parcel 4: 1.86 feet Parcel 5: 152 feet Parcel 6: 200 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Building Height</b>	45 feet		31 feet-9 inches	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Setbacks</b>	Front Yard: South – Harley Knox Blvd	15 feet	94 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Interior Side Yard West	0 feet	65 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Interior Rear Yard North	0 feet	49 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Interior Side Yard: East –	0 feet	9 feet -70 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Landscape Coverage</b>	12 percent		15 percent	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<b>Parking Standards Chapter 19.69 – Parking Development Standards</b>					
Use	Standard	Required	Proposed	Consistent	Inconsistent
<b>Office</b>	Office: 14,980 sq. ft. one space for every 300 sq. ft. of office area:  Building A: 5,130 sq. ft. Building B: 4,908 sq. ft. Building C: 4,942 sq. ft.	50 spaces	151 spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Parking Standards					
Chapter 19.69 – Parking Development Standards					
Use	Standard	Required	Proposed	Consistent	Inconsistent
Warehouse	Warehouse: 51,706 sq. ft. (1space/1000 sq. ft.) Building A: 18,751 sq. ft. Building B: 15,432 sq. ft. Building C: 17,523 sq. ft.	52 spaces		<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<b>Total Parking</b>	<b>102 spaces</b>	<b>151 spaces</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<b>Total Surplus Parking</b>		<b>49 spaces</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

## COMPLIANCE WITH OTHER APPLICABLE REQUIREMENTS

- **Building Elevations/Architecture**

The architectural design of the buildings complements the previously entitled shopping center. The design provides articulation by incorporating a combination of varying rooflines, intermittent recessed panels, and additional vertical steel frame elements. In addition, steel canopy awnings with storefront windows are proposed to create a business park development. The proposed color palette combines shades of grey, white, and light blue to contrast with the lighter colors. The combination of various colors, articulating footprints, variable roof heights, enhanced architectural treatments, windows, etc., provides visual interest to the building and complies with the PVCCSP standards for commercial and business park development.

- **Landscaping**

The proposed conceptual landscape plan conforms to the Landscaping Ordinance and PVCCSP requirements. The proposed on-site landscaping coverage on the project totals approximately 28,880 square feet or 15 percent. Therefore, the proposed landscape coverage exceeds the 12 percent landscape coverage requirement in Commercial Zones. The entire project site has a rich palette of ground cover, shrubs, trees, and accent trees at the entry points. Landscaping has been provided throughout the parking areas, adjacent to the buildings, and trash enclosure areas.

- **Fencing/Walls**

The proposed project includes measures to ensure security, such as perimeter masonry walls and tubular steel gates. Specifically, the project proposes a six-foot-high double-scored split-face wall along the project's northerly and westerly property lines. Also, six (6) foot-high tubular steel gates are proposed to enclose the areas behind Building A and between Buildings B and C.

- **Project Amenities**

The project proposes four (4) outdoor covered lunch break areas, consisting of a concrete lunch patio with a seating area covered with a metal roof structure located at the easterly side of Buildings A and B. As proposed, the project exceeds the amenity requirements of the PVCCSP.

## **ENVIRONMENTAL DETERMINATION**

An Initial Study was prepared for the project per the California Environmental Quality Act (CEQA), which concluded that all potential significant environmental effects could be reduced to less than significant levels with mitigation measures. In accordance with the California Environmental Quality Act (CEQA), a Notice of Intent to adopt a Mitigated Negative Declaration (NOI) was published with a 30-day public review period starting on November 29, 2024, and ending on December 30, 2024. The NOI was also posted on the City's website and at City Hall and sent to public agencies and property owners within a 300-foot radius of the Project site.

During the 30-day comment period, the City received seven (7) comment letters from five (5) commenters; some sent multiple comment letters. Comment letters from the California Department of Toxic Substance Control, Riverside County Flood Control, Riverside Transit Authority, and Eastern Municipal Water District provided informational comments. Lozeau Drury, LLP requested to extend the commenting period and recommended that an EIR be prepared for the project.

Responses to comment letters were prepared to address the agency's comments (Exhibit I). None of the comment letters raised additional environmental concerns that have not already been addressed in the IS/MND 2401, 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 IS/MND 2401.

## **PUBLIC HEARING NOTICE**

A public Notice of 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 additional letters regarding this project.

## **RECOMMENDATION**

Adopt Resolution No. 25-03, recommending that the City Council adopt Mitigated Negative Declaration No. 2401 and the Mitigation Monitoring and Reporting Program; and approve the Specific Plan Amendment (SPA) 23-05029, Tentative Parcel Map 23-05028 (TPM 38739), and Development Plan Review 22-00031 to facilitate construction of a business park totaling 66,686 square feet on 4.37 acres, based on the findings contained in the Resolution and subject to the Conditions of Approval.

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

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Prepared by: Nathan Perez, Senior Planner  
Reviewed by: Patricia Brenes, Planning Manager

## **EXHIBITS:**

- A. Resolution 25-03 recommending adoption of the Mitigated Negative Declaration No. 2401 and the Mitigation Monitoring and Reporting Program and approval of the project with Conditions of Approval (Planning, Engineering, Public Works, Fire, Community Services, and Building & Safety)
- B. Location/Aerial Map

- C. Existing and Proposed Modification to PVCCSP Land Use Map
- D. MARB/IPA ALUC Map
- E. Project Plans - Site Plan, Floor Plans, Building Elevations, and Conceptual Landscape Plans *Due to the size of the files, all project plans are available online at:*  
[https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-477#docan1206\\_1313\\_479](https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-477#docan1206_1313_479)
- F. Tentative Parcel Map No. 38739
- G. PVCCSP Amendment - Updated Section 2 and new Section 14
- H. Initial Study/Mitigated Negative Declaration and Associated Technical Studies. *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-477#docan1206\\_1313\\_479](https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-477#docan1206_1313_479)
- I. Public Comment and Response to Public Comment *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-477#docan1206\\_1313\\_479](https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-477#docan1206_1313_479)
- J. Notice of Public Hearing

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

## **Exhibit A**

Resolution 25-03 Recommending Adoption of the Mitigated Negative Declaration No. 2401 and the Mitigation Monitoring and Reporting Program and Approval of the Project with Conditions of Approval (Planning, Engineering, Public Works, Fire, Community Services, and Building & Safety)

**RESOLUTION NUMBER NO. 25-03**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT MITIGATED NEGATIVE DECLARATION (2401) AND MITIGATION MONITORING AND REPORTING PROGRAM AND APPROVE SPECIFIC PLAN AMENDMENT (SPA) 23-05029, TENTATIVE PARCEL MAP 23-05028 (TPM38739) AND DEVELOPMENT PLAN REVIEW (DPR) 22-00031 FOR DEVELOPMENT OF THREE (3) MULTI-TENANT INDUSTRIAL BUILDINGS (BUILDING A: 23,881 SF, BUILDING B: 20,340 SF, AND BUILDING C: 22,465 SF) TOTALING 66,686 SF ON 4.37 ACRES LOCATED AT THE NORTHWEST CORNER OF PERRIS BLVD AND HARLEY KNOX BLVD WITHIN THE COMMERCIAL ZONE OF THE PERRIS VALLEY COMMERCE SPECIFIC PLAN (PVCC SP), BASED UPON THE FINDINGS HEREIN AND SUBJECT TO CONDITIONS OF APPROVAL.**

**WHEREAS**, the applicant, Joel Kirchenstein (“Applicant”), proposes to amend the Perris Valley Commerce Center Specific Plan (“PVCCSP”) to apply a Planned Development Overlay within a commercial zone of the PVCCSP to facilitate construction of three (3) multi-tenant industrial buildings (Building A: 23,881 SF, Building B: 20,340 SF, and Building C: 22,465 SF) totaling 66,686 SF on a 4.37-acre project site located at the northwest corner of Perris Blvd and Harley Knox Blvd within the Commercial zone of the PVCCSP (“Project”); and

**WHEREAS**, the Applicant submitted an application for Specific Plan Amendment (“SPA”) 23-05029 to apply a Planned Development Overlay within a commercial zone of the PVCCSP, Tentative Parcel Map (“TPM”) 38739 to consolidate six (6) parcels into three (3) parcels, and Development Plan Review (“DPR”) 22-00031 for design review consideration of the Project; and

**WHEREAS**, the proposed Specific Plan Amendment (SPA) 23-05029, Tentative Parcel Map 38739 (TPM23-05028), and DPR22-00031 are considered a “project” as defined by the California Environmental Quality Act (“CEQA”); and

**WHEREAS**, pursuant to CEQA and State CEQA Guidelines, an Initial Study (“IS”) was prepared for the proposed Project and, based upon review thereof by the City as lead agency, a notice of intent to adopt a mitigated negative declaration was provided on January 24, 2025, in accordance with CEQA Guidelines Section 15072, and a Draft Mitigated Negative Declaration No. 2401 (“MND”) was prepared for the Project and was publicly reviewed for a thirty (30) day period in accordance with CEQA, from November 29, 2024, to December 30, 2024; and

**WHEREAS**, during the public comment period, eight public comment letters were received. The public comments received during the public review period did not warrant or result in any “substantial revision,” within the meaning of CEQA Guidelines Section 15073.5, to the MND. Although not required by CEQA, in the interests of thoroughness and transparency, responses to the public comments received have been prepared and included in the Final MND. No “substantial revision” of the MND has been made in response to the comments or otherwise, and therefore no recirculation is required pursuant to CEQA Guidelines Section 15073.5. No changes were made to the Draft MND in the Final MND. There is no substantial evidence in light of the whole record before the City, including the public comments received, that the project may have a significant effect on the environment which cannot be mitigated or avoided, and therefore no EIR is required pursuant to CEQA Guidelines Section 15073.5; and

**WHEREAS**, the Riverside County Airport Land Use Commission (“ALUC”) conducted a hearing on March 9, 2023, to consider the Project’s consistency with the D (Flight Corridor Buffer) Zone and determined that the Project is consistent with the March Air Reserve Base/Inland Port Airport (MARB/IPA) Land Use Compatibility Plan; and

**WHEREAS**, Chapter 19.54 (Authority and Review Procedures) of the City of Perris Municipal Code (“PMC”), authorizes the City to approve, conditionally approve, or deny requests for Specific Plan Amendments and Development Plan Reviews, and PMC Chapters 18.12 and 18.16 authorize the City to review and approve, conditionally approve, or deny tentative parcel maps; and

**WHEREAS**, on February 19, 2025, the Planning Commission held a duly noticed public hearing on the Project, at which time all interested persons were given full opportunity to be heard and to present evidence; and

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

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

**NOW, THEREFORE, THE 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. CEQA Findings.** The Planning Commission finds as follows with respect to the IS/MND for the Project:

- A. The Planning Commission has considered the whole administrative record, including

the IS/MND together with the comments received during the public review process and the responses thereto contained in the Final IS/MND. The Planning Commission has also considered whether the Project will result in a safety hazard or noise problem for persons using the March Air Reserve Base/Inland Port Airport or for persons residing or working in the Project area, and finds that it will not. The findings in this Section 2 are made on the basis of the whole administrative record.

- B. The IS/MND has been prepared and considered in compliance with CEQA and contains all required contents pursuant to CEQA Guidelines Section 15071.
- C. With the imposition of the mitigation measures set forth in the Mitigation Monitoring and Reporting Program (which is included in the IS/MND), there is no substantial evidence that the Project will have a significant effect on the environment. Said mitigation measures have been made enforceable conditions on the Project, as they have been included in the Project conditions of approval.
- D. The IS/MND reflects the independent judgment and analysis of the City.
- E. The location and custodian of the documents or other material which constitute the record of proceedings upon which the Planning Commission's decision set forth in this Resolution is based is as follows: City of Perris Planning Division, 135 N. D. St., Perris, CA 92570

**Section 3. Specific Plan Amendment 23-05029.** The Planning Commission further finds, with respect to Specific Plan Amendment 23-05029, that:

- A. The Specific Plan Amendment is consistent with the General Plan Land Use Map and applicable General Plan objectives, policies, and programs.*

The proposed amendment to the PVCCSP is to apply a Planned Development Overlay over 4.41 acres to the existing commercial zoning designation generally located at the northwest corner of Perris Boulevard and Harley Knox Boulevard for the Project site in the PVCCSP. The proposed amendment will enable the Project to be developed in compliance with the PVCCSP and its zoning designation for the Project site. With the requested change to the PVCCSP zoning designation for the Project site, the Project will be consistent with the General Plan, PVCCSP, and the City's Zoning Code.

In addition, the proposed SPA 23-05029 promotes Goal III of the General Plan Land Use Element, Goals II and V, and Policies V.A of the General Plan Circulation Element:

**Goal III (Land Use Element):** Commerce and industry to provide jobs for residents at all economic levels of both industrial and commercial retail sectors.

**Goal II (Circulation Element):** 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 (Circulation Element):** Efficient goods movement.

**Policy V.A (Circulation Element):** Provide for the safe movement of goods along the street and highway.

*B. The Specific Plan provides adequate text and diagrams to address the following issues in detail adequately:*

*1. The distribution, location, and extent of the land use of land, including open space, within the area covered by the Plan.*

The Project proposes to apply a Planned Development Overlay to 4.41-acres within a commercial zone to facilitate the construction of three (3) multi-tenant industrial buildings (Building A: 23,881 SF, Building B: 20,340 SF, and Building C: 22,465 SF) totaling 66,686 SF on 4.37 located at the northwest corner of Perris Blvd and Harley Knox Blvd within the Commercial zone of the PVCCSP ("Project"). The Project will not impact areas designated as open space.

*2. The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the Plan and needed to support the land use described in the Plan.*

An Initial Study/MND was prepared for the Project and determined that there would be no impacts to major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities in the area that could not be mitigated to a level that is less than significant.

*3. Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.*

The Project does not include changes to standards and criteria by which development will proceed, or standards for conservation, development, and utilization of natural resources.

*4. A program of implementation measures including regulation, programs, public works projects, and financing measures necessary to carry out the provisions contained in paragraphs 1, 2, and 3 above.*

SPA23-05029 proposes no changes to the circulation element of the PVCCSP. Chapters 4.0 – On-Site Design Standards and Guidelines, 5.0 – Off-Site Design Standards and Guidelines, 6.0 – Landscape Standards and Guidelines, 8.0 – Industrial Design Standards and Guidelines of the PVCCSP, provide adequate text

and diagrams, and standards and criteria by which the proposed development will proceed, including standards for conservation, development, and utilization of natural resources, where applicable. SPA23-05029 does not propose to change or revise any text or diagrams in these Chapters.

Chapter 13 – Implementation and Administrative Process of the PVCCSP establishes a program of implementation measures, including regulation, programs, and financing measures necessary to carry out the provisions contained in paragraphs 1, 2, and 3 above. Chapter 3 – Infrastructure Plan of the PVCCSP outlines public works projects within the PVCCSP with text and diagrams intended to guide and support development in the PVCCSP.

**Section 4. Tentative Parcel Map 23-05028.** The Planning Commission further finds, with respect to Tentative Parcel Map 23-05028 (TPM 38739), that:

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

The Project proposes Parcel Map 38739 to consolidate six (6) parcels into three (3) parcels, totaling 4.4 acres (hereinafter, the “Subdivision”). Parcels 4, 5, and 6, are proposed to be developed with the business park office layout with commercial uses and will be required, as conditioned, to provide a reciprocal access agreement for shared access and parking. In order to achieve superior site planning, the minimum lot standards requirements will be based on the lot area (1-acre minimum for Commercial, 15,000 square feet), lot width, and lot depth of the entire commercial center. However, the Planned Development Overlay (PDO) to be applied via the Specific Plan Amendment will allow flexibility from the subdivision standards. Parcel 4 is 1.51 acres; Parcel 5 is 1.15 acres; and Parcel 6 is 1.75 acres; all lots and lot dimensions are in compliance with the minimum lot standards of the requested C Zone of the PVCCSP. Therefore, the commercial center will be consistent with the PVCCSP and Title 18 - Subdivisions.

- 2. The design and improvement of the proposed Subdivision is consistent with the applicable General Plan and Specific Plans.*

The proposed subdivision is consistent with the applicable General Plan and PVCC Specific Plan improvements since the Harley Knox Boulevard and Perris Boulevard dedications and street improvements are already constructed to ultimate design.

- 3. The site is physically suitable for the type and density of the proposed development.*

As noted above, Parcel Map 38739 to consolidate six (6) parcels into three (3) parcels, totaling 4.4 acres.. Parcels 4, 5, and 6, are proposed to be developed with the commercial center not subject to any density restrictions. The Project has been designed to be consistent with all applicable City Code requirements for business

park projects through a Planned Development Overlay over the commercial Zone of the PVCCSP. Therefore, the project complies with lot coverage, floor area ratio, height, setbacks, landscaping, and parking standards, as noted in the staff report.

4. *The design of the Subdivision and the proposed improvements will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.*

The potential environmental impacts associated with the Project were evaluated in the IS/MND, and it has been determined that with the incorporation of the mitigation measures which are included as enforceable conditions of approval, the Project will not cause any significant impacts on biological resources.

5. *The design of the Subdivision and the type of improvements will not cause serious public health problems.*

An IS/MND has been completed in compliance with the California Environmental Quality Act (CEQA) Guidelines. The IS/MND concluded that the Project will not cause significant human health or cancer risk to adjacent workers or sensitive receptors.

6. *The design of the Subdivision and the proposed improvements will not conflict with easements of record or easements established by court judgment, acquired by the public at large, for access through or use of, property within the proposed Subdivision.*

The proposed subdivision will not propose any off-site improvements since all Harley Knox Boulevard and Perris Boulevard ultimate improvements are constructed. All onsite improvements will enable reciprocal access through CC&Rs. Also, the project is conditioned to record Covenants, Conditions, and Restrictions (CC&Rs) to record reciprocal access, record shared parking agreements, and maintain existing records of easements.

7. *All requirements of CEQA have been met.*

As mentioned above, an IS/MND has been prepared to comply with the California Environmental Quality Act (CEQA) Guidelines. Therefore, all requirements of CEQA have been met.

8. *The discharge of waste from the proposed Subdivision into an existing community sewer system would not result in violation of existing requirements prescribed by a state regional water quality control board pursuant to division 7 (commencing with section 13000) of the Water Code.*

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. Therefore, a Pre-WQMP (Water Quality Management Plan) has been prepared. 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 three Modular Wetlands Systems, self-retaining landscape and covered trash enclosures. The Public Works department shall review and approve the final WQMP text, plans and details. Therefore, the project will comply with the requirements of the Santa Ana Water Quality Control Board.

**Section 5. Development Plan Review 22-00031.** The Planning Commission further finds, with respect to Development Plan Review 22-00031, that:

1. *The location, size, design, density, and intensity of the proposed development and improvements are consistent with the City's General Plan, any applicable Specific Plans, the purposes and provisions of PMC Title 19, 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 PVCCSP, the purposes and provisions of the Perris Municipal Code, the purposes of the Zones in which the site is located, and the development policies and standards of the City.

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

The Project will be in accordance with the standards of the underlying commercial zone if the Specific Plan Amendment is approved. The proposed Project site is physically suitable in terms of parcel size, shape, access, and availability of utilities and services, for the proposed development. The commercial site is located along Perris Blvd and Harley Knox Blvd, which allows for adequate access and provides for the logical connection to infrastructure to service the site. Utility service connections are available to service the site.

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

The proposed Project will not be detrimental to public health, safety, or welfare or materially injurious to properties or improvements in the vicinity. The traffic study for the Project concluded that all the study area intersections are

anticipated to operate at acceptable levels of service after the Project is operating.

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

The Project proposes a similar architecture as the existing gas station and original commercial shopping center project. However, the Project proposes an architecturally enhanced concept with varying roofline angles and heights, including stone, tile, horizontal cement panels, and glass building accents, which meet the development and architectural standards of the PVCCSP Commercial Zone.

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

The proposed Project meets and exceeds the Commercial Zone's on-site and off-site landscape standards as outlined in the PVCCSP. 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.

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 with the conditions of approval, which are attached hereto and incorporated herein by this reference as Attachment 1 and 2, which are incorporated herein by this reference, and which will ensure that the Project is developed in compliance with City and affected service agency codes and policies, and mitigates potential impacts to the environment.

**Section 6.** Based upon the preceding 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 February 19, 2025, the Planning Commission recommends the City Council adopt Mitigated Negative Declaration No. 2401 and the included MMRP attached to this Resolution as Attachment 2 and incorporated herein by this reference.

**Section 7.** Based upon the preceding and Mitigated Negative Declaration No. 2401, and all oral and written communication submitted by members of the public and City staff, including, but not limited to, all such statements and reports (including all attachments and exhibits) presented at its public hearing on February 19, 2025, the Planning Commission hereby recommends the City Council approve Specific Plan Amendment (SPA) 23-05029, Tentative Parcel Map 38739 (TPM23-05028), and DPR22-00031, subject to the Conditions of Approval attached to this Resolution as Attachment 1 and incorporated herein by this reference.

**Section 8.** 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 19th day of February 2025.

\_\_\_\_\_  
CHAIRPERSON, PLANNING COMMISSION

ATTEST:

\_\_\_\_\_  
Secretary, Planning Commission

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

I, Patricia Brenes, SECRETARY OF THE PLANNING COMMISSION OF THE CITY OF PERRIS, DO HEREBY CERTIFY that the foregoing Resolution Number 25-03 was duly adopted by the Planning Commission of the City of Perris at a regular meeting of said Planning Commission on the 19th day of February 2025, and that it was so adopted by the following vote:

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

\_\_\_\_\_  
Secretary, Planning Commission

Attachments:

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

2. Initial Study/Mitigated Negative Declaration No. 2401 and Mitigation Monitoring and Reporting Program (MMRP) *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-477#docan1206\\_1313\\_479](https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-477#docan1206_1313_479)

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

**RECOMMENDED CONDITIONS OF APPROVAL**

**Specific Plan Amendment (SPA) 23-05029,  
Tentative Parcel Map 23-05028 (TPM 38739)  
Development Plan Review (DPR) 22-00031**

**February 19, 2025**

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**PROJECT:** Specific Plan Amendment (SPA) 23-05029, Tentative Parcel Map 23-05028 (TPM 38739), Development Plan Review (DPR) 22-00031 – A proposal requiring the following entitlements to facilitate construction of a business park consisting of three (3) multi-tenant buildings totaling 66,686 square feet on 4.37 acres, located at the northwest corner of Perris Boulevard and Harley Knox Boulevard within the Commercial Zone of the Perris Valley Commerce Specific Plan (PVCCSP): 1) Specific Plan Amendment to include a Planned Development Overlay to allow the proposed business park use in a commercially zoned property; 2) Tentative Parcel Map to consolidate six (6) parcels into three (3) parcels; and 3) Development Plan Review for the site plan and building elevations. Applicant: Jose Tamayo, PK Architecture

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• **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: 2024110983). It shall be implemented in accordance with the timeline, reporting, and monitoring intervals listed.
2. **Approval Period for Tentative Parcel Map 38739.** There is a 24-month time limit in which to satisfy the conditions and record the map after Planning Commission approval, unless automatic extensions are granted by the State of California or extensions of time are granted by the City Council. A maximum of six (6) subsequent one-year time extensions may be granted by the City Council upon request by the applicant. A written request for an extension of time shall be submitted to the Planning Division at least 30 days prior to the expiration of the map.
3. **Approval Period for DPR 22-00031.** Development Plan Review related to an implementing subdivision may be granted time extensions by the City Council up to a total of six (6) years beyond the original approval expiration date prior to the issuance of any building permits. Once a building permit has been issued, the associated approvals will be considered vested, and time extensions are no longer required. A written request for an extension of time shall be submitted to the Planning Division at least 30 days prior to the expiration date. The approval period of these applications shall be extended with the approval period of the Tentative Parcel Map or to align with automatic state extensions for the Tentative Parcel Map.
4. **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 an approval of the City, or any agency or instrumentality thereof, advisory agency, appeal board or legislative body including actions approved by the voters of the City, concerning **Specific Plan Amendment (SPA) 23-05029, Tentative Parcel Map 38739 (TPM23-05028), and Development Plan Review (DPR) 22-00031**. The City shall promptly notify the developer/applicant of any claim, action, or proceeding for which indemnification is sought and shall further cooperate fully in the defense of the action.

5. **Notice of Determination.** Within five (5) days of City approval, the applicant shall work with Planning Staff on filing the Notice of Determination and application fee of the Riverside County Clerk and submit appropriate payment of fees in accordance with Section 753.5 (Title 14) of the California Code of Regulations.

- **PLANNING DIVISION**

6. **Municipal Code and Specific Plan Compliance.** The project shall conform to the Commercial Zones standards and allowed uses per Section 14 “March Plaza Planned Development Overlay (PDO)” of the Perris Valley Commerce Center Specific Plan (PVCCSP) and Zoning Code (Title 19) of the Perris Municipal Code.
7. **Expansion of Use.** The site or its use may not be expanded without subsequent reviews and approvals by the Planning Division.
8. **Conformance to Approved Plans.** The development of the project site, building elevations, and conceptual landscaping shall conform substantially to the plans approved by the City Council or as amended by final approval by the Planning Commission. Any deviation shall require appropriate Planning Division consideration.
9. **Advisory – Signs Program:** The applicant shall submit a Sign Program. Signs shall be permitted in accordance with Chapter 19.75 Sign Regulations of the Zoning Code. Signs shall be subject to separate review and assessment. A separate application and fee will be required.
10. **State, County, and City Ordinances.** All tenants shall comply with all State, County, and City ordinances, including, but not limited to, an annual fire inspection and maintenance of a City business license.

***Prior to Map Recordation:***

11. **Mitigation Measures.** All applicable mitigation measures shall be satisfied.
12. **Final Map Recordation.** Prior to the recording of the Final Tract Map, the developer shall submit two separate applications and fees, one application to the Planning Division and a

second application to the Engineering Department for review and approval for City Council action.

13. **CC&Rs.** The applicant shall provide updated Covenant Conditions and Restrictions (CC&Rs) for review and approval of the Planning Division and City Attorney's Office to establish a Property Owner's Association (POA) to include the following:
  - a. The applicant shall record a reciprocal access and parking agreement for the entire project site (Parcels 1 through 6).
  - b. A recorded document in the form of a Covenant Declaration and/or a Maintenance Agreement shall be provided to the Development Services Department to specify maintenance responsibilities for on-site improvements not dedicated to public use including, but not limited to, walkways, decorative pavement, landscaping, storage areas, fences and walls, signage, lighting fixtures, detention basins and water quality BMPs.
  - c. The applicant shall provide a review deposit fee as part of the submittal of the CC&Rs.
14. **Map Recordation.** Prior to the recordation of the Final Map, the developer shall obtain the following clearances, approvals or actions:
  - a. Verification from the Planning Division that all pertinent conditions of approval have been met, as mandated by the Perris Municipal Code, including minimum lot size and minimum lot width and depth requirements for each parcel.
  - b. The landowner shall convey an avigation easement to the March Inland Port Airport Authority. Contact the March Joint Powers Authority at (951) 656-7000.
  - c. Any other required approval from an outside agency.

***Prior to Grading Permit Issuance:***

15. **Mitigation Measures.** All applicable mitigation measures shall be satisfied.
16. **Precise Grading Plans.** Precise grading plans shall be submitted to the City Engineer for review and approval. Grading plans shall be consistent with approved development plans.
17. **Traffic Control Plan.** A Traffic Control Plan shall be submitted to the City Engineer for review and approval.
18. **Southern California Edison (SCE).** The developer/owner shall contact the Southern California Edison (SCE) area service planner (951-928-8323) to complete the required forms prior to the commencement of construction. No grading permits shall be issued until a letter from SCE is received by the City Engineer indicating electrical service will be placed underground.

19. **Eastern Municipal Water District (EMWD).** After the City's approval, the applicant shall also submit landscape plans to EMWD for approval and comply with required EMWD inspections. Contact EMWD at 951 928-3777, ext. 4334.
20. **Preliminary Water Quality Management Plan (PWQMP).** A Preliminary WQMP was prepared for the proposed project site. All PWQMPs were determined to be in substantial compliance, in concept, with the Riverside County WQMP Manual requirements. The following conditions apply:
  - a. The development shall be subject to all provisions of City of Perris Ordinance Number 1194, which establishes stormwater/urban runoff management and discharge controls to improve water quality and comply with federal regulations, and any subsequent amendments, revisions, or ordinances pertaining thereto.
  - b. The structural BMPs selected for this project have been approved in concept. The owner shall submit a final WQMP including plans and details providing the elevations, slopes, and other details for the proposed structural BMPs including three Modular Wetlands Systems, self-retaining landscape and covered trash enclosures. The Public Works department shall review and approve the final WQMP text, plans and details.
21. **Final Water Quality Management Plan (FWQMP).** Prior to the issuance of grading permits, an addendum FWQMP is required to be submitted and approved. To mitigate impacts related to pollutant loading to receiving waters and/or increased erosion/siltation resulting from the long-term operation of the project, the applicant shall develop, receive approval from the City, and implement an FWQMP. The FWQMP shall contain measures that will effectively treat all pollutants of concern and hydrologic conditions of concern, consistent with the Preliminary WQMP and developed in compliance with the MS4 permit. The FWQMP shall specifically identify pollution prevention, source control, treatment control measures, and other Best Management Practices (BMPs) that shall be used on-site to control predictable pollutant runoff to reduce impacts to water quality to the maximum extent practicable. The FWQMP shall substantially comply with site design, source control, and treatment control BMPs proposed in the approved Preliminary Water Quality Management Plan (PWQMP).
22. **Planning Clearance.** The applicant shall first obtain clearance from the Planning Division to verify that all pertinent conditions of approval have been met.

***Prior to Building Permit Issuance:***

23. **Mitigation Measures.** All applicable mitigation measures shall be satisfied.
24. **Fees.** The developer shall pay the following fees:
  - 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. Park Development Impact fee;
  - g. Public Art fee;
  - h. Any outstanding liens and development processing fees owed to the City of Perris;
  - i. City Development Impact Fees;
  - j. Transportation Uniform Mitigation Fees (TUMF)
  - k. Appropriate City Development Impact Fees in effect at the time of development.
25. **Conditions of Approval.** All Planning, Public Works, and Engineering conditions of approval and mitigation measures shall be copied on the construction drawings. The Conditions shall be annotated for ease of reference (i.e. Sheet and detail numbers).
26. **Val Verde Unified School District.** The proposed subdivision shall adhere to the standard requirements and mitigation fees established by the *Val Verde Unified School District*.
27. **Performance Standards.** The applicant shall comply with all Performance Standards in Chapter 19.44.070 of the Perris Municipal Code.
28. **Site Plan Requirements.** The following shall be shown on the building plan check set for Planning staff review and approval:
- a. **Pedestrian Crosswalk Treatment.** The project shall install decorative pavers at crosswalks located as indicated on page PL-1.
  - b. **Parking Stalls.** Parking stalls for passenger vehicles shall be striped in accordance with Chapter 19.69.030C.5b of the Zoning Code (double striping), Title 24, and the Federal Americans with Disabilities Act (ADA) and per the Building and Safety conditions of approval dated January 27, 2025.
  - c. **Charging Stations.** The applicant shall install the 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 in the building plans.
  - d. **Gates.** The applicant shall install a gate with a Knox box between Building A and the northerly gate at the property line and between Buildings B and C.
29. **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.
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 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. **Roof Top Solar.** The project does not propose rooftop solar panels at this time. Installation of any future solar rooftop panels shall require the preparation of a Solar Glare Study that analyzes glare impacts, subject to review and approval by the Airport Land Use Commission and March Air Reserve Base.
  33. **Mechanical Equipment.** All mechanical equipment, including air conditioning units, pool equipment, etc., shall be screened from the public right-of-way by a view obscuring fence, wall, or landscaping to the satisfaction of the Planning Division.
  34. **Downspouts.** Exterior downspouts are not permitted on building elevations facing the public right of way. Interior downspouts are required for these elevations.
  35. **Trash Enclosures.** A covered trash enclosure constructed to City standards is required. The trash enclosure shall be easily accessible to the tenant and be screened by landscaping from public view. The split-face blocked wall trash enclosure shall have an overhead solid trellis cover. Elevations shall be included in the final landscape plans for review and approval by the Planning Division.
  36. **Utilities.** If applicable, all utilities such as cable TV and electrical distribution lines (including those that provide direct service to the project site and/or currently exist along public right-of-way) adjacent to the site shall be placed underground, except for electrical

utility lines rated at 65kv or larger. All utility facilities attached to buildings, including meters and utility boxes, shall be painted to match the wall of the building to which they are affixed. These facilities shall also be screened from the public right-of-way with landscaping.

37. **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.
38. **On-site & Off-site Utilities.** All utilities attached to buildings, including meters and utility boxes, shall be painted to match the wall of the building to which they are affixed. These facilities shall also be screened from the public right-of-way with landscaping.
39. **Employee Amenity Areas.** The applicant shall provide four (4) outdoor covered lunch break areas, consisting of a concrete lunch patio with seating area covered with a metal roof structure located at the easterly side of Buildings A and B.
40. **Landscape and Irrigation Plans.** Submit three (3) full size sets of the landscape and irrigation plans to the Planning Division for review and approval. Design modifications may be required as deemed necessary. A separate application and applicable fee are required. Landscape plans shall comply substantially with the conceptual plans approved by the Planning Commission. The plans shall be prepared by a California-registered Landscape Architect and conform to the requirements of Chapter 19.70 – Landscaping of the Perris Municipal Code. The following shall be included:
  - a. **Accent Landscaping.** Large trees (36” box) shall be included in the landscape design at all driveway entrances to the project site.
  - b. **Passenger Vehicle Parking Areas.** In passenger vehicle parking areas, at least 30% of trees shall be 36-inch boxes or larger. Also, at least one 36-inch box tree shall be provided per six (6) parking stalls.
  - c. **Screening of Parking Lot.** All parking areas along the street frontages and major drive isles shall be screened by a minimum 36-inch-high shrub hedge consisting of staggered double-rows of 5-gallon shrubs at 3.5 feet off center.
  - d. **Street Trees.** All street trees within the public right of way shall be 24-inch box size or larger and planted a maximum of 30 feet on center within the parkway, subject to review and approval by Public Works.
  - e. **Enhanced Pavement.** Decorative pavement treatments (accent colors, textures, and patterns) shall be installed at the truck/trailer driveway entrances and pedestrian pathways, and a raised landscape median shall be provided at the driveways designated for automobiles.
  - f. **BMPs for Water Quality.** If applicable, all BMPs (vegetated swales, detention basins, etc.) shall be indicated on the landscape plans with appropriate planting and irrigation.
  - g. **Shade Tree.** The project shall provide shade trees throughout the parking lot in

accordance with the landscape requirements of the PVCCSP and the Zoning Code.

- h. **Water Conservation.** All irrigation systems shall include rain-sensing override devices and soil moisture sensors. Landscaping shall comply with Zoning Code Chapter 19.70 ([www.cityofperris.org](http://www.cityofperris.org)).
  - i. **Maintenance.** All landscaping shall be maintained in a viable growth condition.
41. **Fence and Wall Plan.** Plans and details for the screen walls shall be included in the landscape plan submittal package for review and approval by the Planning Division. Any changes to the approved wall and fence plan will require review and approval of Planning Division staff. The following shall apply:
- a. **Northerly and Westerly property lines.** The project shall provide a six (6) foot-high double-scored split-face wall along the project's northerly and westerly property lines.
  - b. **Wrought iron Gates.** All tubular steel gates in public view shall be a minimum of six to eight feet in height and be screened by a high-quality view-obscuring material, subject to Planning staff review and approval.
  - c. **Additional Fencing.** If applicable, any additional fencing not shown on the plan shall be reviewed for consistency with the approved plan set. Additional fencing must be consistent with the fencing on the approved plan set. Only tubular steel fencing is allowed if additional fencing is needed, subject to Planning staff review and approval.
  - d. **Graffiti.** All block/tilt-up walls shall be treated with a graffiti-resistant coat.
  - e. **Knox boxes** are required for all gates and shall be approved by the Fire Marshal and issued by the Building & Safety Division.
42. **Photometrics Plan (Site Lighting Plan).** The applicant shall submit a Photometrics Plan to the Planning Division for review and approval. The lighting plan shall include photometric, fixture details, and standard light elevations to meet 2700 KV illumination or less (to provide adequate illumination) for all project components. High-efficiency fixtures with full-cut-off shields shall be used to prevent light and glare above the horizontal plane of the bottom of the lighting fixture. At least one foot-candle of light shall be provided in all parking lots and pedestrian areas for safety and security. All lighting shall be shielded downward to prevent light pollution from spilling onto adjacent parcels or the public right of way.

***During Construction:***

43. **Mitigation Measures.** All applicable mitigation measures shall be satisfied.
44. **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.

45. **Waste Hauling and Disposal.** The project shall use only the City-approved waste hauler for all construction and other waste disposal.
46. **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.
47. **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:***

48. **City Assessment and Community Facilities Districts.** The project shall be annexed into any assessment, community facilities, or similar district that provides funding for maintenance, services, or public improvements that benefit the project. The costs and benefits shall be described in the applicable district and annexation documents. The developer shall complete all actions required to complete such annexation before issuing a Certificate of Occupancy. This condition shall apply only to districts existing when the project is approved (or all requirements have been met for a certificate of occupancy, as applicable). Such districts may include but are not limited to the following:
  - a. Landscape Maintenance District No. 1
  - b. Flood Control Maintenance District No. 1 (may include Streets)
  - c. Maintenance District No. 84-1 (Street Lights and Traffic Signals)
  - d. North Perris Public Safety or South Perris Community Facilities District
  - e. Ramona Mobility Group District (Transportation Improvements)
  - f. Future Fire Protection Community Facilities District
  - g. Any other applicable City Assessment and Community Facilities Districts
49. **On-Site Landscape Inspections.** The project applicant shall inform the on-site project manager and the landscape contractor of their responsibility to call for a final landscape inspection after the installation of all landscaping and irrigation systems is completely operational. Before calling for a final inspection, the City's "Certificate of Compliance" form shall be completed and signed by the designer/auditor responsible for the project and submitted to the project planner. The project planner shall sign off the "Certificate of Compliance" to signify code compliance and acceptance.
50. **Final Inspection.** The applicant shall obtain occupancy clearance from the Planning Division by scheduling a final Planning inspection after final sign-offs from the Building & Safety Division and Engineering Department.
51. **Outstanding Fees.** Any outstanding processing fees due to the Planning Division shall be paid prior to building occupancy.

52. **Occupancy Clearance.** The applicant shall have all required paving, parking, screen walls, colors, and materials (per approved elevation plans), site lighting, landscaping, and automatic irrigation installed and in good condition prior to Planning sign-off.
53. **March Air Reserve Base Notice of Vicinity.** Notice regarding proximity to the March Air Reserve Base (i.e. to be provided by March Air Reserve Base) shall be given to all prospective purchasers of the property and tenants of the building.

***Operational Conditions:***

54. **Property Maintenance.** The project shall comply with the provisions of Perris Municipal Code 7.06 regarding Landscape Maintenance and Chapter 7.42 regarding Property Maintenance in perpetuity for the life of the development. In addition, the project shall comply with the one-year landscape maintenance schedule identified in the Public Works Department Condition of Approval.
55. **On-Street Parking.** On-street parking and staging of semi-trucks or trailers associated with the project is strictly prohibited.
56. **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.
57. **Future Obligation of Buyers and Lessees.** All future buyers and lessees shall be informed of their obligation to comply with these Conditions of Approval. The applicant shall provide a copy of these conditions and inform the buyer or lessee of their obligation to maintain compliance with all local and City ordinances, including but not limited to an annual fire inspection and maintenance of a City business license.
- **ENGINEERING DEPARTMENT**

58. The project shall adhere to the requirements of the City Engineer as indicated in the attached Engineering Conditions of Approval dated **October 24, 2024**. On and off-site improvement plans shall be submitted for review and approval by the City Engineer.
  - **PUBLIC WORKS DEPARTMENT**

59. The project shall adhere to the requirements of the Public Works Administration Department as indicated in the attached Conditions of Approval dated **December 12, 2024**.
  - **COMMUNITY SERVICES DEPARTMENT**

60. The project shall adhere to the requirements of the Community Services Department as

indicated in the attached Conditions of Approval dated **May 15, 2024**.

- **BUILDING & SAFETY DIVISION**

61. The project shall adhere to the Building & Safety Division requirements as indicated in the attached Conditions of Approval dated **January 27, 2025**.

- **BUILDING OFFICIAL/FIRE MARSHAL**

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

- **RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION**

63. As required by the Perris Valley Commerce Specific Plan, the following measures shall be implemented to address the project's location within Airport Overlay Compatibility Zone D:

- a. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
- b. The following uses/activities are not included in the proposed project and shall be prohibited at this site:
  - i. Any use that would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight or circling climb following takeoff or toward an aircraft engaged in a straight or circling final approach toward a landing at an airport, other than a DOD or FAA-approved navigational signal light or visual approach slope indicator.
  - ii. Any use that would cause sunlight to be reflected towards an aircraft engaged in an initial straight or circling climb following takeoff or towards an aircraft engaged in a straight or circling final approach towards a landing at an airport.
  - iii. Any use that would generate smoke or water vapor or attract large concentrations of birds or may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, wastewater management facilities, artificial marshes, trash transfer stations that are open on

one or more sides, recycling centers containing putrescible wastes, construction, and demolition debris facilities, fly ash disposal, and incinerators).

- iv. Any use that would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
  - v. Other Hazards to Flight.
- c. The attached “Notice of Airport in Vicinity” shall be provided to all prospective purchasers and occupants of the property and be recorded as a deed notice.
- d. Any proposed detention basins or facilities shall be designed and maintained to provide for a maximum 48-hour detention period following the design storm, and remain totally dry between rainfalls. Vegetation in and around the detention basins that would provide food or cover for birds would be incompatible with airport operations and shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature. Landscaping in and around the detention basin(s) shall not include trees or shrubs that produce seeds, fruits, or berries.

Landscaping in the detention basin, if not rip-rap, should be in accordance with the guidance provided in ALUC “LANDSCAPING NEAR AIRPORTS” brochure, and the “AIRPORTS, WILDLIFE AND STORMWATER MANAGEMENT” brochure available at [RCALUC.ORG](http://RCALUC.ORG) which list acceptable plants from Riverside County Landscaping Guide or other alternative landscaping as may be recommended by a qualified wildlife hazard biologist.

A notice sign, in a form similar to that attached hereto, shall be permanently affixed to the stormwater basin with the following language: “There is an airport nearby. This stormwater basin is designed to hold stormwater for only 48 hours and not attract birds. Proper maintenance is necessary to avoid bird strikes”. The sign will also include the name, telephone number or other contact information of the person or entity responsible to monitor the stormwater basin.

- e. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment, inclusive of irrigation controllers, access gates, etc.
- f. The project has been evaluated to construct three industrial buildings totaling 66,686 square feet. Any increase in building area, change in use to any higher intensity use, change in building location, or modification of the tentative parcel map lot lines and areas will require an amended review to evaluate consistency with the ALUCP compatibility criteria, at the discretion of the ALUC Director.

- **FIRE MARSHAL**

64. **Fire Department Conditions.** The project shall comply with all Conditions of Approval by the Fire Department dated April 29, 2024, 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 a fire department access plan shall be submitted to the City of Perris for review and approval. The fire department access plan shall comply with the requirements specified by the City of Perris Guideline for Fire Department Access & Water Requirements for Commercial & Residential Development, and the California Fire Code, Chapter 5.
  - i. The fire department access road complying with the CFC, Chapter 5 and the approved fire department access plans shall be installed prior to building construction.
  - ii. All required fire hydrants shall be installed and operational prior to building construction. All fire hydrants shall remain operational during construction.
  - iii. All required fire hydrants shall be readily visible and immediately accessible. A clear space of not less than 3-feet shall always be maintained.
  - iv. A minimum of two points of connection to public water shall be provided for the private fire-line water.
  - v. The private underground fire-line system shall be a looped design.
  - vi. The private underground fire-line system shall have indicating sectional valves for every five (5) appurtenances.
  - vii. The Fire Department Connection (FDC) shall be located within 100 feet of a public fire hydrant. The fire hydrant shall be on the same side of the street. A vehicle access roadway/approach shall not be placed between the FDC and fire hydrant.
- d. Prior to the issuance of any grading permit, evidence of sufficient fire flow of 2,250 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.

- e. Prior to construction a temporary address sign shall be posted and clearly visible from the street.
- f. The permanent building address shall be provided and either internally or externally lit during hours of darkness. The address shall be clearly visible from the street fronting the property and comply with California Fire Code Section 505.1 for size and color.
- g. All buildings shall be provided with an automatic fire sprinkler system in accordance with NFPA 13. Construction plans shall be submitted for review and approval to the City of Perris prior to installation.
- h. Prior to building final, the building shall be provided with a Knox Lock key box located no more than seven feet above the finished surfaced and near the main entrance door.
- i. 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 subsections. 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.
- j. City of Perris approval shall be obtained prior to the storage and/or use of hazardous materials as defined by the California Fire Code.
- k. City of Perris approval shall be obtained prior to any high pile storage (HPS) as defined by the CFC.
- l. Prior to the issuance of building permits a City of Perris Chemical Classification Disclosure shall be submitted for review and approval. All hazardous materials as defined by the fire code that will either be stored or used at the facility shall be disclosed. The disclosure package can be obtained at [https://www.cityofperris.org/home/showpublisheddocument?id\\_2401](https://www.cityofperris.org/home/showpublisheddocument?id_2401)

**END OF CONDITIONS**



# CITY OF PERRIS

ENGINEERING DEPARTMENT

## CONDITIONS OF APPROVAL

P8-1277

March 7, 2017, Revised Commission Meeting March 15, 2017,

**Revised October 24, 2024**

**PLN22-00031 (DPR), Tentative Parcel Map No. 38739**

CUP 16-05165, Tentative Financing Parcel Map 37278, CUP 16-05171 (7-11),  
Minor Modification 18-05241

With respect to the Conditions of Approval for the above referenced project, the City of Perris requires that the developer/property owner provides 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 elements, traveled ways, right-of-way, and drainage courses with appropriate Q's and their omission may require the site plan to be resubmitted 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 conditioned 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 the Planning Department and others, and requirements identified in the approved Traffic Impact Analysis, the most stringent in the City's opinion shall prevail.**

1. This project is located within the limits of the Perris Valley area drainage plan for which drainage fees have been adopted. Drainage fees shall be paid to the City of Perris prior to issuance of a permit. Fees are subject to change and shall be in the amount adopted at the time of issuance of the permit.
2. The project's grading shall be in a manner to perpetuate existing drainage patterns, any deviation from this, concentration or increase in runoff must have approval of adjacent property owners. Drainage easements shall be

obtained from effected property owners or if within this site, shall be shown on the final map. The applicant shall accept the offsite runoff and convey to acceptable outlet.

3. The incremental increase in runoff between developed and undeveloped stage (100-year) and the nuisance runoff shall be retained within onsite private detention basins and connected to Lateral "B" as approved by City and reviewed by County Flood Control.
4. Onsite landscape area(s) shall be designed in a manner to collect the onsite nuisance runoff in compliance with WQMP Standards.
5. Prior to issuance of any permit, the developer shall sign the consent and waiver forms to join the lighting and landscape districts. The developer shall maintain all onsite landscaping with exception of median improvements which will be included in landscape maintenance. The proposed streetlights and the maintenance cost of portions of existing and new signals at Harley Knox Boulevard with Perris Boulevard and Indian Avenue and shall be paid for by the property owners through annexation to lighting and landscaping districts.
6. Existing power poles within the project site or along the project boundary (under 65kv), if any, shall be removed and cables undergrounded. All other utility poles, if any, shall be removed and utilities undergrounded.
7. Streetlights shall be installed along perimeter streets adjacent to this site as approved by City Engineer per Riverside County and Southern California Edison standards.
8. This project is located within EMWD's water and sewer service area. The applicant shall install water and sewer facilities as required by EMWD and Fire Department.
9. The applicant shall submit to City Engineer the following for his review:
  - a. Street Improvement Plans
  - b. Signing, Striping, and Signal Plans
  - c. Onsite Grading Plans, SWPPP, and Erosion Control Plan
  - d. Water and Sewer Plans
  - e. Drainage Plans, Hydrology and Hydraulic Reports
  - f. Streetlight Plan
  - g. Final WQMP
  - h. Financing Map

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

10. All pads shall be graded to be a minimum of 1' above 100-year calculated water surface or adjacent finished grade.
11. All grading and drainage improvements shall comply with NPDES and Best Management Practices. Erosion control plans shall be prepared and submitted to Water Quality Board and the City as part of the grading plans. Catch basins shall be installed at all new driveways to eliminate nuisance runoff.
12. 6'-8' concrete sidewalk, handicap ramps, and driveways shall be installed pursuant to Riverside County and ADA standards and as approved by Planning Department. All driveway approaches shall be constructed per Riverside County standards for Commercial Driveway (Std. 207A) and comply with the ADA requirements.
13. All onsite drainage runoff shall be collected via onsite underground facilities and conveyed to proposed master planned facilities.
14. This and other similar projects will significantly impact the transportation infrastructure within the City of Perris and adjacent communities. For this reason, the following transportation related improvements are required to mitigate the initial and the ongoing impact to the transportation facilities.
15. Harley Knox Boulevard from west property line to the intersection of Perris Boulevard shall be improved as required to accommodate the dedicated right turn lane in and transition out.
16. Perris Boulevard from Harley Knox Boulevard north to property line and beyond shall be improved to provide for dedicated right-turn lane at Harley Knox and transition to proposed driveways. Construction of raised landscape/hardscaped median from intersection of Perris Boulevard shall be required and correspond to Condition #25.
17. Existing traffic signal shall be relocated, upgraded, as needed to accommodate the above improvements.
18. Traffic index of 11 shall be used for any work on Harley Knox and Perris Boulevard.
19. Minimum of one RTA stop and City/RTA standard shelter shall be provided along Harley Knox and Perris Boulevard as determined by the City Engineer and RTA.
20. Prior to issuance of any permit, final map shall be recorded.

21. Street improvements shall include a class II/III bike lane in accordance with the Perris Trails Master Plan, subject to the approval of the Planning Department.
22. The Financing Map shall be reviewed and approved by City Engineer and shall include dedication of right-of-ways and installation of all monuments.
23. The striping plans shall be prepared by applicant's Traffic Engineer and to comply with the above conditions and requirements.
24. No phasing of offsite improvements shall be permitted.
25. The most southerly driveway on Perris Boulevard is right-in only. The proposed driveway to the north is to provide full movements. This driveway location was reviewed by RK Engineering Group and pursuant to their attached letter dated June 8, 2018, the location is acceptable, however, the existing chain link fence along RCFC right-of-way shall be replaced with more visible fence. The signing and striping plan for this project shall be reviewed by RK Engineering.
- 26. Reciprocal access, parking and drainage easements shall be provided and so noted on the Final Map.**
- 27. The project shall be conditioned to construct all main drive aisles prior to the issuance of the first Certificate of Occupancy for either Building A, B, or C.**
- 28. The plans shall include, but are not limited to, onsite signage directing the traffic flow of trucks to prevent the commingling of autos and trucks. Truck access shall be limited to the shared access west of the property limits on Harley Knox Boulevard.**
- 29. An encroachment permit shall be obtained for any work that is to be performed within the Riverside County Flood Control and Water Conservation District right-of-way or impacting District facilities. The encroachment permit application shall be processed and approved concurrently with the improvement plans.**



**CITY OF PERRIS**  
PUBLIC WORKS DEPARTMENT

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**MEMO**

**Date:** December 12, 2024

**To:** Nathan Perez, Senior Planner

**From:** Liset Hernandez, Public Works Manager

**By:** Chris Baldino, Landscape Inspector

**Subject:** **DPR 22-00031, PDO 23-05029, TPM 38739, PLN 23-05020**  
**Conditions of Approval:** Proposal to construct three (3) multi-tenant industrial buildings totaling 66,686 SF on 4.37 acres located on the northwest corner of Harley Knox Blvd & Perris Blvd within the Perris Valley Commerce Specific Plan.

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1. DPR22-00031 shall adhere to the Public Work conditions of approval previously approved by the City Council for CUP16-05171 dated 11/3/16.
  2. The City of Perris requires that the Developer / Property owner protect in place the existing off-site landscape improvement within the public right-of-way along Harley Knox Blvd and Perris Blvd. The applicant shall submit for review and approval any modifications to the existing right-of-way landscape along Harley Knox Blvd. and Perris Blvd.

Attachment 1: Public Works Conditions of Approval, November 3, 2016: CUP 16-05171

Conditions of Approval  
DPR22-00031  
Date: 12/12/2024



# CITY OF PERRIS

## PUBLIC WORKS DEPARTMENT

Engineering Administration

NPDES

Special Districts (Lighting, Landscape, Flood Control)

# MEMORANDUM

**Date:** November 3, 2016

**To:** Diane Sbardellati, Project Planner

**From:** Michael Morales, CIP Manager 

**Subject:** CUP 16-05171 CUP 16-05165 TPM 16-05166 – Conditions of Approval

Proposal to construct a 2,940 S.F. convenience store with fueling station, seven planned buildings with various uses, and subdivide 8.28 acres into seven lots within the planned March Plaza Commercial Center, at the northwest corner of Harley Knox Boulevard and Perris Boulevard, within the Perris Valley Commerce Center (PVCC) Specific Plan

1. **Dedication and Landscape Maintenance Easement.** Offer of Dedication and Landscape Maintenance Easement for City landscape maintenance district shall be provided as follows:
  - **Harley Knox Boulevard**–Provide offer of dedication as needed to provide for full half width Street, curb gutter, sidewalk and off-site landscaping requirements, per City General Plan, including minimum 17' public parkway from back of curb.
  - **Perris Boulevard**- Provide offer of dedication as needed to provide for full half width Street, curb gutter, sidewalk and off-site landscaping requirements, per City General Plan, including minimum 17' public parkway from back of curb.
  - **N/W Corner of Intersection of Harley Knox Blvd. and Perris Blvd.** Per Section 4.2.9.2 of the PVCCSP developments within "Major Roadway Visual Zone," and Per Section 6.2.2 and 5.0-4 developments located at Community Entries must provide a visually enhanced corner cut-back area and "Entry Monumentation for the Perris Valley Commerce Center." See Section 5.2.1 for roadway standards and guidelines for arterials. See Section 6.0-12 for Gateway Entry Monument and Figure 6.0-15 for design guidelines. The developer shall provide a visually enhanced landscape design within a corner cut back area and Gateway Entry Monument and provide an offer of dedication to the City of Perris within the visually enhanced corner cut-back area. The enhanced corner cut-back shall comply with Figure 5.0-5b and be contained within a minimum 30' area from back of curb.
2. **Landscape Maintenance Easement and Landscape Easement Agreement.** The developer shall provide, for review and approval, an Offer of Dedication and certificate of acceptance, complete with legal plat map and legal description to the City of Perris. In addition, if required by the City of Perris, the Developer shall provide 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 "LMD Off-site Landscape Plan CUP 16-05171 CUP 16-05165 TPM 16-05166" and shall be mutually exclusive of any private property, on-site landscaping. Elements of the Landscape Plan shall include but not be limited to:

- a. **Landscape Limits** – Limits of right-of-way areas or easement areas, defined by concrete mow curb, fully dimensioned, that are to be annexed into the Landscape Maintenance District. A planting palette and hardscape plan intended to meet the design intent of the Landscape Guidelines in effect for the area; or if no such guidelines exist the design intent of neighboring development, as determined by the Engineering Administration and Special Districts Division, including:
  - **Harley Knox**– Primary Tree: Platanus Acerifolia London plane Tree; Secondary (accent tree): Lagerstromia Indica Indian Tribe Varieties. Use drought resistant shrubs and ground cover intended to complement the existing parkways to the west along Harley Knox Blvd. including but not limited to the following Kangaroo Paw, Nolia Grasses, Agave, Lantana yellow/purple, Red Yucca, Red Hot Poker and hardscape such as creek bed, round stone and decomposed gravel.
  - **Perris Blvd.** Primary Tree: Magnolia Grandiflora 'Samuel Sommers, Secondary (accent tree) Lagerstromia Indica Indian Tribe Varieties. Use drought resistant shrubs and ground cover intended to complement the existing parkways and median along Perris Blvd., including but not limited to the following Kangaroo Paw, Nolia Grasses, Agave, Lantana yellow/purple, Red Yucca, Red Hot Poker and hardscape such as rock creek bed, round stone and decomposed granite.
  - **N/W corner of Intersection of Harley Knox and Perris Boulevard.** Visual enhancement may include, but shall not be limited to two tier masonry planter with stucco fascia in crescent shape to scale of setback, proposed by applicant, and Entry Monument Design, shown in Figure 6.0-12 constructed to the Specifications and Construction Details found in the City of Perris Gateway Entry Construction Plans, to be provided by the City of Perris. Install trees, (in a semi-circle or crescent shape on the upper level), with two levels of drought tolerant shrubs in mid- and foreground planters, as depicted in Figure 6.0-15.
- b. **Irrigation** –A list of irrigation system components intended to meet the performance, durability, water efficiency, and anti-theft requirements for Special District landscape areas as determined by the Engineering Administration and Special Districts Division. Components shall include, but not be limited to Salco or GPH 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 (Calsense or equal).
- c. **Benefit Zone Quantities** – Include a Benefit Zone quantities table (i.e. SF of planting areas, turf, number of trees, SF. of hardscape, etc.) in the lower right hand corner of the cover sheet for off-site landscape areas, indicating the amount of landscaping the district will be required to maintain.
- d. **Meters** – Each District is required to be metered separately. All electrical and water meters shall be located in locations that are easily accessible to maintenance staff while not visually obtrusive in the street scene and away from street intersections. Show location of separate water and electrical utility meters intended

to serve maintenance district areas exclusively. Show locations of water and electrical meter for landscape district. Show location of water and electrical meter for flood control district. Show location of electrical meter for Traffic signal and street lighting district, on respective plans. Coordinate location of meters on landscape and civil engineering plan.

- e. **Controllers** - The off-site irrigation controllers are to be located within the right of way (preferably within the off-site landscape area). All point of connection equipment including irrigation controller pedestals, electrical meter pedestals, and backflow preventers are to be located in locations that are easily accessible to maintenance staff while not visually obtrusive in the street scene, and away from street intersections. Backflow preventers are to be screened on at least three sides with (5) gallon plant material. The fourth side shall be open to the back of the landscape area in order to allow the backflow cage to be opened without interference with plant materials. Backflow cages shall meet the required City of Perris Engineering Standards in effect at the time of approval.
  - f. **Recycled Water** - If applicable. The project landscape architect shall coordinate with EMWD to verify if the site will be served with recycled water and design all irrigation and landscape plans to meet the requirements of EMWD and provide additional irrigation components as needed.
  - g. **EMWD Landscape Plan Approval** – The project landscape architect shall submit a copy of all irrigation plans and specifications to EMWD for approval. The project landscape architect must confirm with EMWD that the plans have been approved by EMWD and submit written proof of approval by EMWD prior to the City approving the final Landscape Plans. Until the final landscape plan has been approved by the City of Perris, the maintenance areas depicted cannot be accepted by the City for maintenance. The developer shall coordinate the 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 mulched areas.
  - i. **Wire Mesh and Gravel At Pull Boxes**- Provide wire mesh and gravel layer within valve boxes to prevent rodent intrusion.
4. **Landscape Inspections.** The project applicant shall inform the on-site project manager and the landscape contractor of their responsibility to call for only "OFF-SITE" landscape and irrigation inspections at the appropriate stages of construction. Inspections shall be scheduled at least two-working days (Monday through Friday) prior to actual inspection. Contact Public Works-Engineering Administration/Special Districts at (951) 956-2120 to schedule inspections.
- **Inspection #1** - Trenches open, irrigation installed, and system pressurized to 150 PSI for four hours.
  - **Inspection #2** - Soil prepared, and plant materials positioned and ready to plant.
  - **Inspection #3** - Landscaping installed, irrigation system fully operational, and request for "Start of 1 year Maintenance Period" submitted, with all required turn-over submittal items provided to Public-Works Engineering Administration/Special Districts.
  - **Turn-Over Inspection**– On or about the one year anniversary of Inspection #3, Developer shall call for an inspection to allow the City to review and identify any potential irrigation system defects, dead plants, weed, debris or graffiti; stressed, diseased, or dead trees; mulch condition, hardscape or other

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

5. **One Year Maintenance and Plant Establishment Period**-The applicant will be required to provide a minimum of a one (1) year maintenance and plant establishment period, paid at the sole expense of applicant. This one-year maintenance period commences upon the successful completion of Inspection #3 discussed above, and final approval by the City. During this one year period the applicant shall be required to maintain all landscape areas free of weeds, debris, trash, and graffiti; and keep all plants, trees and shrubs in a viable growth condition. Prior to the start of the one year maintenance period, the Developer shall submit a weekly Landscape Maintenance Schedule for the review and approval by the City's Special Districts Division. City shall perform periodic site inspections during the one-year maintenance period. The purpose of these periodic inspections is to identify any and all items needing correction prior to acceptance by the City at the conclusion of the one-year maintenance period. Said items needing correction may include but are not limited to: replacement of dead or diseased plant materials, weeding, replenishment of mulches, repair of damaged or non-functioning irrigation components, test of irrigation controller communications, etc. During this period, the City shall begin the annual assessment of the benefit zone in preparation for the landscape installation turn-over to City maintenance staff.
6. **Street/Off-Site Improvements.** The applicant shall submit street improvement plans, accompanied by the appropriate filing fee to the City Engineering Department. Details of treatments of site improvements, including Bus Stops at Mass Transit Routes, Decorative Traffic Signal Signage, and 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. **Traffic Signal Signage**-If traffic signals are required, decorative signal signage shall meet the type, style, color and durability requirements of the City Engineer's Office.
  - b. **Bus Stops**- If a Bus Stop along a mass transit route is required, a covered shelter and trash receptacle shall be required and the stop furnishings shall meet the type, style, color and durability requirements of the City Engineer's Office.
  - c. **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. Street lights deeded to City of Perris shall be constructed per LS-3 account billing standard, which shall include an individually metered pedestal for streetlights.
  - d. **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) 956-2120 to schedule the delivery of all required turn-over submittal items. Prior to acceptance into Lighting District 84-1, coordinate turn-over information pertaining to Street Lights, and Traffic Signal Electrical/SCE Service Meters with Shepherd

and Staats, the City's Special Districts Consulting Firm at (760) 639-0124. (i.e. Provide electrical meter number, photo of pedestal, and coordinate "request for transfer of billing information" with SCE and City for all new service meters). Developer shall pay 18-month energy charges to the City of Perris for all off-site street lighting. Call Roxanne E. Shepherd Shepherd & Staats, Inc. for amount due, and to obtain receipt for payment. Obtain and provide a clearance form from Riverside County TLMA indicating completion of all punch list items from traffic signal construction. Submit one large format photo-copy of Traffic Signal as-built plans and timing sheets.

7. **Water Quality Management Plans.** The applicant shall submit a Preliminary and Final WQMP, accompanied by the appropriate filing fee to the Planning Department and City Engineering Department, respectively. Details for treatment control facilities shall meet both the Riverside County WQMP Design Guidelines, and the additional requirements of the Engineering and Special Districts Division intended to reduce long term maintenance costs and longevity of improvements. Components shall include, but not be limited to:
  - **Storm Drain Screens-**If off-site catch basins are required by the City Engineer's Office, connector pipe screens shall be included in new catch basins to reduce sediment and trash loading within storm pipe. Connector pipe screens shall the type, style, and durability requirements of the Public Work's Engineering Administration and Special Districts Division.
  - **WQMP Inspections-** The project applicant shall inform the on-site project manager and the water quality/utilities contractor of their responsibility to call for both "ON-SITE" and OFF-SITE" WQMP Inspections at the appropriate stages of construction. Contact CGRM at (909) 455-8520 to schedule inspections.
  - **Acceptance By Public Works/Special Districts-**Both on-site and off-site flood control/water quality facilities required for the project, as depicted in the Final WQMP, shall be installed and fully operational, and approved by final inspection by the City's WQMP Consultant, CGRM. The Developer shall obtain a final Clearance Letter from CGRM indicating compliance with all applicable Conditions of Approval for the approved WQMP. The developer shall deliver the same to the Public Works-Engineering and Administration Division/Special Districts. In addition, prior to acceptance by the City, the developer shall submit a Covenant and Agreement describing on-going maintenance responsibilities for on-site facilities per the approved WQMP, to the Public Works Engineering Administration and Special Districts Division. The Public Works Engineering Administration and Special Districts Division will review and approve the Covenant and Agreement. The City shall record the same with the Riverside County Recorder's Office, and the recorded instrument shall be returned to the City Clerk of the City of Perris for filing.
  
8. **Flood Control District #1 Maintenance Acceptance.** Flood Control District facilities required by the City Engineer's Office shall be installed and fully operational, and approved by final inspection by the City Engineer's Office. Prior to acceptance for maintenance of "Off-site" flood control facilities by the Public Works-Engineering and Administration Division/Special Districts the developer shall contact the Public Works Special Districts Division at (951) 956-2120 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.
  - **Consent and Waiver for Landscape Maintenance District No. 1** –In addition to off-site parkway landscape proposed by this development at Harley Knox, and Perris Boulevard, the project shall pay its fair share of maintenance for the existing landscape medians located on Perris Boulevard and Harley Knox Boulevard
  - **Petition for Flood Control Maintenance District No. 1** -For Off-site Flood Control Facilities proposed by the project
- Original notarized document(s) to be sent to:  
Roxanne Shepherd  
Shepherd & Staats Incorporated  
2370 Edgehill Road  
Vista, CA 92084
- 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:** May 15, 2024

**To:** Nathan Perez, Project Planner

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

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

**Subject:** **DPR22-00031, (PDO/SPA)23-05029, and Tentative Parcel Map XXXX (PLN23-05028)** - A proposal to construct three (3) multi-tenant industrial buildings (Building A: 23,881 SF, Building B: 20,340 SF, and building C: 22,465 SF) totaling 66,686 SF on 4.37 acres located at the northwest corner of Perris Blvd and Harley Knox Blvd within the Commercial zone of the Perris Valley Commerce Specific Plan (PVCC SP).

---

Community Services Staff reviewed **DPR22-00031, (PDO/SPA)23-05029, and Tentative Parcel Map XXXX (PLN23-05028)** 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 #22-00031

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

Applicant: Brian Poliquin

Location: Northwest corner of Perris Blvd and Harley Knox Blvd

Project: Proposal to construct 3 multi-tenant industrial buildings, 23,881 SF, 20,340 SF and 22,465 SF totaling 66,686 sf

APN(s): 302-090-052, 053, 054, 056, 057, 058, 059, 060 and 061

Reviewed By: Jorge Caballero, CBO

Date: 01-27-2025

**GENERAL CONDITIONS**

1. The applicant shall obtain the required building permit(s) from the building department prior to any construction on the property. All building plans and supporting documentation shall comply with the current adopted California Building Codes and City of Perris Ordinances regulations in effect at the time of building plan submission and fee payment to the Building Department. All Building Department plan submittal and fee requirements shall apply.

**NOTE: The construction plans must comply with the current adopted codes at the time of the building permit application.** As of today, the current adopted 2022 California Building Codes have been in effect since January 1<sup>st</sup>, 2023, as mandated by the state of California. Any building plan and fee payment submitted to the building department on or after January 1<sup>st</sup>, 2023, until December 31, 2025, will be subject to the new updated California Building Code(s).

- A. 2022 California Building Code
- B. 2022 California Electrical Code
- C. 2022 California Mechanical Code
- D. 2022 California Plumbing Code
- E. 2022 California Energy Code.
- F. 2022 California Fire Code
- G. 2022 California Green Building Standards Code.

H.

2. The project must comply with the 2022 green code EV charging station requirements.
3. GREEN BUILDING CODE WASTE REDUCTION (Non-Residential):  
Included within the building plan submittal documents to the Building Department for plan review, the applicant shall provide a copy of the approved construction waste management plan that:
  - a. Identifies the materials to be diverted from disposal by efficient usage, reuse on the project, or salvage for future use or sales.
  - b. Determines if materials will be sorted on-site or mixed.
  - c. Identifies diversion facilities where material collected will be taken.
  - d. Specifies that the amount of materials diverted shall be calculated by weight or volume, but not both.
4. The proposed project must provide proper and approved Fire Access to the entire site.
5. The plans for the entire site must identify the ADA and Title 24 accessibility path of travel.
6. The Planning Department site exhibits do not comply with accessible parking requirements. At the time of grading permit submittal, all paths of travel, EV charger stations, clear-air vehicle stalls, and accessible parking stalls are required to comply with the requirements of the 2022 California Energy Code and California Building Code or other Codes adopted at the time of the submittal. Either Grading or building permits will not be issued until compliance is shown in the plans.
7. The proposed buildings will have to install fire sprinklers.

### **PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT**

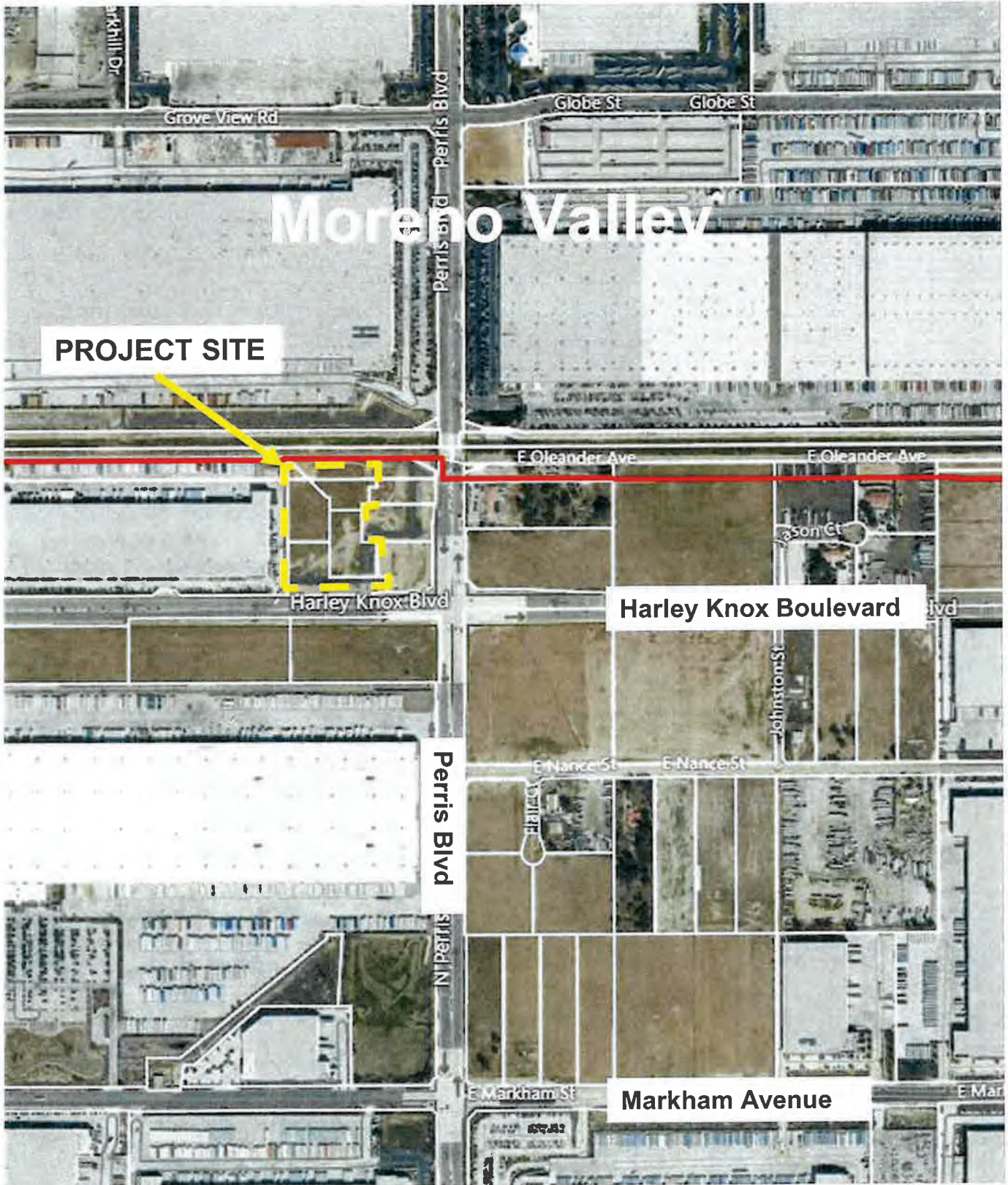
1. The following items shall be completed and/or submitted as applicable – prior to the issuance of building permits for this proposed project.
  - A. The following items shall be completed and/or submitted as applicable – prior to the issuance of building permits for this proposed project.
  - B. Precise grading plans shall be submitted and approved
  - C. Rough grading shall be completed
  - D. Compaction must be certified
  - E. The Pad elevations must be certified
  - F. The rough and finished grade must be inspected and signed off

### **FIRE CONDITIONS**

1. Fire Conditions will be provided by Dennis Grubb and Associates

## **Exhibit B**

Location/Aerial Map

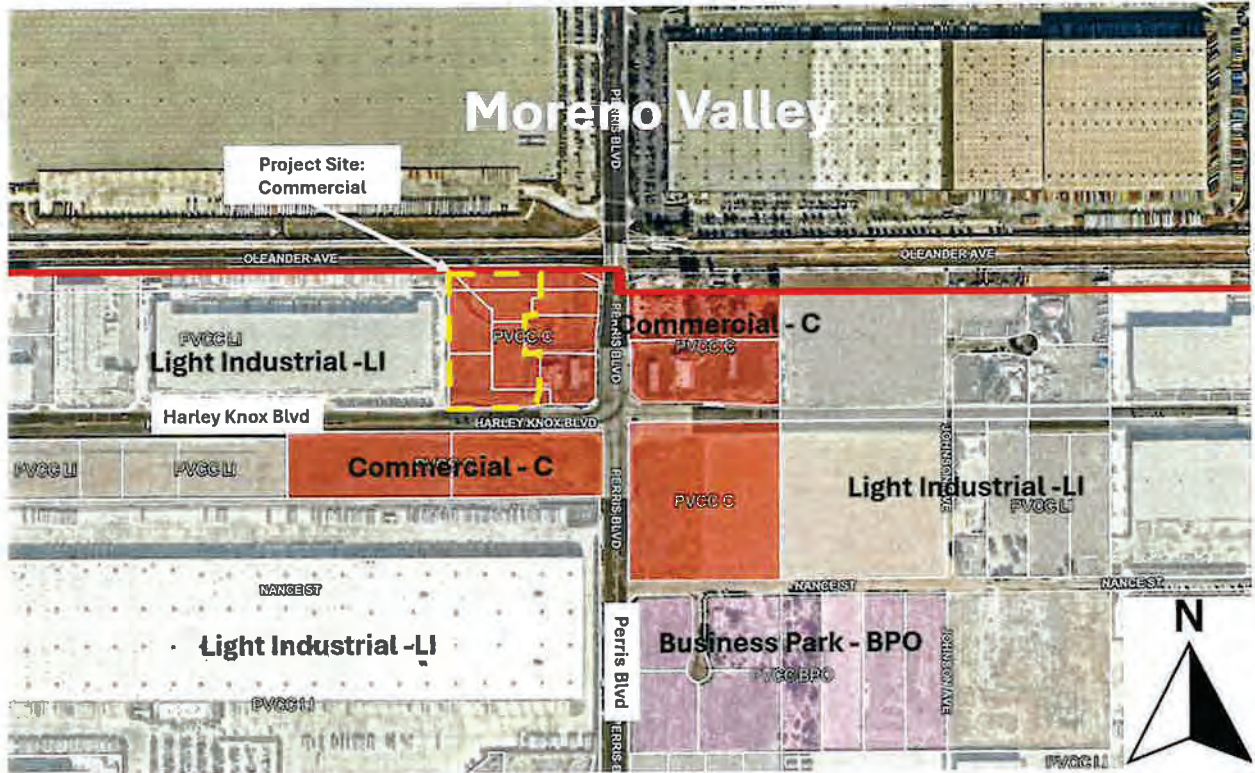


- Parcels
- Perris Boundary

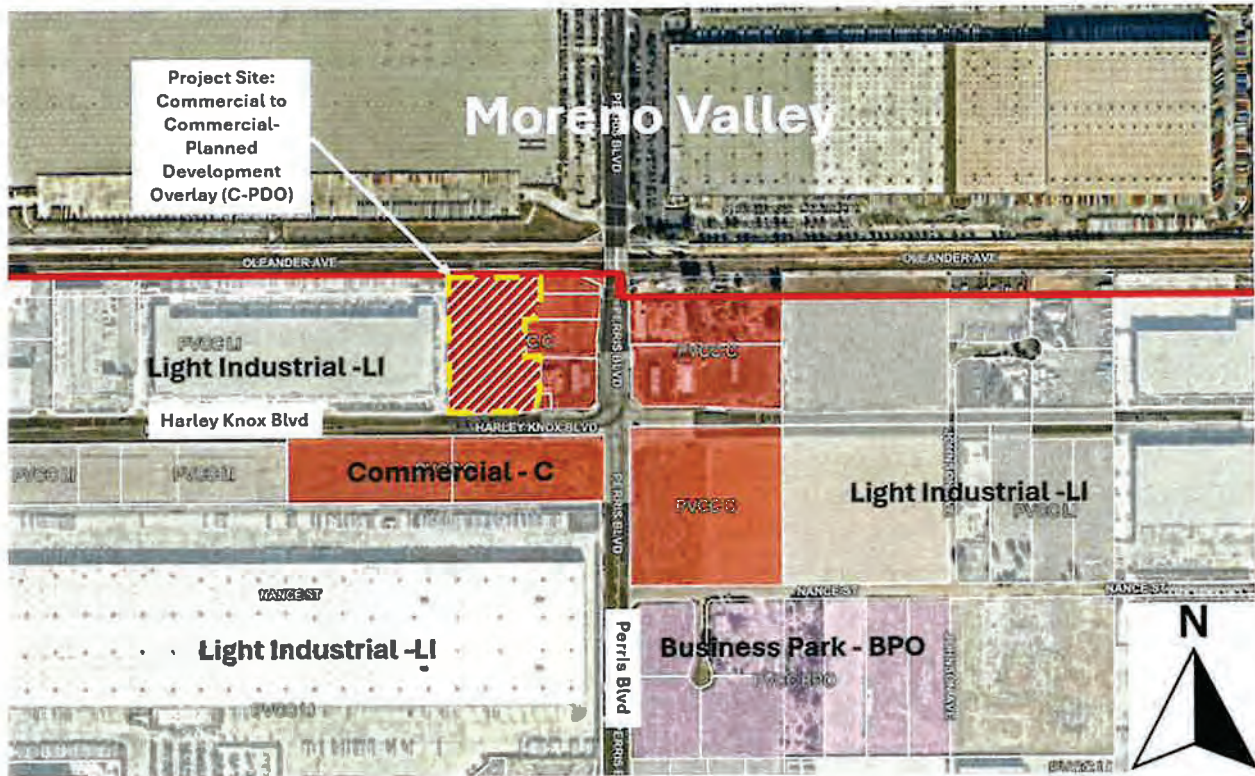


## **Exhibit C**

# Existing and Proposed Modification to PVCCSP Land Use Map



**Existing Land Use Map**

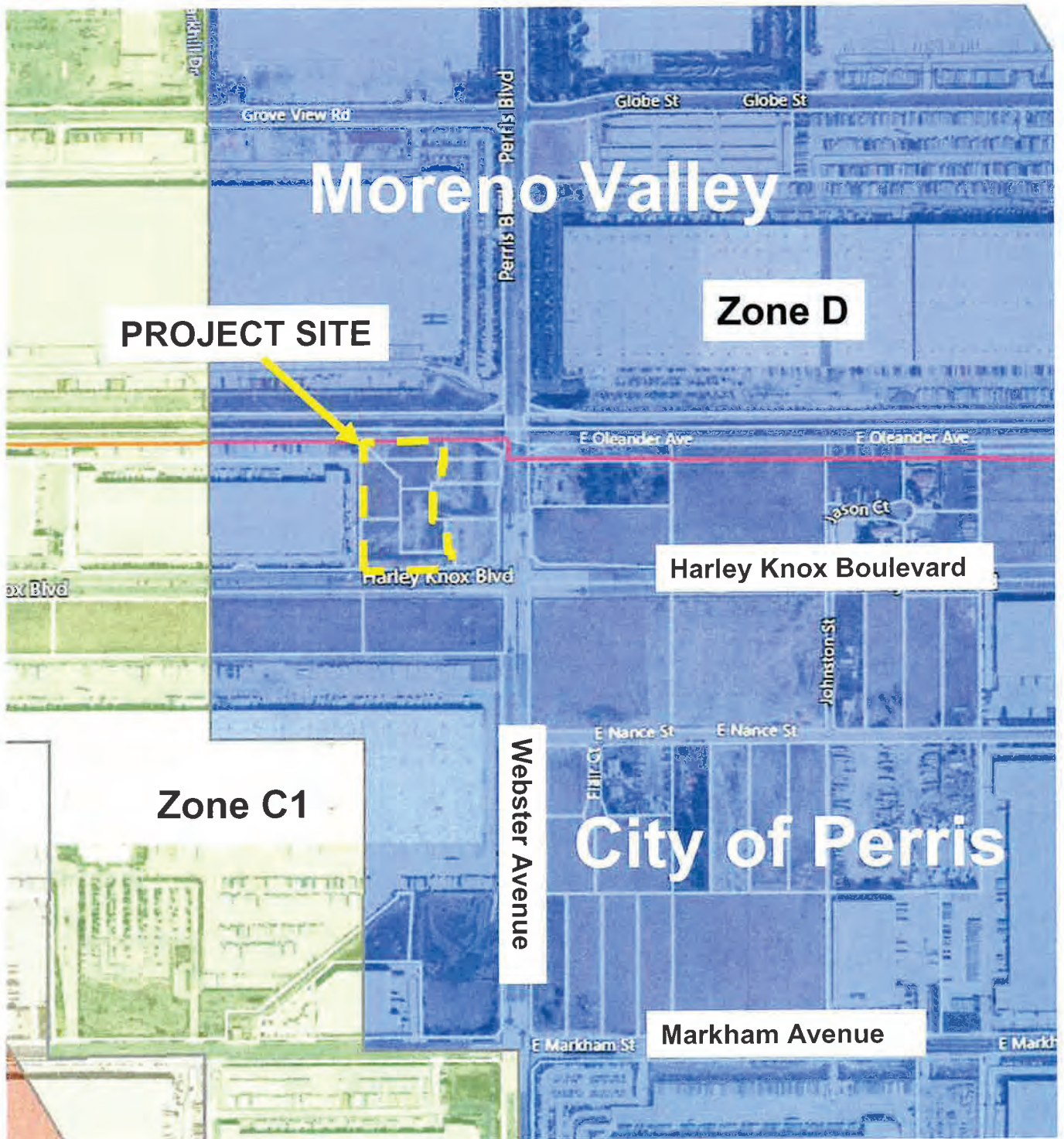


**Proposed Land Use Map**

## **Exhibit D**

### MARB/IPA ALUCP Map

# MARB/IPA ALUCP Map



- Parcels
- Perris Boundary



## **Exhibit E**

Project Plans - Site Plan, Floor Plans,  
Building Elevations, and Conceptual  
Landscape Plans

*Due to the size of the files, all project plans  
are available online at:*

[https://www.cityofperris.org/departments/  
development-  
services/planning/environmental-  
documents-for-public-review/-folder-  
477#docan1206\\_1313\\_479](https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-477#docan1206_1313_479)

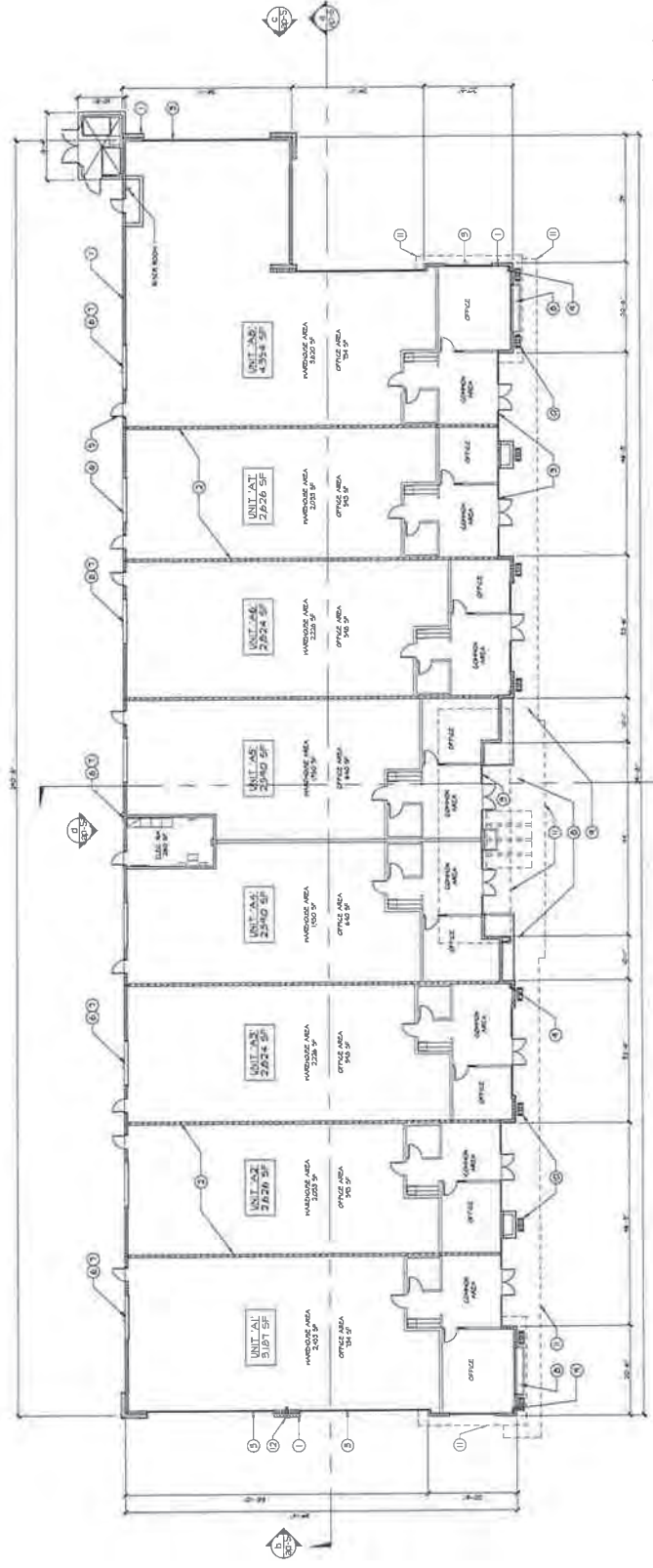


keyed notes

- 1 FINITE CONCRETE TIE UP WALL
- 2 INTERIOR CONCRETE WALL
- 3 EXISTING ALUMINUM SUBSTITUTION SYSTEM
- 4 NEW ALUMINUM SUBSTITUTION SYSTEM
- 5 NEW ALUMINUM SUBSTITUTION SYSTEM
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- 100 NEW ALUMINUM SUBSTITUTION SYSTEM



3520 QUINCY ROAD  
 SUITE 100, CALIFORNIA 90020  
 1 818 412 2222 / 310 412 2222  
 www.pkarchitecture.com



A - floor plan  
 Scale 3/8" = 1'-0"

key plan



building 'A'  
 floor plan

MARCH PLAZA  
 PERIS CALIFORNIA  
 WMC PERIS BLVD & HARLEY KNOX BLVD

BUILDING #	OFFICE	WAREHOUSE	TOTAL
5 UNITS	9,560 SF	1,751 SF	22,861 SF

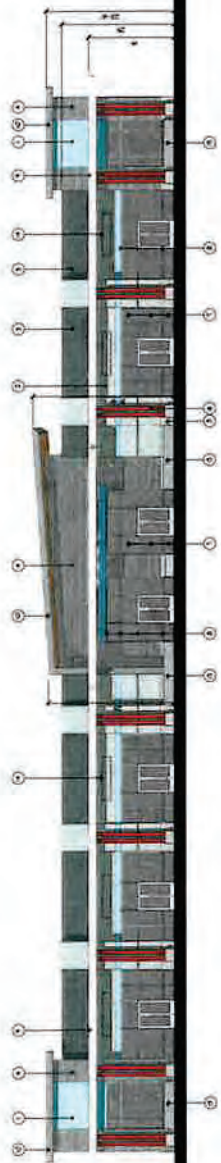


ap3  
 1000 north





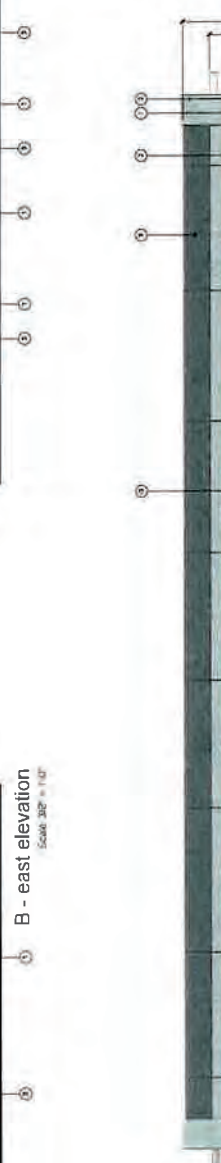
A - north elevation  
Scale 3/8" = 1'-0"



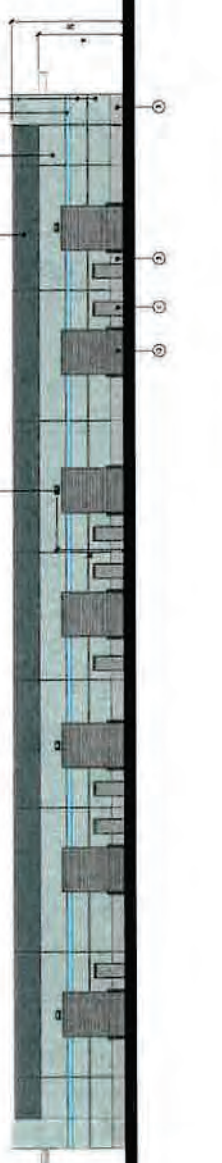
B - east elevation  
Scale 3/8" = 1'-0"



C - west elevation  
Scale 3/8" = 1'-0"



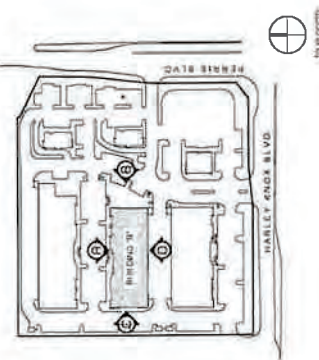
D - south elevation  
Scale 3/8" = 1'-0"



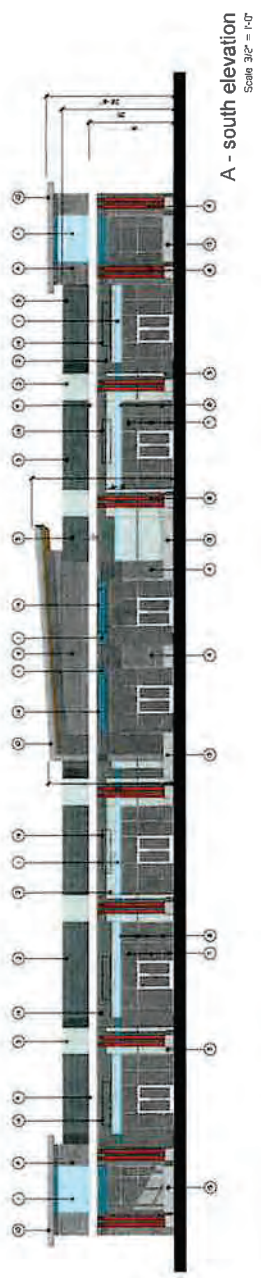
keyed notes

1. CONCRETE TIE-UP WALL FINISHES TO MATCH EXISTING EXTERIOR FINISHES
2. CONCRETE TIE-UP WALL FINISHES TO MATCH EXISTING EXTERIOR FINISHES
3. CONCRETE TIE-UP WALL FINISHES TO MATCH EXISTING EXTERIOR FINISHES
4. CORRUGATED METAL PANELS PAINTED LIGHT GRAY
5. METAL BEAM COLUMNS PAINTED TO MATCH EXISTING EXTERIOR FINISHES
6. STEEL BEAM COLUMNS PAINTED TO MATCH EXISTING EXTERIOR FINISHES
7. STEEL BEAM COLUMNS PAINTED TO MATCH EXISTING EXTERIOR FINISHES
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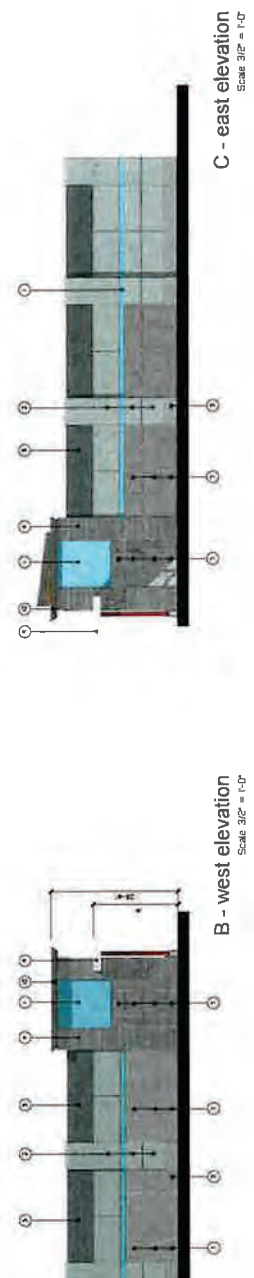
key plan



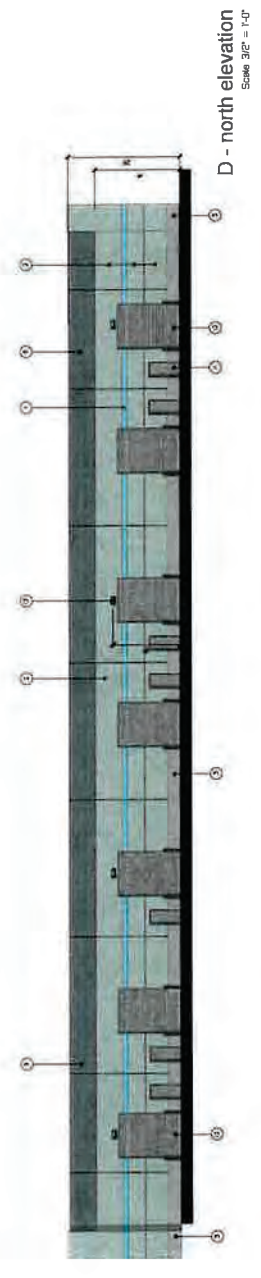




A - south elevation  
 Scale 3/16" = 1'-0"



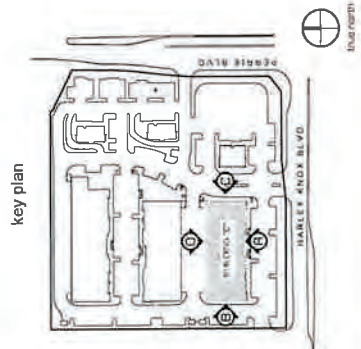
B - west elevation  
 Scale 3/16" = 1'-0"



C - east elevation  
 Scale 3/16" = 1'-0"



D - north elevation  
 Scale 3/16" = 1'-0"



- keyed notes
1. CONCRETE FLOOR PAINTED TO MATCH EXISTING EXTERIOR FLOOR FINISH
  2. TO MATCH EXISTING EXTERIOR FLOOR FINISH
  3. TO MATCH EXISTING EXTERIOR FLOOR FINISH
  4. GRANITE FLOOR PAINTED TO MATCH EXISTING EXTERIOR FLOOR FINISH
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  20. GRANITE FLOOR PAINTED TO MATCH EXISTING EXTERIOR FLOOR FINISH



# **Exhibit F**

Tentative Parcel Map No. 38739



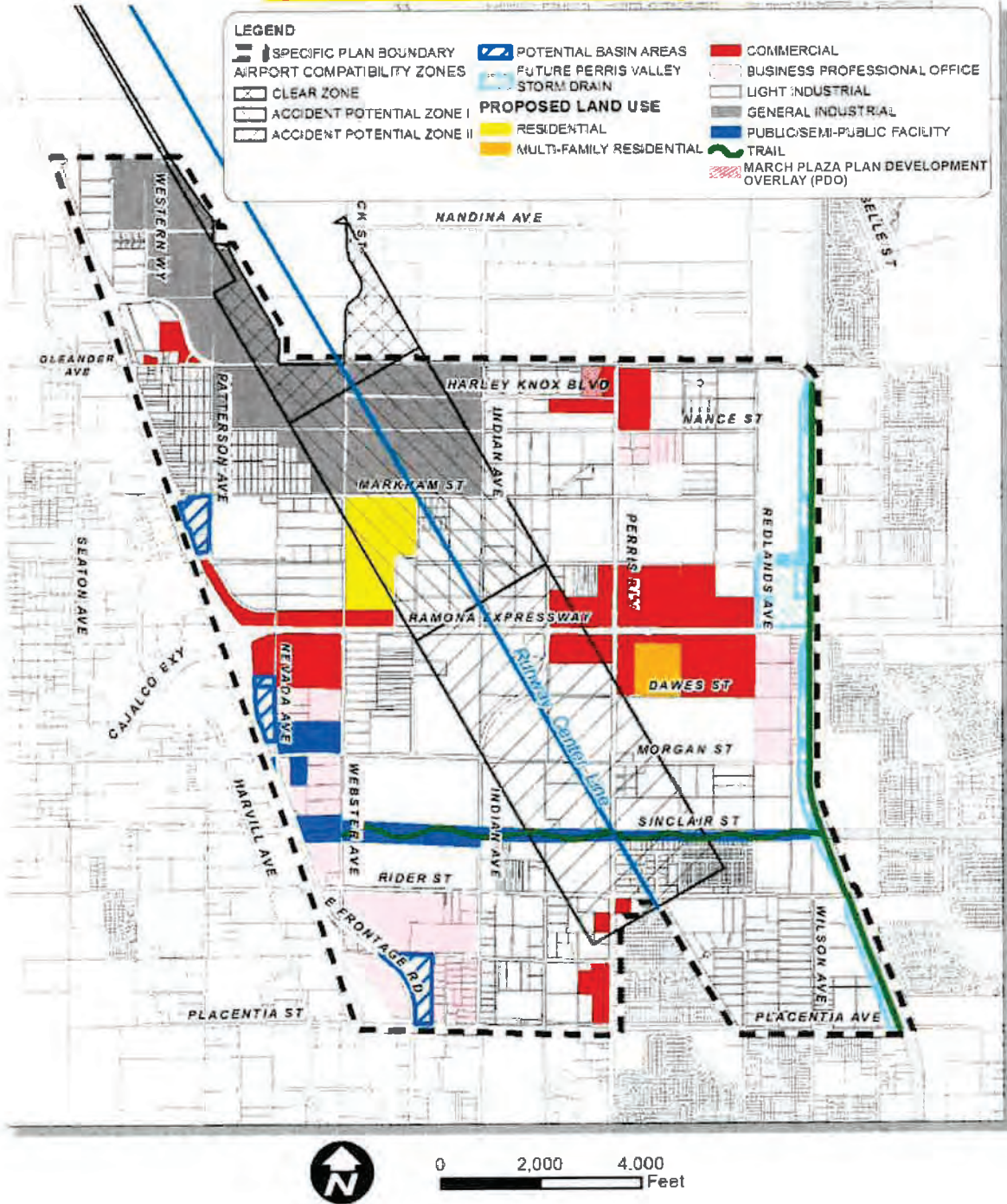
## **Exhibit G**

PVCCSP Amendment - Updated Section 2  
and new Section 14

# PERRIS VALLEY COMMERCE CENTER LAND USE PLAN



**Figure 2.0-1 Specific Plan Land Use Designation**





**Manufacturing/Industrial (Outdoor):** The fabrication or storage of goods and services for sale such as equipment rental, storage, heavy manufacturing, outdoor dismantling and salvage yards, outdoor storage and activities, recycling facilities, transportation, trucking yards, stations, and terminals, vehicle storage and towing yards.

**Manufacturing: Pharmaceutical, Hazardous Materials, Chemicals:** The fabrication or storage of goods and services for sale such as pharmaceuticals, hazardous materials, explosive devices or chemicals.

**Medical Care Clinics and Offices:** A facility, office or clinic used for the provision of health, prevention of illness and treatment of illness or injury under the care of a physician such as chiropractic, dental, vision, acupuncture and orthodontic offices, excluding urgent care facilities, hospitals and clinics requiring a state permit.

**Microbrewery:** A small-scale brewery producing no more than 15,000 barrels of specialty beers per year. It typically includes Alcohol sales for on-site consumption, and off-site consumption, may offer limited food service, and complies with all relevant health, safety, and zoning regulations.

**Mini-Storage Facilities:** Facility used for the small-scale keeping of materials or products (refer to City of Perris Zoning Ordinance, Chapter 19.08, 19.44.090.A).

**Mobilehome Parks:** An area under one ownership designed to accommodate the use of factory-constructed residential units containing their own independent sanitary facilities intended for year round occupancy, composed of one or more major components which are mobile in that they can be supported by wheels attached to their own integral frame or structure and towed by an attachment to that frame or structure over the public highway, as well as recreational vehicles such as travel trailers, tent trailers, camping trailers and motorhomes.

**Monopole/Wireless Communication Facilities:** Radio antenna or structure situated on legal lot that is the local point of interface between a wireless phone device and a wireless network consisting of a support structure such as a tower, pole or stealth structure (monopine, monopalm, water tower, etc.) and accessory equipment such as antenna array, microwave dishes, GPS antenna, equipment shelter and cabinet that incorporates stealth design. (Refer to City of Perris Zoning Ordinance, Chapter 19.85)

**Mortuary:** A mortuary is a building or room used for the storage of human cadavers awaiting identification or removal for autopsy, burial or cremation.

**Personal Services:** A business whose principal activity may include weight loss centers, nail salons, barber shops, health clubs, spas, studios for art, exercise, dance and similar services.



**14.0 March Plaza Plan Development Overlay (C-PDO)**

**Table 14.0-1, March Plaza C-PDO Land Uses**  
 (Refer to Table 12.0-1 for use restrictions on property within the Airport Overlay Zone)  
 (All uses allowed in the BPO & Commercial zones per Table 2.0-2)

LAND USE	C-PDO <sup>(1)</sup>	See Section
<b>Agricultural uses</b>		
Agricultural Animal Raising and Care	PRO	
Agricultural Uses	PRO	
Animal or Poultry Slaughter	PRO	Chapter 8.08
Animal Services	CUP	
Animal Grazing	P	
<b>Commercial Uses</b>		
Adult Entertainment	PRO	Chapter 5.50
Alcohol Sales for Off-site Consumption	CUP	Chapter 19.65
Alcohol Sales for On-site Consumption	CUP	Chapter 19.65
Drive-Thru Services	CUP	

\* Refer to Table 13.1.2 For permit type and process.



Table 14.0-1, March Plaza C-PDO Land Uses (Continued)

LAND USE	C-PDO <sup>(1)</sup>	See Section
<b>Commercial Uses (continued)</b>		
Food and Food Service (No Alcohol)	P	
Microbrewery	CUP	
Funeral Homes	P	
General Retail	P	
Hotels and Motels	P	
Landscape Nurseries	PRO	
Large Equipment Retail	CUP	
Live-Work Units <sup>(1)</sup>	CUP	
Mortuary	P	
Personal Services	P	
Pest Control	CUP	
Storage (Ancillary Uses)	A	
Swap Meets (Indoor)	PRO	
Swap Meets (Outdoor)	PRO	
Vehicle-Related Outdoor Storage and Other Facilities	PRO	
Vehicle-Related Routine Service and Maintenance	CUP	
<b>Communication Towers</b> (Additional FAA review may be required)		
Monopoles or similar wireless communications towers or facilities more than 65'	CUP	Chapter 19.85
Monopoles or similar wireless communications towers or facilities less than 65'	P	Chapter 19.85
<b>Educational / Care Facilities</b>		
Child Care Center / Nursery School, Private	CUP	Chapter 19.83
Day Care for Employee Children Only	A	Chapter 19.83
Hospitals and Urgent Care Centers	CUP	
Live-in Care Facilities (aged or infirm excluding Child Care Facilities)	CUP	
Medical Care Clinics and Offices, (excluding urgent care facilities and hospitals and clinics requiring a state permit)	P	

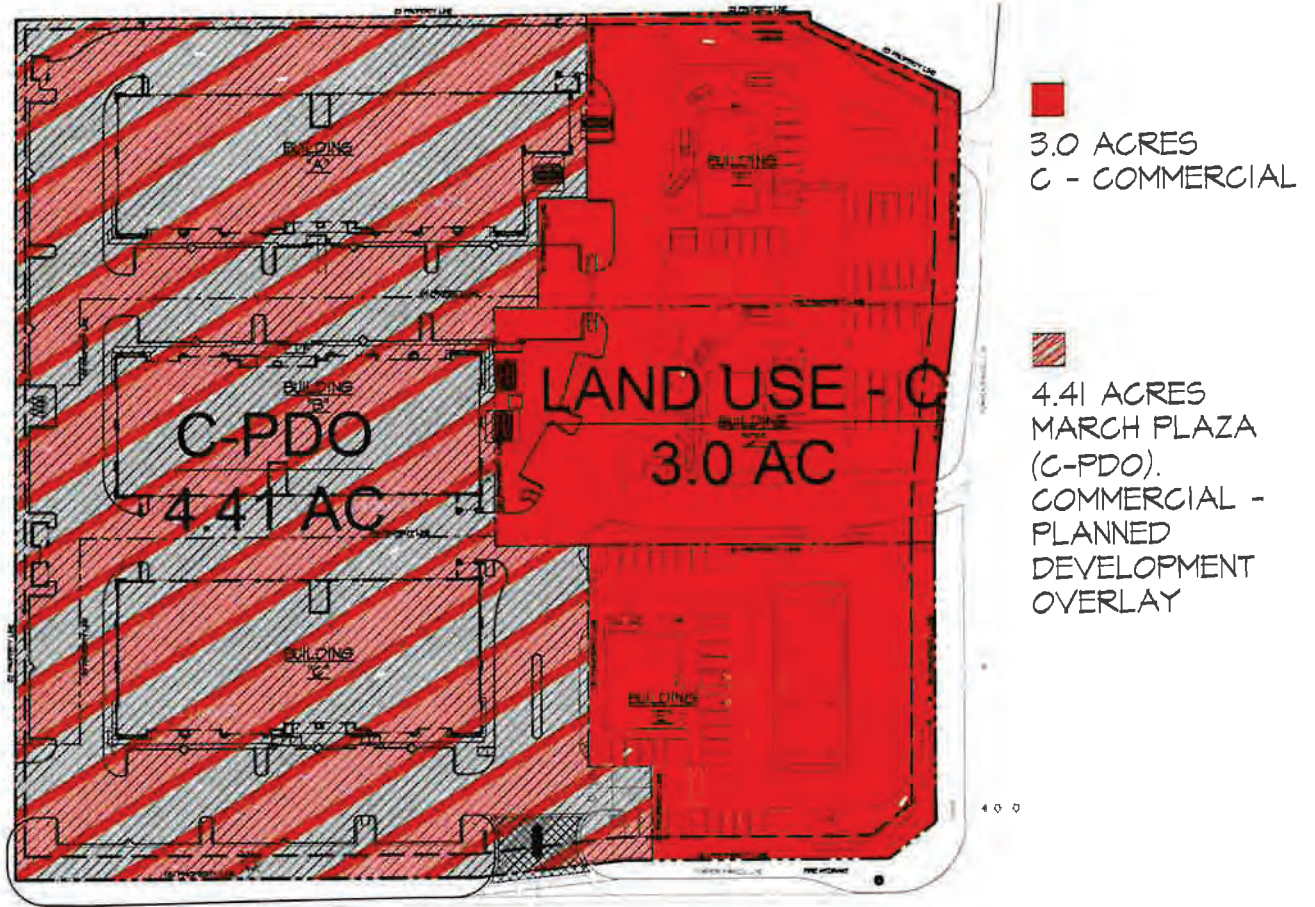
# PERRIS VALLEY COMMERCE CENTER LAND USE PLAN



Table 14.0-1, March Plaza C-PDO Land Uses (Continued)

LAND USE	C-PDO <sup>(1)</sup>	See Section
<b>Industrial</b>		
Schools, Technical and Trade	CUP	
<b>Recreation</b>		
Recreational Areas and Facilities (Outdoor)	CUP	
<b>Recreational Areas and Facilities (Indoor)</b>	<b>CUP</b>	
Manufacturing, Industrial: Indoor	PRO	
<b>Manufacturing, Industrial: Outdoor</b>	<b>PRO</b>	
Manufacturing: Pharmaceutical, Hazardous Materials, Chemicals	PRO	
<b>Storage</b>		
<b>Mini-storage/Wholesale Facilities</b>	<b>PRO</b>	<b>Chapter 19.44.090.A</b>
Warehouse/Distribution Centers	A	Chapter 19.44.090.A
<b>Non-Profits</b>		
<b>Government Facilities</b>		
Public and Semi-Public Institutions	P	
<b>Public Infrastructure Facilities</b>		
Public or Semi Public Education Facilities	CUP	
<b>Religious Institutions</b>		
<b>Professional Office</b>		
Business/Professional Office	P	
<b>Residential Uses</b>		
<b>Caretaker Quarters</b>		
Day Care, Large Family	PRO	Chapter 19.83
<b>Day Care, Small Family</b>	<b>PRO</b>	<b>Chapter 19.83</b>
Mobilehome parks	PRO	
<b>Multi-Family Units (condos, town-homes, apartments)</b>		
Single-Family Detached Dwelling Unit	PRO	

Figure 14.0-2 March Plaza C-PDO Land Uses Designation



**Development Standards:**

This PDO shall comply with the development standards of the PVCC SP Commercial zones per table 4.0-1 (Development Standards by Land Use).

## **Exhibit H**

Initial Study/Mitigated Negative Declaration  
and Associated Technical Studies.

*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-  
477#docan1206 1313 479](https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-477#docan1206_1313_479)

## **Exhibit I**

Public Comment and Response to Public  
Comment

*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-  
477#docan1206 1313 479](https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-477#docan1206_1313_479)

## **Exhibit J**

### Notice of Public Hearing



# Notice of PUBLIC HEARING

*This may affect your property. Please read:*

Notice is hereby given that the Planning Commission of the City of Perris will hold a Public Hearing on the following item(s):

**CASE:** Planned Development Overlay (PDO)  
23-05029  
Tentative Parcel Map 38739 (PLN23-05028)  
Development Plan Review: 22-00031

**APPLICANT:** Brian Poliquin  
PK Architecture  
29619 Agoura Road  
Agoura Hills, CA 91301

**LOCATION:** Northwest corner of Perris Blvd and Harley Knox Blvd in the Commercial Zone of the Perris Valley Commerce Center Specific Plan (PVCCSP).

**PROPOSAL:** To consider the following entitlements to facilitate the construction of a business park consisting of three (3) multi-tenant industrial buildings (**Building A:** 23,881 SF, **Building B:** 20,340 SF, and **Building C:** 22,465 SF) totaling 66,686 SF on 4.37 acres, located at the northwest corner of Perris Blvd and Harley Knox Blvd within the Commercial zone of the Perris Valley Commerce Specific Plan (PVCC SP): 1) Planned Development Overlay to allow the proposed business park use; 2) Tentative Parcel Map to consolidate six (6) parcels into three (3) parcels; and 3) Development Plan Review for the site plan and building elevations.

**ENVIRONMENTAL DETERMINATION:** Recommend the adoption of the Mitigated Negative Declaration (MND 2401), as the project will not have a significant effect on the environment. MND 2401 is available for public review at the City of Perris Planning Division, 135 North "D" Street, Perris, California 92570-2200. The Planning Counter is open Monday – Friday 8:00 a.m. – 5:00 p.m. *Electronic copies can be viewed on the City's website at:* [https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-477#docan1206\\_1313\\_479](https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-477#docan1206_1313_479)

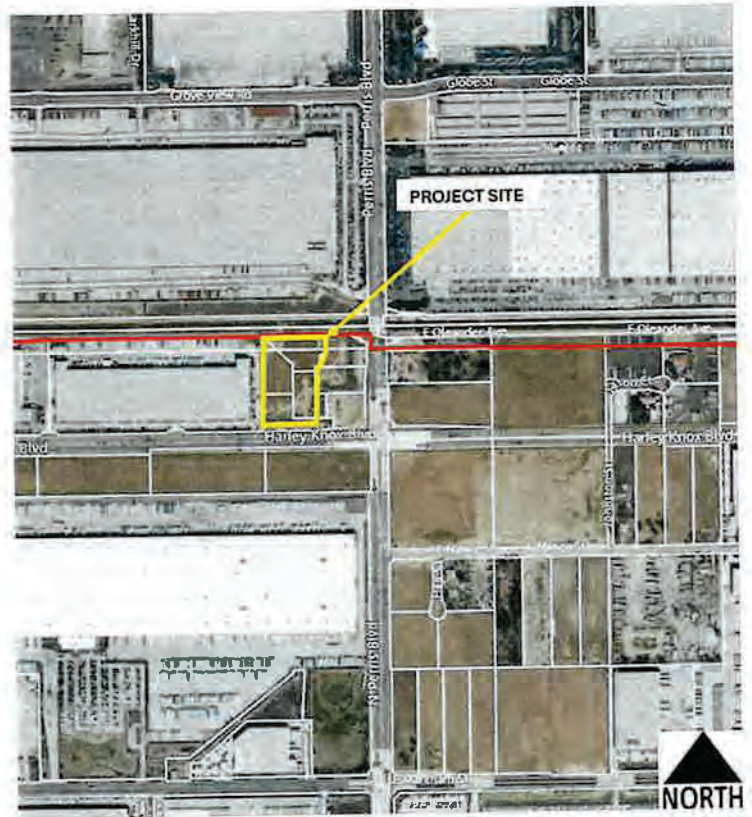
The MND/Initial Study was circulated for a 30-day review period from November 29, 2024, to December 30, 2024.

**PUBLIC HEARINGS:** The Planning Commission is scheduled to consider the project and environmental determination at its meeting on **Wednesday February 19, 2025, at 6:00pm.**

Any person affected or concerned by this application may submit written comments to the Office of the City Clerk before 5:00 p.m. on the day of the Planning Commission hearing. At the public hearing, any person may appear and

be heard in support of or opposition to the project. The Planning Commission, at the hearing or during deliberations, could recommend approval of an alternative proposal for the above project, including any changes to the proposal.

Any person challenging this project in court may be limited to raising only those issues identified at the public hearing described in this notice or in writing delivered to the Planning Commission prior to the public hearing.



**CITY OF PERRIS  
PLANNING COMMISSION  
PUBLIC HEARING**

**COUNCIL CHAMBERS CITY HALL  
101 NORTH "D" STREET  
PERRIS, CA 92570**

Date & Time: **February 19, 2025 – 6:00 p.m.**  
Contact Planner: Nathan Perez, Senior Planner  
[nperez@cityofperris.org](mailto:nperez@cityofperris.org)  
(951) 943-5003, ext. 279

**Si necesita un intérprete por favor llámenos al (951) 943-5003**  
All information is available for review at the Development Services Department, Planning Division, located at 135 North D Street, Perris.

# **Planning Commission Agenda**

**CITY OF PERRIS**

**February 19, 2025**

# Item

# 6D

*Specific Plan Amendment*

*(SPA) 22-05375 and*

*Development Plan Review*

*(DPR) 22-00036*



# CITY OF PERRIS

## PLANNING COMMISSION

### AGENDA SUBMITTAL

**MEETING DATE:** February 19, 2025

**SUBJECT:** Specific Plan Amendment (SPA) 22-05375 and Development Plan Review (DPR) 22-00036 – A proposal to consider the following entitlements to facilitate the construction of a 58,974-square-foot industrial building on 4.01 acres located south of Harley Knox Boulevard and west of Perris Boulevard: 1) SPA to rezone the project site from Commercial Zone to Light Industrial Zone within the Perris Valley Commerce Center Specific Plan; and 2) DPR for review of the site plan and building elevations. Applicant: Mike Wolfe, Brew Enterprises II.

**REQUESTED ACTION:** Adopt Resolution No. 24-01, recommending that the City Council adopt the Mitigated Negative Declaration 2396 and the Mitigation Monitoring and Reporting Program; and approve Specific Plan Amendment (SPA) 22-05375 and Development Plan Review (DPR) 22-00036 to facilitate the construction and operation of a 58,974 square foot industrial building, based on the findings contained in the Resolution and subject to the Conditions of Approval.

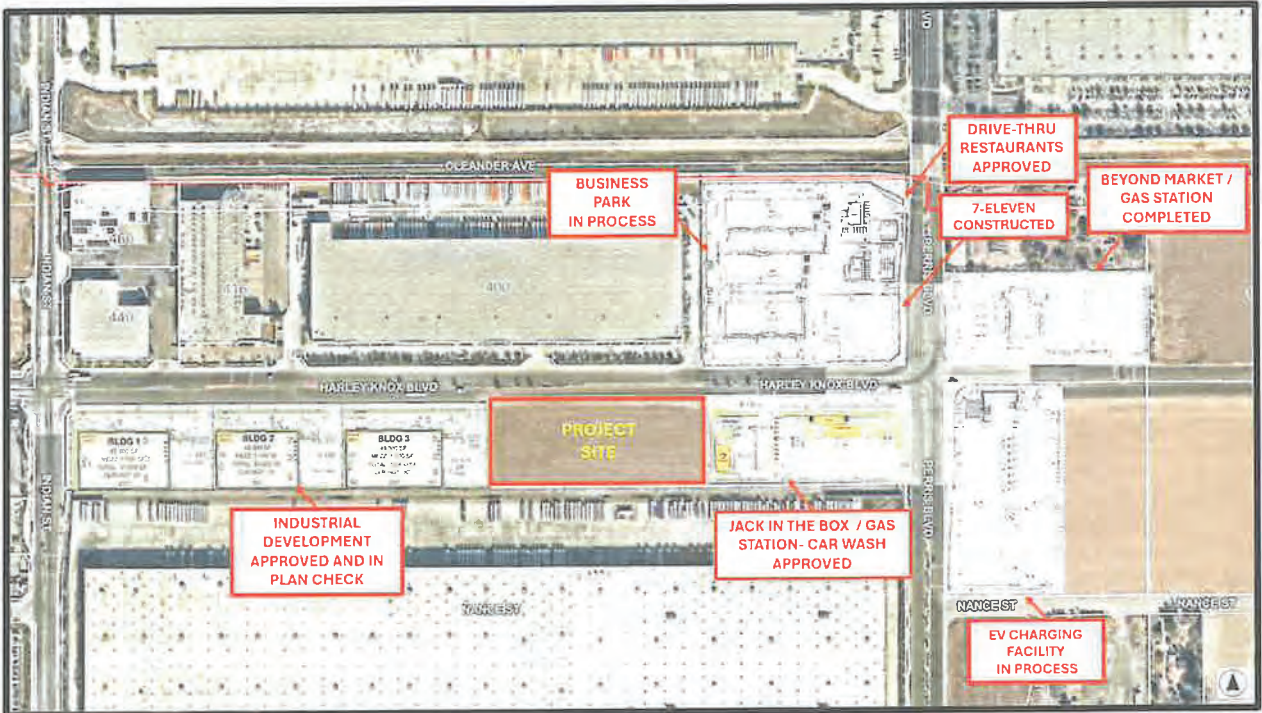
**CONTACT:** Patricia Brenes, Planning Manager

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#### **BACKGROUND**

The proposal to construct the 58,974-square-foot industrial building is located on a 4.01-acre project site that is vacant and consists of relatively flat and disturbed vegetation. The site is zoned Commercial and is located approximately mid-block from the Perris/ Harley Knox intersection. The project site is surrounded by vacant land to the west zoned LI that has been approved for three industrial buildings totaling 138,000 square feet that is currently plan check for construction approval; the National Retail Transportation warehouse to the north zoned LI; the Home Depot Distribution Center to the south, zoned LI; and vacant land, zoned Commercial (C) that recently obtained approval to construct a convenience store with a vehicle fuel station, carwash, and a drive-thru restaurant.

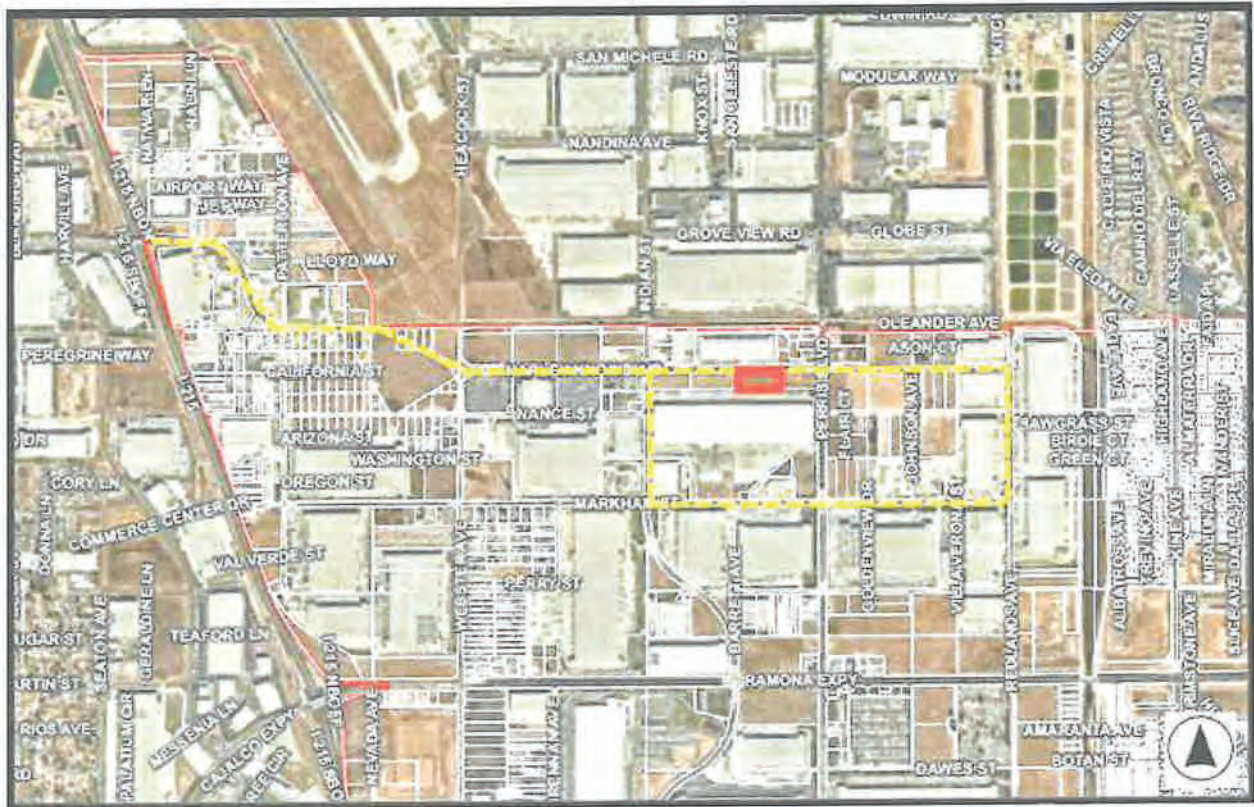
Given that industrial properties surround the site to the north, west, and south, the site has limited commercial visibility from Perris Boulevard, with access limited to Harley Knox Boulevard; the applicant is proposing a rezone to Light Industrial to facilitate their project. (see the Vicinity Aerial Image on the following page).



**PROJECT DESCRIPTION**

The applicant is requesting approval of a Specific Plan Amendment to rezone 4.01 acres within the Perris Valley Commerce Center Specific Plan (PVCCSP) from Commercial (C) Zone to Light Industrial (LI) Zone and a Development Plan Review (DPR) for the site design and building elevations of the proposed 58,974-square-foot industrial building. As part of the project, the applicant has offered a community contribution totaling \$176,922.00 to the City of Perris for the Patriot Park renovation or any other project as deemed appropriate by the City Manager.

The proposed industrial building consists of 4,000 square feet of office area, 4,000 square feet of mezzanine area, and 54,974 square feet of warehouse area. A total of 6 loading dock door areas are located on the east side of the building, and a 64-space parking lot is proposed for employees and visitors along the west and south sides of the site. The westerly 28-foot-wide driveway proposed along Harley Knox Boulevard is restricted to right-in and right-out for automobile access. The easterly 40-foot-wide driveway along Harley Knox Boulevard is restricted for truck access only. Trucks are anticipated to access the I-215 Freeway by exiting the project site via Harley Knox, Redlands Avenue, Markham Street, Indian Avenue, and Harley Knox Boulevard, consistent with the City's adopted truck route.



**PROJECT ANALYSIS**

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

<b>Consistency Analysis</b>
<p><b>Consistency with the General Plan</b></p> <p>The General Plan designation for the project site is PVCC Specific Plan. Per the PVCC Specific Plan, the project site is zoned Commercial (C). The proposed warehouse is not permitted in the "C" zone, which allows retail, professional office, and service-oriented business activities that serve the entire City. The applicant proposes a Specific Plan Amendment to change the zoning designation from Commercial (C) to Light Industrial (LI) to facilitate the proposed industrial use. The proposed warehouse would be permitted in the (LI) Zone, which allows industrial uses and related activities, including manufacturing, research, warehouse and distribution, assembly of non-hazardous materials, and retail related to manufacturing.</p> <p><u>Safety Element:</u></p> <p>Policy S-6.1 – Ensure new development complies with the development requirements of the AICUZ (Air Installation Compatibility Use Zones) Land Use Compatibility Guidelines and ALUP (Airport Land Use Plan) Airport Influence Areas for March Air Reserve Base.</p> <p>Policy S-6.2 – Effectively coordinate with March Air Reserve Base, and the March Inland Port Airport Authority on development within its influence areas.</p> <p><u>Land Use Element:</u></p> <p>Policy II - New development consistent with infrastructure capacity and municipal services capabilities.</p>

### **Consistency Analysis**

Policy III.A - Commerce and industry to provide jobs for residents at all economic levels to accommodate diversity in the local economy. The proposed truck and trailer storage facility would produce jobs within the vicinity of the area.

#### **Consistency with the Perris Valley Commerce Center (PVCC) Specific Plan and Zoning Code**

The Project would be consistent with the proposed Light Industrial (LI) Zone, which is intended to support a wide range of manufacturing and non-manufacturing uses, from warehousing to distribution facilities, as well as truck and trailer storage facilities. Therefore, the Specific Plan Amendment to change the zone will facilitate the construction of the 58,974-square-foot industrial warehouse building. The zone change will ensure the project site is developed in compliance with the Light Industrial standards and consistent with the surrounding industrially zoned properties developed for industrial use, except for the site to the east, which was recently approved to be developed for commercial development. Furthermore, the proposed zone change will not preclude the Perris/Harley Knox Boulevards intersection from being developed for commercial uses. With the requested zone change and the recommended conditions of approval, the project will be consistent with the goals and policies of the General Plan and the development standards of the PVCCSP. As proposed, the project will also be consistent with the Zoning Code as it will comply with the parking requirements for industrial uses.

#### **Consistency with the Good Neighbor Guidelines**

The industrial component of the Project was analyzed for compliance with the provisions of the Good Neighbor Guidelines (GNG) related to the truck routing plan, as it will follow the city's approved truck route plan, as illustrated in the above image of this staff report.

#### **Consistency with the March Air Reserve Base/Inland Port Airport**

The Project site is located within Zone D (Other Airport Environs) of the March Air Reserve Base/Inland Port Airport Influence Area, which has no development restrictions subject to a deed notice and disclosure of an aviation easement and notice of "airport in the vicinity" to future property owners. On May 11, 2023, the project was considered by the Riverside Airport Land Use Commission (ALUC) and was determined to be conditionally consistent with the 2014 March Air Reserve Base Land Use Compatibility Plan (MARB ALUCP).

**COMPLIANCE WITH APPLICABLE DEVELOPMENT STANDARDS**

The table below summarizes compliance with the Light Industrial (LI) Zone of the PVCCSP subject to the approval of the land use change and Chapter 19.69 – Parking Development Standards of the Zoning Code.

Perris Valley Commerce Center Specific Plan Light Industrial Zone - Development Standards					
Standard		Proposed	Consistent	Inconsistent	
<b>Lot Coverage</b>	50 percent	33.7 percent	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>FAR (Floor Area Ratio)</b>	0.75	0.31	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>Max. Building Height</b>	50 feet	45 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>Setbacks</b>	Front Setback: Harley Knox Blvd.	15 feet	27 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Street Side Yard: Interior (east)	0 feet	158 feet- 9 inches	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Interior Side (west)	0 feet	81 feet – 1 inch		
	Rear Yard (South)		58 feet-3 inches	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Max. Landscape Coverage</b>	12 percent	19.21 percent	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Parking Standards Chapter 19.69 – Parking Development Standards					
Use	Standard	Required	Proposed	Consistent	Inconsistent
<b>Industrial</b>	Warehouse: 20,000 s.f. (1space/1000 s.f.)	20 spaces	64 spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	20,000 – 40,000 s.f. (1 space /2000 s.f.)	20 spaces			
<b>Total Parking</b>		<b>40 spaces</b>	<b>64 spaces</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Total Surplus Parking</b>			<b>24 spaces</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**COMPLIANCE WITH OTHER APPLICABLE REQUIREMENTS**

- Building Elevations/Architecture**

The proposed building elevations reflect the current industry standard and style for concrete tilt-up construction. The design incorporates a combination of varying rooflines, cornice treatment, vertical and horizontal windows, brick veneer, and intermittent recessed panels to create a contrasting aesthetic design for compliance with the Perris Valley Commerce Center Specific Plan design standards. The entry areas include recess paneling

to provide additional articulation in the vertical plane. The proposed color palette combines shades of grey and white to complement the entire building. The combination of varying colors, articulating footprint, variable roof height, enhanced cornice treatments, windows, etc., provides visual interest to the building in compliance with the PVCCSP.

- **Landscaping**

The applicant has submitted a conceptual landscape plan conforming to the Landscaping Ordinance's requirements. The proposed on-site landscaping area totals approximately 29,692 square feet or approximately 19.21% of the site, which exceeds the minimum 12% landscape coverage requirement. Landscaping has been provided throughout the parking areas, adjacent to the buildings, and trash enclosure areas in compliance with the PVCCSP.

- **Fencing and Screening**

The project site proposes a 14-foot-high decorative block wall to screen the truck loading area at the front and east sides of the project site. An 8-foot-high tubular steel rolling gate is proposed to secure the site. A condition of approval is recommended requiring a metal mesh to be attached to the gate to obscure visibility of the loading activities from the street. The existing 8-foot-high tubular steel fence along the south property line is proposed to remain in place. Lastly, an 8-foot-high tubular steel fence is proposed along the west property line without pilasters. Staff recommends a condition of approval requiring decorative columns every 50 feet on center along the west property line.

## **ENVIRONMENTAL CONSIDERATIONS AND CEQA PROCESS**

An Initial Study was prepared for the Project in accordance with the California Environmental Quality Act (CEQA) Guidelines, which concluded that all potential significant effects on the environment can be reduced to less than significant levels with mitigation measures. In accordance with the California Environmental Quality Act (CEQA), a Notice of Intent to Adopt a Mitigated Negative Declaration (NOI) was published with a 30-day public review period starting on February 16, 2024, and ending on March 18, 2024. The NOI was also posted on the City's website and at City Hall and sent to public agencies and property owners within a 300-foot radius of the Project site. The IS/MND 2396 has been available for public review at the Development Services public counter, and on the City's website.

During the 30-day comment period, the City received seven (7) comment letters from the following interested parties (Exhibit G):

1. Lozeau Drury on behalf of Supporters Alliance for Environmental Responsibility (SAFER) Dated March 11, 2024. – The commenter requested to be notified of all CEQA notices regarding the project.
2. Lozeau Drury on behalf of Supporters Alliance for Environmental Responsibility (SAFER) Dated March 18, 2024. – The commenter stated that an EIR is required to disclose and mitigate the project's impacts on biological resources and that the IS/MND fails to identify the presence of sensitive and other wildlife species at the project site.
3. Lozeau Drury on behalf of Supporters Alliance for Environmental Responsibility (SAFER) Dated March 18, 2024. – The commentator requested additional time to review the biological report appendices to provide comments if necessary.
4. Agua Caliente Band of Cahuilla Indians – The commenter recommended cultural

mitigation measures concerning cultural resources.

5. Riverside County Flood Control – The commenter indicated that the applicant must pay all applicable development impact fees before issuing the grading permit. An encroachment permit is also required for any construction-related activities within the district's right-of-way or facilities.
6. Tito Howell, IDS Real Estate. – The commenter provided comments on vehicle and truck traffic entering and exiting the site. The commenter indicated that the MND fails to adequately describe the project's environmental setting.
7. Lozeau Drury, representing the Supporters Alliance for Environmental Responsibility (SAFER), dated May 7, 2024. The commenter mentioned that the MND fails to adequately describe the project's environmental setting.

Responses to the comment letters were prepared and included in the Final MND 2396(Exhibit G). The comment letters did not raise additional environmental concerns that have not already been addressed in the IS/MND 2396 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 IS/MND 2396

## **PUBLIC HEARING NOTICE**

A notice of public hearing for the Planning Commission was published in the local newspaper and sent to agencies and property owners within 300 feet of the project site (Exhibit H). As of the preparation of the staff report, no additional comments have been received by staff.

## **RECOMMENDATION:**

Adopt Resolution No. 24-01, recommending that the City Council adopt the Mitigated Negative Declaration 2396 and the Mitigation Monitoring and Reporting Program; and approve Specific Plan Amendment (SPA) 22-05375 and Development Plan review (DPR) 22-00036 to facilitate the construction of 58,974 square foot industrial building, based on the findings contained in the Resolution and subject to the Conditions of Approval.

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

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

## **EXHIBITS:**

- A. Resolution 24-01 recommending adoption of the Mitigated Negative Declaration No. 2396 and the Mitigation Monitoring and Reporting Program and approval of the project with Conditions of Approval (Planning, Engineering, Public Works, Fire, Community Services, and Building & Safety)
- B. Location/Aerial Map
- C. Existing and Proposed PVCC Specific Plan Maps
- D. MARB/IP ALUCP Map
- E. Project Plans (Site, Floor, Elevations, Fence and Wall Plan, and Conceptual Landscape Plans)

- F. Initial Study/MND, Mitigation Monitoring and Reporting Program, and Associated Technical Studies  
*Due to the size of the files, the documents are available on line at:*  
[https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-420#docan1206\\_1313\\_479](https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-420#docan1206_1313_479)
- G. Public Comments and Response to Comments  
*Due to the size of the file, the documents are available on line at:*  
[https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-420#docan1206\\_1313\\_479](https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-420#docan1206_1313_479)
- H. Notice of Public Hearing

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

## EXHIBIT A

Resolution 24-01 Recommending Adoption of the Mitigated Negative Declaration 2396 and the Mitigation Monitoring and Reporting Program and Approval of the Project with Conditions of Approval (Planning, Engineering, Public Works, Fire, Community Services, and Building & Safety)

**RESOLUTION NUMBER NO. 24-01**

***A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT MITIGATED NEGATIVE DECLARATION NUMBER 2396 AND MITIGATION MONITORING AND REPORTING PROGRAM AND APPROVE SPECIFIC PLAN AMENDMENT 22-05375 AND DEVELOPMENT PLAN REVIEW 22-00036 TO AMEND THE PERRIS VALLEY COMMERCE CENTER SPECIFIC PLAN TO REZONE 4.01 ACRES FROM COMMERCIAL TO LIGHT INDUSTRIAL ZONE TO FACILITATE THE CONSTRUCTION OF 58,974 SQUARE FOOT INDUSTRIAL BUILDING LOCATED SOUTH OF HARLEY KNOX BOULEVARD, WEST OF PERRIS BOULEVARD SUBJECT TO CONDITIONS OF APPROVAL AND THE FINDINGS NOTED HEREIN.***

***WHEREAS***, the applicant, Mike Wolfe with Brew Harley Knox Enterprises, proposes to amend the Perris Valley Commerce Center Specific Plan (“PVCCSP”) to rezone 4.01 acres from Commercial (“C”) to Light Industrial (“LI”) to facilitate the construction of a 58,974 square foot industrial building on a parcel identified as Riverside County Assessor’s Parcel No. 302-090-021, located south along Harley Knox Boulevard west of Perris Boulevard, which is located in the PVCCSP (“Project”); and

***WHEREAS***, the applicant submitted an application for Specific Plan Amendment (“SPA”) 22-05375 and Development Plan Review (“DPR”) 22-00036 to amend the PVCCSP zoning designation of the Project site and for design review consideration of the Project; and

***WHEREAS***, the proposed SPA 22-05375 and DPR 22-00036 are considered a “project” as defined by the California Environmental Quality Act (“CEQA”); and

***WHEREAS***, pursuant to CEQA and State CEQA Guidelines, an Initial Study (“IS”) was prepared for the proposed Project and, based upon review thereof by the City as lead agency, a notice of intent to adopt a Mitigated Negative Declaration was issued in accordance with CEQA Guidelines Section 15072, and a draft Mitigated Negative Declaration No. 2396 (SCH # 2024020738) (the “MND”) was prepared for the Project and was publicly reviewed for a period that commenced on February 16, 2024, and that was originally scheduled to conclude March 18, 2024.

The City received a comment letter addressing certain appendices that were not initially made publicly available for review. In response, the City made the appendices publicly available for review on April 8, 2024, and extended the public comment period for 30 days thereafter, until May 8, 2024. The public review period complied with CEQA; and

**WHEREAS**, during the public comment period, certain public comments were received, including but not limited to comments from the Supporters Alliance for Environmental Responsibility (“SAFER”). The public comments received during the public review period did not warrant or result in any “substantial revision,” within the meaning of CEQA Guidelines Section 15073.5, to the MND. Although not required by CEQA, in the interests of thoroughness and transparency, responses to the public comments received have been prepared and included in the Final MND. There is no substantial evidence in light of the whole record before the City, including the public comments received, that the project may have a significant effect on the environment which cannot be mitigated or avoided, and therefore no EIR is required pursuant to CEQA Guidelines Section 15073.5. To the extent the SAFER comments offer evidence, the evidence, and the SAFER comments as a whole, are not credible and do not provide substantial evidence supporting a fair argument that the project may result in a significant environmental impact requiring preparation of an EIR. Although certain changes to the text of Mitigation Measure MM-CR-1 were made in response to public comments received from the Agua Caliente Band of Cahuila Indians, no “substantial revision” of the draft MND has been made in the Final MND, whether in response to any of the public comments received or otherwise, and therefore no recirculation is required pursuant to CEQA Guidelines Section 15073.5; and

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

**WHEREAS**, the Riverside County Airport Land Use Commission (“ALUC”) conducted a hearing on May 11, 2023, to consider the Project’s consistency with the LI Zone and determined that the Project was consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (“MARB ALUCP”) based on findings and subject to conditions, which are attached and incorporated into the Planning Conditions of Approval; and

**WHEREAS**, the Planning Commission held a duly noticed public hearing on February 19, 2025, at which time all interested persons were given full opportunity to be heard and to present evidence; and

**WHEREAS**, before acting, the Planning Commission has heard, been presented with, and reviewed all the information and data that constitutes the administrative record for the above-mentioned approvals, including all oral and written evidence presented to the City by members of the public and City staff during all Project meetings and hearings; and

**WHEREAS**, all other legal prerequisites to 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 reference as findings of fact.

**Section 2. CEQA Findings.** The Planning Commission hereby finds as follows with respect to the IS/MND for the Project:

- A. The Planning Commission has considered the whole administrative record, including the IS/MND together with the comments received during the public review process and the responses thereto contained in the Final IS/MND. The CEQA findings in this Resolution are made on the basis of the whole administrative record.
- B. The IS/MND has been prepared and considered in compliance with CEQA and contains all required contents pursuant to CEQA Guidelines Section 15071.
- C. ALUC has determined that the Project is consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (“MARB ALUCP”) and will not result in a safety hazard or noise problem for persons using the airport or for persons residing or working in the Project area. The Planning Commission has also considered whether the Project will result in a safety hazard or noise problem for persons using the March Air Reserve Base/Inland Port Airport or for persons residing or working in the Project area, and finds that it will not.
- D. With the imposition of the mitigation measures set forth in the Mitigation Monitoring and Reporting Program (which is included in the IS/MND), there is no substantial evidence that the Project will have a significant effect on the environment. Said mitigation measures have been made enforceable conditions on the Project, as they have been included in the Project conditions of approval.
- E. The IS/MND reflects the independent judgment and analysis of the City.
- F. The location and custodian of the documents or other material which constitute the record of proceedings upon which the Planning Commission’s decision set forth in this Resolution is based on is as follows: City of Perris Planning Division, 135 N. D. St., Perris, CA 92570.

**Section 3. Specific Plan Amendment 22-05375.** 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 February 19, 2025, the Planning Commission finds, with respect to Specific Plan Amendment 22-05375, that:

- A. *The Specific Plan Amendment is consistent with the General Plan Land Use Map and applicable General Plan objectives, policies, and programs.*

The proposed amendment to the Perris Valley Commerce Center Specific Plan land use map would be consistent with the General Plan and surrounding zoning designations of Light Industrial (LI) and surrounding industrial land uses. In addition, the proposed

Specific Plan Amendment promotes Goal II and Goal III of the General Plan Land Use Element:

**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.

B. *The Specific Plan provides adequate text and diagrams to address the following issues in detail:*

1. *The distribution, location, and extent of the uses of land, including open space, within the area covered by the Plan.*

The Project proposes to amend the land use designation of 4.01 acres from Commercial (C) to Light Industrial (LI), and allow the construction of a 58,974 square foot industrial building as a permitted use in the Light Industrial (LI) Zone of the Perris Valley Commerce Center Specific Plan and will not impact areas designated as open space.

2. *The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the Plan and needed to support the land uses described in the Plan.*

A Mitigated Negative Declaration was prepared for the Project and determined that there would be no impacts to major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities in the area that could not be mitigated to a level that is less than significant.

3. *Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.*

The Project does not include changes to standards and criteria by which development will proceed, or standards for conservation, development, and utilization of natural resources.

4. *A program of implementation measures including regulation, programs, public works projects, and financing measures necessary to carry out the provisions contained in paragraphs 1, 2, and 3 above.*

The Project provides adequate text and diagrams to adequately address all established programs of implementation measures, including regulation programs, public works projects, and financing measures.

**Section 4. Development Plan Review 22-00036.** 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 February 19, 2025, the Planning Commission finds, with respect to Development Plan Review 22-00036, that:

- A. The location, size, design, density, and intensity of the proposed development and improvements are consistent with the City's General Plan, the Perris Valley Commerce Center Specific Plan, the purposes and provisions of the P.M.C., the purposes of the Zone in which the site is located, and the development policies and standards of the City.*

The Light Industrial (LI) Zone provides for the development of industrial uses, which may support a wide range of manufacturing and non-manufacturing industrial uses, from large-scale warehouses and warehouse/distribution facilities to outdoor industrial activities. The proposed Project is consistent with the Light Industrial designation in the General Plan and Perris Valley Commerce Center Specific Plan ("PVCCSP"), and the existing land uses in the area. The Project, as conditioned, will meet or exceed all design and development criteria of the proposed LI Zone, which implements the development standards and policies of the City and the PVCCSP.

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

The proposed Project is physically suitable in terms of parcel size, shape, access, and availability to utilities and services, as the site is located south of Harley Knox Boulevard and west of Perris Boulevard, which allows for adequate access and provides for the logical connection to infrastructure to service the site. Furthermore, utility service connections are available to service the site.

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

As conditioned, the proposed 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 surrounded by industrial developments and land uses and has been designed and conditioned to protect the public health, safety and welfare and other properties in the vicinity. Additionally, an Initial Study and Mitigated Negative Declaration was prepared for the Project and reduced any potential impacts of the development to a less than significant level.

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

The proposed architecture meets PVCCSP design standards for light industrial development, thereby protecting the character of the overall development of the PVCCSP industrial zones. Therefore, it is compatible with community standards and protects the character of adjacent development. Enhanced architecture, site design, and landscaping have been provided for the Project to ensure compatibility with the surrounding industrial uses. The building design features symmetry and balance with enhanced architectural treatments at the corners of the building. The proposed color palette and materials provide variety and interest through contrasting and complimentary color tones ranging from white to grey throughout the building wall surface and accentuate the corner and pop-out façade elements. Glazing treatments have been applied on all facade windows, and brick veneer provides additional texture along with the building entrance corners.

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

The proposed Project exceeds the on-site landscape standards for the Light Industrial (LI) Zone as outlined in the PVCCSP. A minimum of 12% landscape coverage is required, and the Project is proposing 19.21%. It provides a mix of native and drought-tolerant trees, shrubs, ground cover, and annual color throughout the site to ensure visual relief and soften and embellish access points, building entries, parking areas, and trash enclosures.

- F. The safeguards necessary to protect the 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 attached hereto and incorporated herein by this reference as Attachment 1, and mitigation measures found in Mitigated Negative Declaration No. 2396. (Attachment 2), which are incorporated herein by this reference, which will ensure that the Project is developed in compliance with City and affected service agency codes and policies and mitigates potential impacts to the environment.

**Section 5.** Based upon the preceding 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 February 19, 2025, the Planning Commission recommends the City Council (i) adopt Mitigated Negative Declaration No. 2396 and the included Mitigation Monitoring Reporting Program attached to this Resolution and incorporated herein by this reference, (ii)

Approve Specific Plan Amendment (SPA) 22-05375 amending the PVCCSP as shown in Attachment 3 to this Resolution and incorporated herein by this reference, and (iii) approve Development Plan Review (DPR) 22-00036, all subject to the Planning Division,

Building, Fire, Public Works and Engineering Departments' Conditions of Approval (COA) attached to this Resolution and incorporated herein by this reference.

A **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 to the passage and adoption of this Resolution.

**ADOPTED, SIGNED, and APPROVED** this 19<sup>th</sup> day of February 2025.

\_\_\_\_\_  
CHAIRPERSON, PLANNING COMMISSION

ATTEST:

\_\_\_\_\_  
Secretary, Planning Commission

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

I, Patricia Brenes, SECRETARY OF THE PLANNING COMMISSION OF THE CITY OF PERRIS, DO HEREBY CERTIFY that the foregoing Resolution Number 24-01 was duly adopted by the Planning Commission of the City of Perris at a regular meeting of said Planning Commission on the 19<sup>th</sup> day of February 2025, and that it was so adopted by the following vote:

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

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Secretary, Planning Commission

**Attachments:**

1. Conditions of Approval (Planning, Engineering, Public Works, Community Services, Building & Safety, and the Mitigation Monitoring and Reporting Program)
2. Initial Study/MND, Mitigation Monitoring and Reporting Program, and Associated Technical Studies  
*Due to the size of the files, the documents are available on line at:*  
[https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-420#docan1206\\_1313\\_479](https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-420#docan1206_1313_479)
3. Existing and Proposed Zoning in the PVCCSP

# ATTACHMENT 1

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

**RECOMMENDED CONDITIONS OF APPROVAL**

**Specific Plan Amendment (SPA) 22-05375  
Development Plan Review (DPR) 22-00036**

**February 19, 2025**

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**PROJECT:** Specific Plan Amendment (SPA) 22-05375 and Development Plan Review 22-00036 – A proposal to consider the following entitlements to facilitate the construction of a 58,974-square-foot industrial building on 4.01 acres, located south of Harley Knox Boulevard and west of Perris Boulevard: 1) Specific Plan Amendment to rezone the project site from Commercial (C) Zone to Light Industrial (LI) Zone within the Perris Valley Commerce Center Specific Plan (PVCCSP); and 2) Development Plan Review of the site plan and building elevations. Applicant: Mike Wolfe, Brew Enterprises II.

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**GENERAL CONDITIONS:**

1. **Approval Period for Development Plan Review 22-00036.** In accordance with P.M.C. Section 19.61.090, Expiration and Extension of Time, this approval shall expire three (3) years from the date of City Council approval. Within three 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. 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 Development Plan Review.
2. **Mitigation Monitoring Program.** The project shall fully comply with all provisions of the adopted Mitigation Monitoring and Reporting Program (MMRP) for Mitigated Negative Declaration (MND) 2396. The MMRP shall be implemented in accordance with the timeline, reporting, and monitoring intervals listed.
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 **Specific Plan Amendment (SPA) 22-05375 and Development Plan review (DPR) 22-00036**. 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 and Specific Plan Compliance.** The project shall conform to the Light Industrial (LI) Zone standards of the Perris Valley Commerce Center Specific Plan (PVCC-SP), and Title 19 of the 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 conceptual landscaping shall conform substantially to the set of plans approved by the Planning Commission on **February 19, 2025**, 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. **City Ordinances and Business License.** The subject business shall maintain compliance with all local and City Ordinances, including but not limited to an annual fire inspection and maintenance of a City business license.

### *Prior to Grading Permit Issuance:*

10. **Mitigation Measures.** All applicable mitigation measures shall be satisfied.
11. **Certificate of Compliance.** Prior to grading permit issuance, the applicant shall obtain a certificate of compliance for the consolidation of the two lots.
12. **Grading Plans.** Grading plans shall be submitted to the City Engineer for review and approval. Grading plans shall be consistent with approved development plans.
13. **Eastern Municipal Water District (EMWD).** After the City's approval, the applicant shall submit landscape and irrigation plans to EMWD for approval and comply with required EMWD inspections. Contact EMWD at 951 928-3777, ext. 4334.
14. **Preliminary Water Quality Management Plan (PWQMP) 22-00036.** A Preliminary WQMP was prepared for the proposed project site. All PWQMPs were determined to be in substantial compliance, in concept, with the 2012 Riverside County WQMP Manual requirements. The following conditions apply:
  - a. The development shall be subject to all provisions of City of Perris Ordinance Number 1194, which establishes stormwater/urban runoff management and discharge controls to improve water quality and comply with federal regulations and any subsequent amendments, revisions, or ordinances pertaining thereto.
  - b. The structural BMPs selected for this project have been approved in concept. The owner shall submit a final WQMP including plans and details providing the elevations, slopes, and other details for the proposed structural BMPs, including one bioretention basin, self-retaining landscape, and a covered trash enclosure. The Public Works Department shall review and approve the final addendum WQMP text, plans, and details.
15. **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).

16. **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:***

17. **Mitigation Measures.** All applicable mitigation measures shall be satisfied.
18. **Community Contribution.** Prior to building permit issuance, the developer shall contribute \$176,922.00 to the City of Perris Patriot Park renovation or any other project as deemed appropriate by the City Manager or designee.
19. **Trash Enclosure.** In accordance with the Perris Valley Commerce Center Specific Plan, all development shall contain trash enclosures for the collection of trash and recyclable materials subject to water quality and best management practices and include the following:
  - a. The sides of the trash enclosure shall be screened with landscaping (vines and shrubs) and provide a decorative solid trellis cover and a metal mesh between the trellis cover and the trash enclosure stucco wall.
20. **California Building Code.** The applicant shall comply with the 2023 Cal green standards for shade trees in commercial parking lots.
21. **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 space 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.
36. **Wall and Fence Plan Requirements.** The following shall be shown on the building plan check set for Planning staff review and approval:
  - a. A perforated metal mesh/ material shall be attached to the main vehicular gate.
22. **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. **Perimeter Landscaping.** The applicant shall upsize and increase the number of plant materials (trees, shrubs, accent plants) along the street frontages.
  - b. **Uplighting.** Landscaping along the street frontages shall be enhanced with uplighting.
  - c. **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.
  - d. **BMPs for Water Quality.** All BMPs (vegetated swales, detention basins, etc.) shall be landscaped with appropriate plant materials and irrigation.
  - e. **Shade Tree.** The project shall provide three (3) shade tree species, including a Chinese Elm Tree.
  - f. **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](http://www.cityofperris.org)) for mandated water conservation.
  - g. **Enhanced Pavement.** Decorative pavement treatments (accent colors, textures, and patterns) shall be used at the driveway entrances.
  - h. **Water Conservation.** Rain-sensing override devices and soil moisture sensors shall be required on all irrigation systems. Landscaping shall comply with Zoning Code Chapter 19.70 ([www.cityofperris.org](http://www.cityofperris.org)) for mandated water conservation.
  - i. **Maintenance.** All landscaping shall be maintained in a viable growth condition in perpetuity.
23. **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 the hours between 7:00 a.m. and 7:00 p.m. on weekdays. 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. Stationary construction equipment that generates noise in excess of 65 dBA at the project boundaries must be shielded and located at least 100 feet from occupied residences. The equipment area with appropriate acoustic shielding shall be designated for building and grading plans. Equipment and shielding shall remain in the designated location throughout construction activities.
  - c. Construction routes are limited to City of Perris designated truck routes.
  - d. Water trucks or sprinkler systems shall be used during clearing, grading, earthmoving, 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.
  - e. 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.
- f. Project applicants shall provide construction site electrical hookups for electric hand tools such as saws, drills, and compressors, to eliminate the need for diesel-powered electric generators or provide evidence that electrical hookups at construction sites are not practical or prohibitively expensive.
24. **Construction Drawings.** All Planning, Public Works, and Engineering conditions of approval shall be copied onto the construction drawings. The conditions shall be annotated for ease of reference (i.e., Sheet and detail numbers).
25. **School District.** The proposed project shall adhere to the standard requirements and fees established by the Val Verde Unified School District. Evidence of payment of fee shall be provided to the Development Services Department.
26. **Performance Standards.** The applicant shall comply with all Performance Standards in Chapter 19.44.070. of the Perris Municipal Code.
27. **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).
28. **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.
29. **Downspouts.** Exterior downspouts are not permitted on building elevations facing the public right of way. Interior downspouts are required for these elevations.
30. **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.
31. **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.
32. **Photometrics Plan (Site Lighting Plan).** The applicant shall submit a Photometrics Plan to the Planning Division for review and approval by Planning Division. 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 the parking area, 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.
33. **Fees.** The developer shall pay the following fees prior to the issuance of building permits:
- Stephen's Kangaroo Rat Mitigation Fees of \$500.00 per acre;
  - Multiple Species Habitat Conservation Plan fees currently in effect;
  - Current statutory school fees to all appropriate school districts;
  - 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:***

- 34. **Mitigation Measures.** All applicable mitigation measures shall be satisfied.
- 35. **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.
- 36. **Waste Hauling and Disposal.** The project shall use only the City-approved waste hauler for all construction and other waste disposal.
- 37. **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 people 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.
- 38. **Temporary Construction Fencing.** A 6-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:***

- 39. **Mitigation Measures.** All applicable mitigation measures shall be satisfied.
- 40. **Truck Route Signs.** The applicant shall install signage directing trucks to the approved truck route.
- 41. **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. Maintenance District No. 84-1
  - c. Flood Control Maintenance District No. 1
  - d. South Perris Public Safety Community Facilities Assessment District
- 42. **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.

43. **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.
44. **Outstanding Fees.** Any outstanding processing fees due to the Planning Division shall be paid prior to building occupancy.
45. **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:***

46. **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 January 26, 2023.
47. **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.
48. **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.
49. **Truck Route Plan.** Applicant shall be responsible for providing truck drivers with the City of Perris Truck Route plan.

• **ENGINEERING DEPARTMENT**

50. The project shall adhere to the requirements of the City Engineer as indicated in the attached Engineering Conditions of Approval dated **January 30, 2024**.

• **PUBLIC WORKS DEPARTMENT**

51. The project shall adhere to the requirements of the Public Works Administration Department as indicated in the attached Conditions of Approval dated **January 26, 2023**.

- **COMMUNITY SERVICES DEPARTMENT**

52. The project shall adhere to the requirements of the Community Services Department as indicated in the attached Conditions of Approval **dated September 27, 2023.**

- **BUILDING OFFICIAL/FIRE MARSHAL**

53. The project shall adhere to the requirements of the Building Department as indicated in the attached Conditions of Approval dated **January 17, 2023.**

- **FIRE**

54. The project shall adhere to the requirements of the Fire Department as indicated in the attached Conditions of Approval dated **December 5, 2023.**

- 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 permits, evidence of sufficient fire flow of 4,000 GPM for 4- hours shall be provided to the City of Perris. The City of Perris Building and Fire Marshal Water Available/Fire Flow Form shall be utilized.
- 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 shall be maintained at all times.
- 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 have indicating sectional valves for every five (5) appurtenances.
- j. The Fire Department Connection (FDC) shall be located within 100 feet of a public fire hydrant. The fire hydrant shall be on the same side of the street. A vehicle access roadway/approach shall not be placed between the FDC and 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 lighted during hours of darkness. The address shall be clearly visible from the street fronting the property and comply with California Fire Code Section 505.1 for size and color.
- m. Building shall be provided with an automatic fire sprinkler system in accordance with NFPA 13. Construction plans shall be submitted for review and approval to the City of Perris prior to installation.
- n. Prior to building finals, all buildings shall be provided with a Knox Lock key box located no more than seven-feet above the finished surfaced and near the main entrance door.
- 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 subsections. The system shall be installed and inspected by the City of Perris Building Department before the Certificate of Occupancy is issued.

**END OF CONDITIONS**



# CITY OF PERRIS

ENGINEERING DEPARTMENT

## CONDITIONS OF APPROVAL

January 30, 2024

PLN 22-00036 – DPR  
PLN 22-05375 - SPA  
Brew Enterprises II  
Harley Knox Blvd. west of Perris Blvd.  
Por Par 7 – Blk 2 – PM 014/668  
APN 302-090-021

With respect to the Conditions of Approval for the above referenced project, the City of Perris requires that the developer/property owner provides 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 their omission may require the site plan to be resubmitted for further consideration. These ordinances and the following conditions are essential parts and requirement occurring in ONE is as binding as though occurring in all. They are intended to be complimentary and to describe the conditions for a complete design of the improvements. Unless otherwise noted, all offsite improvements as conditioned 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. The developer/property shall secure City's and appropriate agencies clearances and approvals of the improvement plans.

**ENGINEERING DEPARTMENT**  
101 N. D St., PERRIS, CA 92570  
TEL.: (951) 943-6100 ext. 116

3. 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.
4. Truck access shall be limited to I-215/Harley Knox Boulevard Interchange, Harley Knox Boulevard, Redlands Avenue, Markham Street, Indian Avenue. Alternatively, truck access may be accommodated from I-215/Placentia Avenue Interchange, Placentia Avenue, Indian Avenue, Harley Knox Boulevard, Redlands Avenue and Markham Street.
5. Truck access to and from Ramona Expressway and Perris Boulevard is prohibited.

**Prior to issuance of Grading Permit:**

6. The developer/property owner shall submit the following to the City Engineer for review and approval:

- Grading Plan and Erosion and Sediment Control Plan – Plan shall show the WDID No.
- Street Improvement Plan
- Storm Drain Improvement Plan
- Drainage, Hydrology and Hydraulic Report
- Final WQMP (for reference)
- Street Light Plan prepared by a registered Electrical Engineer per City of Perris Safety Lighting Standards

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

7. Generated onsite runoff shall be collected, mitigated and conveyed to an acceptable outlet as approved by the City Engineer.

8. Harley Knox Boulevard is classified as a Primary Arterial (128'/94'). Adequate right-of-way shall be dedicated on Harley Knox Boulevard along the property frontage to accommodate 64 feet half-width right-of-way.

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

10. Two (2) driveways are permitted to the site:

– The westerly driveway shall be limited to right-in/right-out only and designated for auto access only, and

– The easterly driveway access shall be limited right-in/right-out only and designated for truck access only.

11. The driveways shall be per County of Riverside Standard No. 207A and shall include wet set concrete truncated domes in compliance with ADA Standards.

12. To withstand truck turning movements, the developer/property owner shall install Portland Cement Concrete (PCC) pavement on Harley Knox Boulevard at the truck designated driveway per City of Perris and Caltrans Standards as directed by the City Engineer.

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

14. The developer/property owner shall pay to the City \$150,000 for their contribution towards I-215/Ramona Expressway Interchange and I-215/Harley Knox Boulevard Interchange and other improvements. This one-time contribution is above and beyond DIF, TUMF, RBBD and other City fees, and is not reimbursable.

**Prior to issuance of Building Permit:**

15. The project site is located within the limits of Perris Valley Area Drainage Plan for which for which drainage fees have been adopted by City. Drainage fees shall be paid as set forth under the provisions of the "Rules and Regulations of Administration of Area Drainage Plan."

16. The developer/property owner shall submit Water and Sewer Plan to the City Engineer for review and approval – fire department and EMWD approvals of on-site and off-site water and sewer plan are required prior to the City Engineer's approval of the plans.

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

18. The developer/property owner shall submit an elevation certification from the Engineer of Record in compliance with the approved plans.

**Prior to issuance of Certificate of Occupancy:**

19. The developer/property owner shall provide, construct, install and complete all public improvements as stipulated in this project's Conditions of Approval.

20. Harley Knox Boulevard (Secondary Arterial - 94'/64') along the property frontage within the dedicated right-of-way shall be improved to provide for 8 foot wide curb separated sidewalk/Class I Shared Use Path per City of Perris Active Transportation Plan and streetlights subject to the photometric analysis, per City of Perris, County of Riverside and Caltrans standards.

To satisfy the required pavement specification of Harley Knox Boulevard, the condition of the existing pavement on Harley Knox Boulevard along the property frontage shall be

evaluated by the developer/property owner's Soils Engineer; subsequently the developer/property shall provide the required pavement rehabilitation as directed by City Engineer.

21. To withstand truck turning movements, the developer/property owner shall install Portland Cement Concrete (PCC) pavement on Harley Knox Boulevard at the truck designated driveway per City of Perris and Caltrans Standards as directed by the City Engineer.

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

23. 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 a qualified professional land surveyor 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:** January 26, 2023

**To:** Alfredo Garcia, Planner

**From:** Michael Morales, CIP Manager

**By:** Joseph Rivera, Program Coordinator JR

**Subject:** DPR# 22-00036, SPA 22-05375 – Conditions of Approval

Proposal to rezone 4.01 acres from Commercial Center (CC) to Light Industrial (LI) and construct a 58,974 sq ft industrial bldg. located within the Perris Valley Commerce Center Specific Plan, located along Harley Knox Blvd. between Indian Ave and Perris Blvd.

- 
1. **Dedication and/or Landscape Maintenance Easement.** Offer of Dedication and Landscape Maintenance Easement for City landscape maintenance district shall be provided as follows:
    - **Harley Knox Blvd.** - Provide offer of dedication as needed to provide for full half width Arterial street (128' ROW (64' half width), curb gutter, sidewalk, Class I Shared Use Path, 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 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 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 22-00036" and shall be exclusive of any private property, on-site landscaping. Elements of the Landscape Plan shall include but not be limited to:
    - a. **Landscape Limits** – Limits of right-of-way areas or easement areas, defined by concrete mow curb, fully dimensioned, that are to be annexed into the Landscape Maintenance District. A planting palette and hardscape plan intended to meet the design intent of the Landscape Guidelines in effect for the area; or if

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

- **Harley Knox Blvd.** – Per section 6.2.1 Streetscape Landscape guideline and planting pallet for Arterials, and Figure 6.0-4 of the PVCCSP, for sizing and spacing requirements. Primary Trees Primary: Lagerstroemia Indica Indian Tribe Varieties, Secondary Olea eropaea Monher Majastic Beauty Fruitless Olive. Use drought resistant shrubs and ground cover intended to complement the existing parkways to the west along Harley Knox Blvd. including but not limited to the following: Nandina domestica Woods Dwarf Heavenly Bamboo, Grevillea Noell, Lantana “New Gold”, Officinalis Rosmarinus Hunting Carpet Rosemary, Tulbaghia violacea Tricolor Society Garlic, Tachelospermum jasminodes Mariegated Star Jasmine, hardscape such as creek bed, round stone, and decomposed gravel to match existing medians along Harley Knox Blvd.
  - **Existing Harley Knox Blvd. Median** - The proposed development will benefit from existing landscape maintenance district facilities, including the Harley Knox Blvd. medians, which serves the existing development. Therefore, the project shall annex into a new Landscape District Benefit Zone and pay is fair share of the maintenance of the existing median facilities.
- 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 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. Proposed system shall be complete with wireless weather station, aircard with flow, one year bundle service, blade antenna and flow sensor.
- c. **Benefit Zone Quantities** – Include a Benefit Zone quantities table (i.e. SF of planting areas, turf, number of trees, SF. of hardscape, etc.) in the lower right hand corner of the cover sheet for off-site landscape areas, indicating the amount of landscaping the district will be required to maintain.
- d. **Meters** – Each District is required to be metered separately. All electrical and water meters shall be located in locations that are easily accessible to maintenance staff while not visually obtrusive in the street scene and away from street intersections. Show location of separate water and electrical utility meters intended to serve maintenance district areas exclusively. Show locations of water and electrical meter for landscape district. Show location of water and electrical meter for flood control district. Show location of electrical meter for Traffic signal and street lighting district, on respective plans. Coordinate location of meters on landscape and civil engineering plan.
- e. **Controllers** - The off-site irrigation controllers are to be located within the right of way (preferably within the off-site landscape area). All point of connection equipment including irrigation controller pedestals, electrical meter pedestals, and backflow preventers are to be located in locations that are easily accessible to maintenance staff while not visually obtrusive in the street scene, and away from street intersections.

Backflow preventers are to be screened on at least three sides with (5) gallon plant material. The fourth side shall be open to the back of the landscape area in order to allow the backflow cage to be opened without interference with plant materials. Backflow cages shall meet the required City of Perris Engineering Standards in effect at the time of approval.

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

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

5. **One Year Maintenance and Plant Establishment Period-**The applicant will be required to provide a minimum of a one (1) year maintenance and plant establishment period, paid at the sole expense of applicant. This one-year maintenance period commences upon the successful completion of Inspection #3 discussed above, and final approval by the City. During this one-year period the applicant shall be required to maintain all landscape areas free of weeds, debris, trash, and graffiti; and keep all plants, trees, and shrubs in a viable growth condition. Prior to the start of the one-year maintenance period, the Developer shall submit a weekly Landscape Maintenance Schedule for the review and approval by the City's Special Districts Division. City shall perform periodic site inspections during the one-year maintenance period. The purpose of these periodic inspections is to identify any and all items needing correction prior to acceptance by the City at the conclusion of the one-year maintenance period. Said items needing correction may include but are not limited to: replacement of dead or diseased plant materials, weeding, replenishment of mulches, repair of damaged or non-functioning irrigation components, test of irrigation controller communications, etc. During this period, the City shall begin the annual assessment of the benefit zone in preparation for the landscape installation turn-over to City maintenance staff.
  
6. **Street/Off-Site Improvements.** The applicant shall submit street improvement plans, accompanied by the appropriate filing fee to the City Engineering Department. Details of treatments off-site improvements, including lighting shall meet both the City Engineer's Design Guidelines, and the additional requirements of the Engineering and Special Districts Division. Components shall include, but not be limited to:
  - a. **Street Lighting-**If Street lighting is required, lighting shall meet the type, style, color and durability requirements, necessary for energy efficiency goals, maintenance and longevity of improvements of the City Engineer's Office. As determined by the City, new streetlights may be required to be deeded to City of Perris, and not SCE. Streetlights deeded to City of Perris shall be constructed per LS-3 account billing standard, which shall include an individually metered pedestal for streetlights.
  - b. **Acceptance By Public Works/Special Districts-** Lighting District facilities required by the City Engineer's Office shall be installed and fully operational and approved by final inspection by the City Engineer's Office, and the City's Consulting Traffic Signal Inspection Team (Riverside County TLMA) at (951) 955-6815. Prior to acceptance for maintenance of "Off-site" traffic signal and lighting facilities by the Public Works-Engineering and Administration Division/Special Districts, the developer shall contact the Public Works Special Districts Division at (951) 657-3280 to schedule the delivery of all required turn-over submittal items. Prior to acceptance into Lighting District 84-1, coordinate turn-over information pertaining to Street Lights, and Traffic Signal Electrical/SCE Service Meters with Wildan Financial Services, the City's Special Districts Consulting Firm at (951) 587-3564. (i.e. Provide electrical meter number, photo of pedestal, and coordinate "request for transfer of billing information" with SCE and City for all new service meters). Developer shall pay 18-month energy charges to the City of Perris for all off-site street lighting. Call Wildan Financial Services, Inc. for amount due, and to obtain receipt for payment. Obtain and provide a clearance form from Riverside County TLMA indicating completion of all punch list items from traffic signal construction. Submit one large format photo-copy 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 Works Engineering Administration and Special Districts Division.
  - **WQMP Inspections-** The project applicant shall inform the on-site project manager and the water quality/utilities contractor of their responsibility to call for both "ON-SITE" and OFF-SITE" WQMP Inspections at the appropriate stages of construction. Contact CGRM at (909) 455-8520 to schedule inspections.
  - **Acceptance By Public Works/Special Districts-**Both on-site and off-site flood control/water quality facilities required for the project, as depicted in the Final WQMP, shall be installed and fully operational, and approved by final inspection by the City's WQMP Consultant, CGRM. The Developer shall obtain a final Clearance Letter from CGRM indicating compliance with all applicable Conditions of Approval for the approved WQMP. The developer shall deliver the same to the Public Works-Engineering and Administration Division/Special Districts. In addition, prior to acceptance by the City, the developer shall submit a Covenant and Agreement describing on-going maintenance responsibilities for on-site facilities per the approved WQMP, to the Public Works Engineering Administration and Special Districts Division. The Public Works Engineering Administration and Special Districts Division will review and approve the Covenant and Agreement. The City shall record the same with the Riverside County Recorder's Office, and the recorded instrument shall be returned to the City Clerk of the City of Perris for filing.
  
8. **Flood Control District #1 Maintenance Acceptance.** Flood Control District facilities required by the City Engineer's Office shall be installed and fully operational, and approved by final inspection by the City Engineer's Office. Prior to acceptance for maintenance of "Off-site" flood control facilities by the Public Works-Engineering and Administration Division/Special Districts the developer shall contact the Public Works Special Districts Division at (951) 657-3280 to schedule the delivery of all required turn-over submittal items including as-built storm drain plans in electronic PDF format, one large format photo-copy of as-built plans, storm drain video report in electronic format, and hardcopy of video report with industry standard notations and still photos made during video runs (i.e. facilities sizes, off-sets or damage, facility type, dirt and debris, etc.). The flood control facilities shall be turned over in a condition acceptable to the City, and the developer shall make all necessary repairs and perform initial maintenance to the satisfaction of the City.
  
9. **Assessment Districts.** Prior to permit issuance, developer shall deposit \$5,250 per district, \$15,750 total due. Payment is to be made to the City of Perris, and the check delivered to the City Engineer's Office. Payment shall be accompanied by the appropriate document for each district indicating intent and understanding of annexation, to be notarized by property owner(s):
  - **Consent and Waiver for Maintenance District No. 84-1-New Street** lighting proposed by the project, as determined by the City Engineer

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



**CITY OF PERRIS**  
COMMUNITY SERVICES

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# MEMO

**Date:** September 27, 2023

**To:** Alfredo Garcia, Project Planner

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

**Cc:** Arcenio Ramirez, Assistant Director of Community Services  
Arturo Garcia, Parks Manager  
Joshua Estrada, Parks Coordinator

**Subject:** Development Plan Review 22-00036 and SPA 22-05375 – A proposal to rezone 4.01 acres from Commercial Center (CC) to Light Industrial (LI) within the Perris Valley Commerce Center Specific Plan to facilitate the construction of a 58,987 Sq. Ft. Industrial Building. – Comments

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Community Services Staff reviewed DPR 22-00036 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): DPR 22-00036 and SPA 22-05375

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

Applicant: Mike Wolfe

Location: South along Harley Knox Blvd. 600 feet west of Perris Blvd.

Project: Proposal to rezone some commercial property to facilitate the construction of a 58,974 SF Industrial building

APN(s): 302-090-021

Reviewed By: David J. Martinez, CBO

Date: 1-17-23

**BUILDING AND SAFETY CONDITIONS**

1. Shall comply with the latest adopted State of California 2022 editions of the following codes as applicable:
  - A. 2022 California Building Code
  - B. 2022 California Electrical Code
  - C. 2022 California Mechanical Code
  - D. 2022 California Plumbing Code
  - E. 2022 California Energy Code.
  - F. 2022 California Fire Code
  - G. 2022 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 any recreational uses, for the complex and the entire site,
5. The proposed structures will have to have fire sprinklers

## **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**

## ATTACHMENT 2

Initial Study/MND, Mitigation Monitoring and Reporting Program, and Associated Technical Studies

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

[https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-420#docan1206\\_1313\\_479](https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-420#docan1206_1313_479)

# ATTACHMENT 3

### EXISTING ZONING COMMERCIAL



### PROPOSED ZONING LIGHT INDUSTRIAL

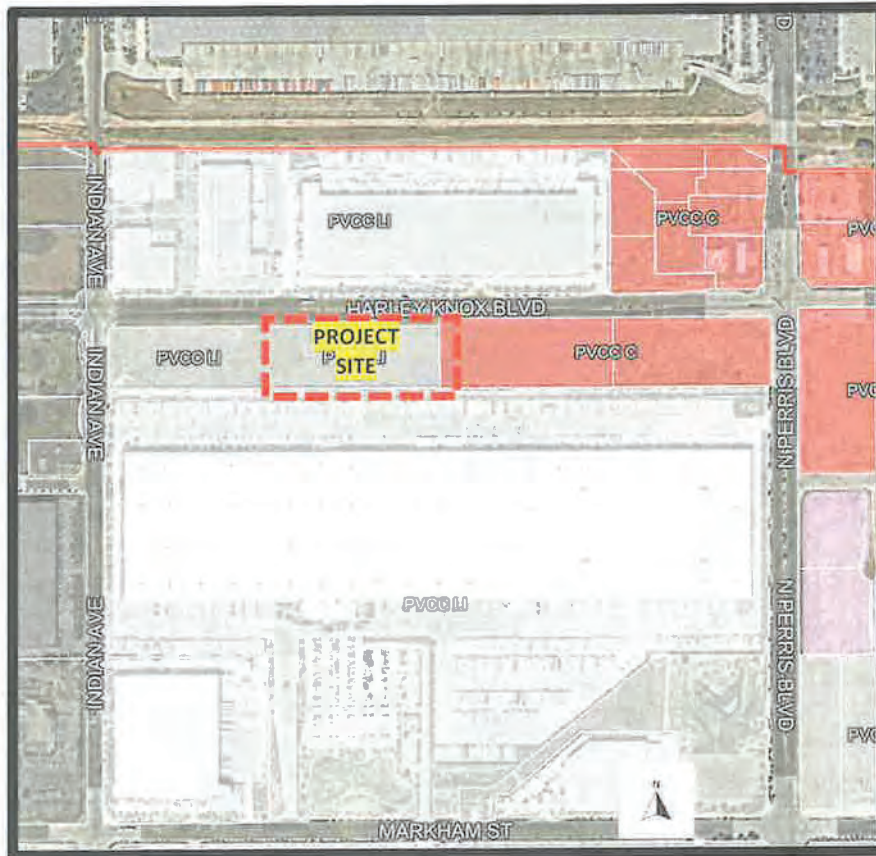


EXHIBIT B  
LOCATION AERIAL MAP



EXHIBIT C  
PVCCSP SPECIFIC PLAN AMENDMENT

**EXISTING ZONING COMMERCIAL**



**PROPOSED ZONING LIGHT INDUSTRIAL**

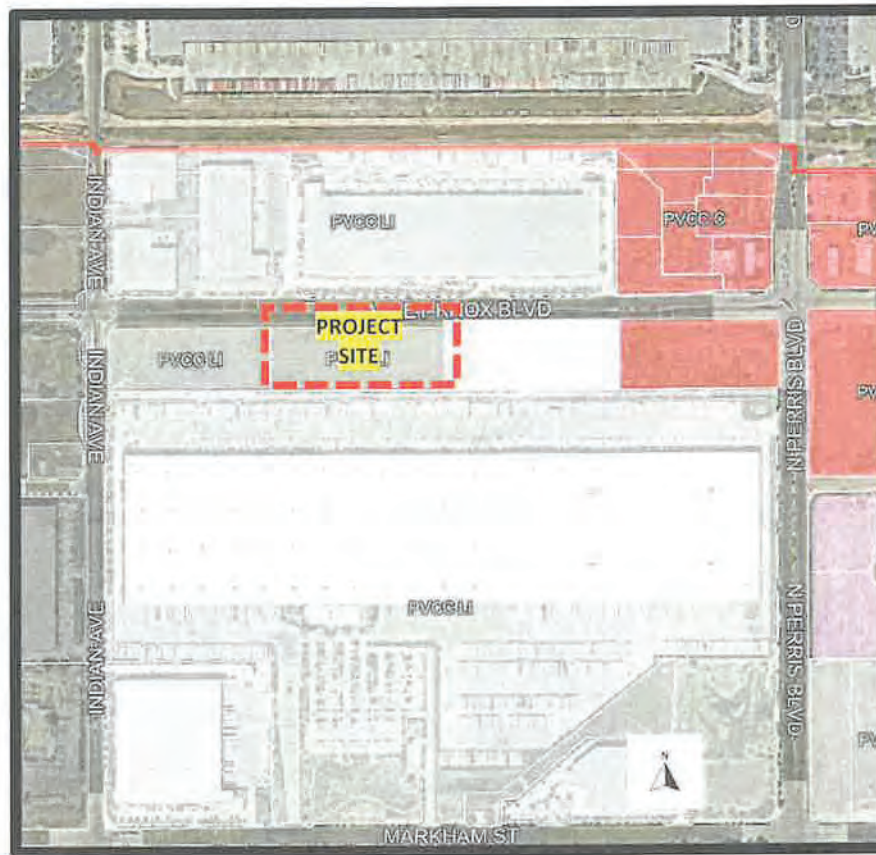
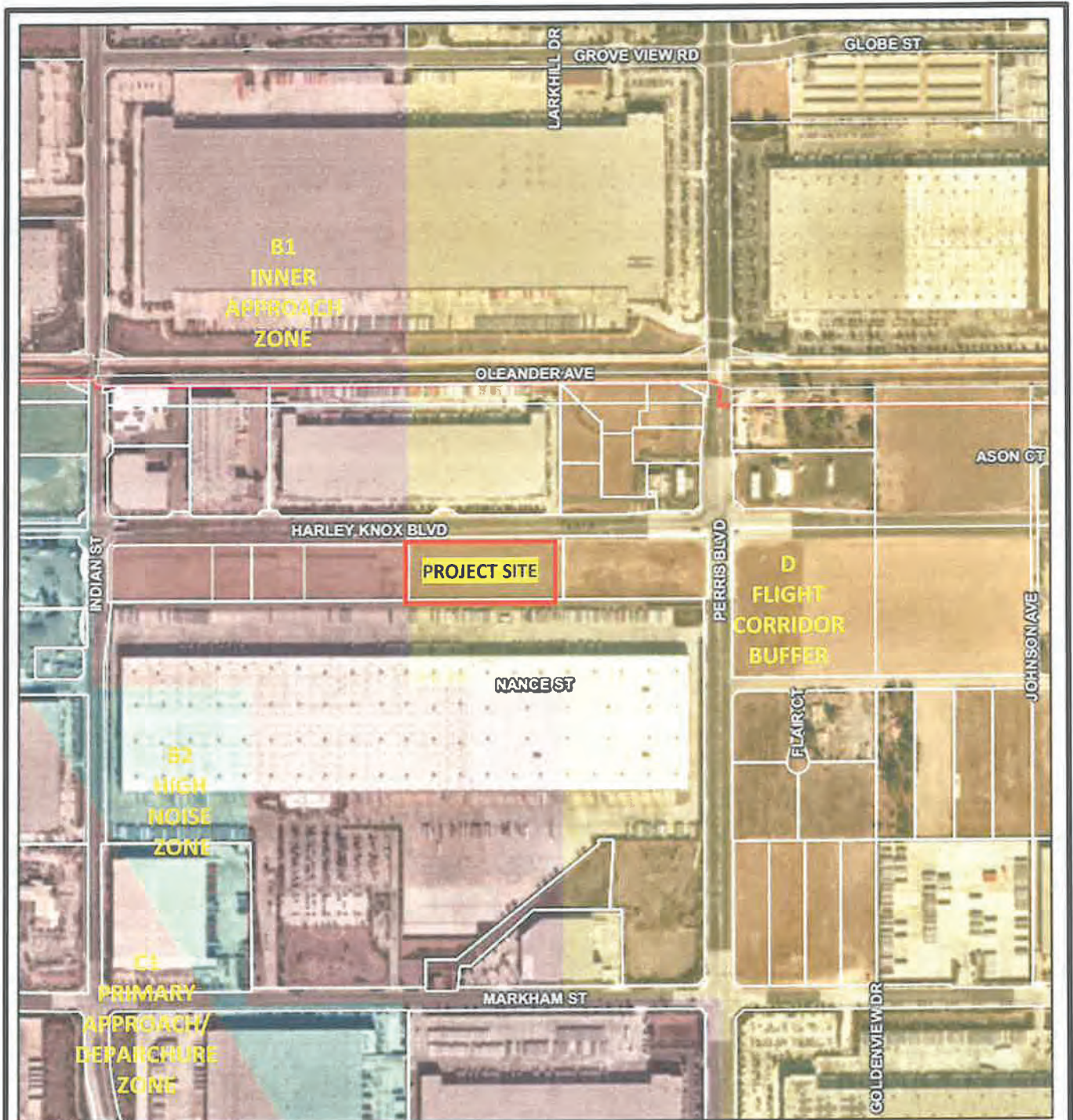


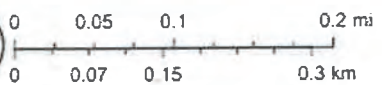
EXHIBIT D  
MARB / IP ALUCP Map



2/5/2025, 11:21:22 AM

1:8.404

- Parcels
- Parcels Riverside County
- Airport Compatibility Zone March Air Reserve Base
- B2
- D
- B1-APZ I
- C1
- Perris Boundary
- Roads Labeling



Nearmap

# EXHIBIT E

## PROJECT PLANS

(Site Plan, Floor Plan, Building Elevations,  
and Conceptual Landscape Plans)











## EXHIBIT F

### Initial Study/MND and Associated Technical Studies

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

[https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-420#docan1206\\_1313\\_479](https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-420#docan1206_1313_479)

## EXHIBIT G

### Public Comments and Responses

*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-420#docan1206\\_1313\\_479](https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-420#docan1206_1313_479)

# EXHIBIT H

## Notice of Public Hearing



# NOTICE OF PUBLIC HEARING

*This may affect your property. Please read:*

Notice is hereby given that the Planning Commission of the City of Perris will hold a Public Hearing on the item below:

**CASE:** Specific Plan Amendment (SPA) 22-05375 and Development Plan Review 22-00036

**APPLICANT:** Deirdre McCollister  
MIG, Inc.

**LOCATION:** The Project Site is located south along Harley Knox Boulevard about 650 feet west of Perris Boulevard (APN: 302-090-021).

**PROPOSAL:** To 1) amend a 4.01-acre lot from Commercial (C) Zone to Light Industrial (LI) Zone within the Perris Valley Commerce Center Specific Plan (PVCC SP); and 2) to facilitate a Development Plan Review to construct a 58,974-square-foot industrial building.

### ENVIRONMENTAL DETERMINATION:

Adoption of the Mitigated Negative Declaration (MND No. 2396) in compliance with the requirements of the California Environmental Quality Act (CEQA). The MND 2396 is available for public review at the City of Perris Planning Division, 135 North "D" Street, Perris, California 92570. The Planning Counter is open Monday – Friday 8:00 a.m. – 6:00 p.m. *Electronic copies can be viewed on the City's website at:*

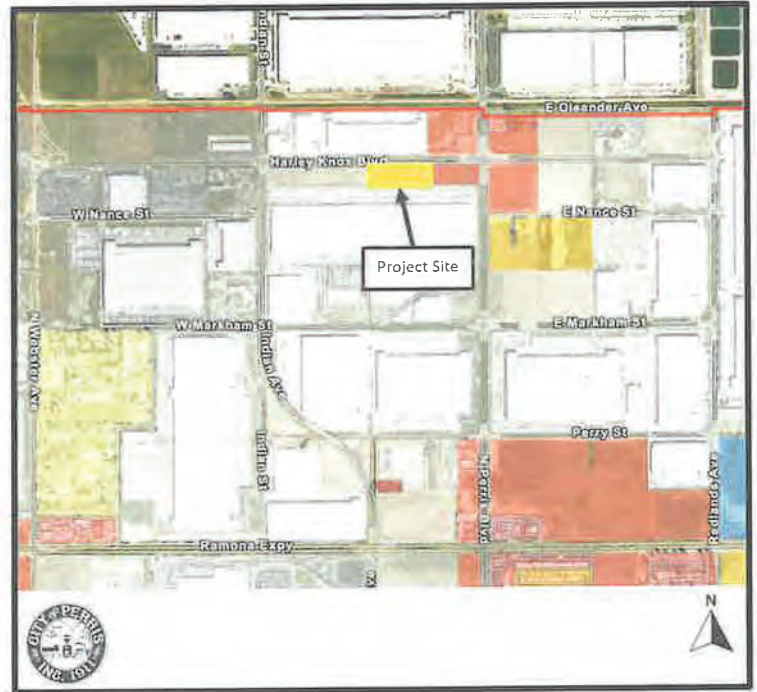
[https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-420#docan1206\\_1313\\_479](https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-420#docan1206_1313_479)

The MND/Initial Study was circulated for a 30-day review period from February 16, 2024, to March 18, 2024.

### REVIEW AND COMMENT PERIOD

Any person affected or concerned by this application may submit written comments to the Office of the City Clerk before the Planning Commission hearing. At the time of the public hearing, any person may appear and be heard in support of or opposition to the project. The Planning Commission, at the hearing or during deliberations, could approve an alternative proposal for the above project, including any changes to or modifications to the proposal. If you challenge the project in court, you may be limited to raising only

those issues you or someone else raised at the public hearing described in this notice or in writing. Correspondence delivered to the City Council prior to the public hearing to raise only those issues identified at the public hearing described in this notice or in writing delivered to the Planning Commission prior to the public hearing.



### CITY OF PERRIS PLANNING COMMISSION PUBLIC HEARING

COUNCIL CHAMBERS  
CITY HALL  
101 NORTH "D" STREET  
PERRIS, CA 92570

Date & Time: February 19, 2025 – 6:00 p.m.  
Project Planner: Alfredo Garcia, Associate Planner  
Phone: (951) 943-5003 Extension 287  
Email: [algarcia@cityofperris.org](mailto:algarcia@cityofperris.org)

**Si necesita un intérprete por favor llámenos al (951) 943-5003**