



# CITY OF PERRIS

## PLANNING COMMISSION

### AGENDA SUBMITTAL

**MEETING DATE:** June 18, 2025

**SUBJECT:** Specific Plan Amendment (SPA) 23-05321, Conditional Use Permit (CUP) 24-05125, and Development Plan Review (DPR) 23-00022 *Continued from the June 4, 2025 meeting* – A proposal to consider the following entitlements related to the sales, lease, rental, storage, and maintenance of large equipment and vehicles, on three separate sites totaling 24.9 acres, located along Frontage Road between Walnut Street and Placentia Avenue within the PVCCSP: 1) Specific Plan Amendment to revert the Potential Basin Area designation to Business/Professional Office (BPO), remove the segment of Walnut Street west of Frontage Road from the Circulation Plan, and modify the definition of "Large Equipment Retail" to include the proposed use; 2) Conditional Use Permit to allow the storage and routine maintenance of large equipment and vehicles intended for sale, lease and rental in the BPO Zone of the PVCCSP; and 3) Development Plan Review for review of the site plan and building elevations. Applicant: Orbis Retail Estate Partners

**REQUESTED ACTION:** Adopt Resolution No. 25-10, recommending that the City Council adopt Mitigated Negative Declaration No. 2404 and the Mitigation Monitoring and Reporting Program; and approve Specific Plan Amendment 23-0531, Conditional Use Permit 24-05125, and Development Plan Review 23-00022 to facilitate the sales, lease, rental, storage, and maintenance of large equipment and vehicles, on three separate sites totaling 24.9 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**

The proposed project to amend the PVCCSP (Perris Valley Commerce Center Specific Plan) to facilitate the entitlement of the sales, lease, rental, storage, and maintenance of large equipment and vehicles on three (3) vacant parcels totaling 24.9 acres and are located east and west of Frontage Road between Walnut Street and Placentia Avenue. Two of the parcels, totaling 10 and 5 acres, are zoned Business/Professional Office (BPO); the third parcel, which is 9.6 acres, is zoned "Potential Basin Areas". This parcel is a remnant parcel that resulted from the Placentia Avenue/I-

215 Interchange project, which relocated Frontage Road to the east to facilitate the new northbound freeway on-ramp and various drainage system improvements.

The 9.6-acre parcel, zoned Potential Detention Basin, was previously zoned BPO prior to the adoption of the PVCCSP in 2012, as it was once considered a potential regional basin. However, on April 26, 2022, Riverside County Flood Control and the Riverside County Transportation Commission (RCTC) deemed the use of this parcel as a potential regional basin unnecessary, as the regional basins were ultimately constructed on the south side of Placentia Avenue between the I-215 Freeway and Indian Avenue. Pursuant to Section 2.1.5 (Public Uses) of the PVCCSP, a remnant Potential Detention Basin designation that is determined not to be required for use as part of a Regional Basin is reverted to the surrounding land use, which in this case is BPO.

The project site is surrounded by I-215 to the west, existing Ritchie Bros. Auctioneers to the north, and across Walnut Street, which has a similar use to the proposed project and is zoned BPO. Subject to the approval of the PVCCSP amendment requested for this project, Richie Bros Auctioneers would be considered a permitted use, subject to a Conditional Use Permit on file, versus a legal non-conforming use. Vacant land is to the south across Placentia Avenue, and existing non-conforming single-family residences are to the east (Exhibit B).

#### *Ad-Hoc Committee Meeting*

An Ad Hoc Committee meeting was held on May 27, 2025, to present the project. The Committee provided feedback, which included enhancing the landscaping to create a prominent corner statement at the intersection of Frontage Road and Placentia Avenue, offsetting the 14-foot-high wall along the western property lines of Lots 1 and 2 to allow for a five-foot landscaped setback, and providing planters for trees along the eastern property line of Lot 3, which is shared with adjacent single-family residences. The Committee also requested cross-sections along Frontage Road and Walnut Street, street-view color renderings, the incorporation of grey tones around windows, alternative color options in place of corporate colors, and wall articulation for all buildings to ensure there is no monolithic wall surface.

#### *Community Outreach:*

The applicant stated that he personally engaged with the residential neighbors and property owners located to the east of the project site. During these interactions, the project was explained in detail, and contact information was provided so they could reach out with any questions prior to project approval or during construction activities. As a result of these meetings, no verbal objections were expressed; instead, the feedback received indicated support for the project. (Exhibit J)

## **PROJECT DESCRIPTION**

The applicant is requesting approval of a Specific Plan Amendment, a Conditional Use Permit, and a Development Plan Review to facilitate the development of three separate sites totaling 24.9 acres, which will include sales, lease, rental, storage, and maintenance of large equipment and commercial trailers. Following is a summary of the development on each site:

### *- Lot 1/Building 1*

Lot 1 consists of five (5) acres and is located west of Frontage Road at the terminus of Walnut Street. Building 1 is a 25,750-square-foot, 37-foot-high two-story structure that will accommodate vehicle and heavy equipment maintenance activities, as well as supporting office and administrative functions. The first floor consists of multiple offices, a sales floor, and parts counter, restrooms, and a break room. The remainder will be used

for a parts warehouse, storage, maintenance, and repair area, as well as a wash bay. The second floor consists of a large training room, a parts warehouse, an office, a break room, an open office area, and bathrooms. A total of 80 parking spaces for passenger vehicles is provided on the east and south sides of the site, including 61 standard parking spaces, 11 electric vehicle capable spaces (EVCS), five (5) electric vehicle supply equipment (EVSE) spaces, and three (3) ADA spaces. The remainder of the lot will be used to stage and store the large equipment to be sold. Access to Lot 1 would be provided by two driveways along Frontage Road.

- Lot 2/Building 2:

Lot 2 consists of 10.3-acres and is located west of Frontage Road. Building 2 is a 14,139-square-foot, 26-foot-tall, one-story structure that would accommodate vehicle and heavy equipment maintenance activities, as well as supporting administrative functions. The building would include three (3) offices, a sales area, a driver's room, a break room, a driver's lounge, and a shop with four (4) bays for indoor storage and maintenance. The remainder of the lot will be used for staging, display, and storage of heavy equipment and commercial trailers to be sold and/or rented. A total of 14 passenger vehicle parking spaces are proposed on the northeast side of the site, including 12 standard spaces and two (2) ADA-compliant spaces. In accordance with the Perris Valley Municipal Code, the project is deficient by six (6) parking spaces. Therefore, the applicant will be required to provide additional on-site parking spaces, as there is adequate space available throughout the site. A condition of approval is recommended to add six (6) additional parking spaces. Access to Lot 2 will be provided via a driveway along Frontage Road.

Lot 3:

Lot 3 is 9.6 acres and would be developed as an outdoor storage and display lot, fully paved with asphalt and screened by a 14-foot-tall screen wall with an eight-foot-tall decorative security gate. The proposed use of the lot is for surface storage and display of the heavy equipment and commercial trailers to be sold and/or rented. No parking is necessary or required as the site is proposed solely for the storage and display of large equipment/trailers to be sold/rented at Lot 2. Access to Lot 3 would be provided by a driveway along Frontage Road.

Implementation of this project requires approval of the following entitlements:

- Specific Plan Amendment: An amendment to the PVCCSP Land Use Map is to revert the Potential Basin designation to BPO, which is the surrounding land use, as the use as a regional basin is no longer needed; amend the Circulation Plan to remove the segment of Walnut Street west of Frontage Road, and modify the definition of "Large Equipment Retail" to include the proposed sales and rental of large equipment and vehicles.
- Conditional Use Permit: To allow the storage and routine maintenance of large equipment and vehicles intended for sale, lease, and rental in the BPO Zone of the PVCCSP.
- Development Plan Review: Review of the site plan and building elevations.

## PROJECT ANALYSIS

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

<b>CONSISTENCY TABLE</b>	
<b>Consistency with the General Plan</b>	
<p>The project site has a General Plan land use designation of BPO – Business/Professional Office, which is intended for professional or administrative services located in areas of high visibility from major roadways, as well as to provide convenient access from automobiles and public transit services. As well as small-scale warehousing and light manufacturing uses. As part of this project, the currently zoned Basin parcel is proposed to revert to the original BPO land use designation. The BPO land use designation will facilitate the operation of the proposed project and be compatible with the surrounding land uses (i.e., Ritchie Bros.). Lastly, this project proposes the removal of a segment of Walnut Street west of E. Frontage Road to accommodate the project layout, which is consistent with the General Plan in that this segment is a planned but unimproved street that is not needed to provide access to adjacent parcels or the subject project site. It has not been improved in the last 5 years and will not interfere with the circulation in the surrounding area.</p>	
<p>This project will also further the goals and policies of the General Plan as follows:</p>	
<p><u>Circulation Element:</u></p>	
<ul style="list-style-type: none"><li>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.</li></ul>	
<p><u>Safety Element:</u></p>	
<ul style="list-style-type: none"><li>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.</li><li>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.</li></ul>	
<p><u>Land Use Element:</u></p>	
<ul style="list-style-type: none"><li>o Policy II - New development consistent with infrastructure capacity and municipal services capabilities.</li><li>o Policy III.A - Commerce and industry to provide jobs for residents at all economic levels to accommodate diversity in the local economy.</li></ul>	
<b>Consistency with the PVCCSP</b>	
<p>The project site consists of three parcels. Parcels 1 and 2 to the west are zoned BPO, which is intended for uses associated with business, professional, or administrative services located in areas of high visibility from major roadways with convenient access for automobiles and public</p>	

## CONSISTENCY TABLE

transit service. Small-scale warehousing and light manufacturing are also allowed. Parcel 3 is zoned Basin, which is intended for potential basins in accordance with the Perris Valley Storm Drain and Perris Valley Commerce Center Master Drainage Plan, adopted by the Riverside County Flood Control and Water Conservation District and the City of Perris, respectively. Remnant parcels of land currently designated as potential basin parcels that are determined not to be required for use as part of the basins shall revert to the surrounding land use. Lastly, this project proposes to amend the Circulation Plan for the PVCCSP for the removal of a segment of Walnut Street west of E. Frontage Road to accommodate the project layout, which is consistent with the General Plan in that it is a planned but unimproved street that is not needed to provide access to adjacent parcels or the subject project site; it has not been improved in the last 5 years and will not interfere with the circulation in the surrounding area. The three sites are proposed for development with facilities for the sale, lease, rental, storage, and maintenance of large equipment and commercial trailers.

To facilitate this project, amendments to the Land Use Plan, Circulation Plan, and Definitions in the PVCCSP are needed as follows:

- An Amendment to the Land Use Map is required to remove the "Basin" Zone from Lot 3 and revert it to the surrounding BPO Zone designation. Pursuant to Section 2.1.5 (Public Uses) of the PVCCSP, a remnant potential "Basin" designation that is determined not to be required for use as part of the basins may be reverted back to the surrounding land use. This request can be supported as Riverside County Flood Control deemed the use of this parcel as a remnant detention basin to be unnecessary, following the completion of the Placentia Avenue/I-215 Interchange project.
- An amendment to the Circulation Plan is proposed to remove the segment of Walnut Street, a paper street located west of Frontage Road. This request can be supported as this segment of Walnut Street is not needed to provide access to the adjacent parcel, as it also fronts Frontage Road, and future access could be provided at such a time that parcel is developed. Additionally, this segment of Walnut Street has not been improved in the last 5 years and will not interfere with the circulation in the surrounding area.
- Lastly, an amendment to the definition of "Large Equipment Retail" is needed to include rentals of heavy equipment or commercial trailers, which are proposed for this project. "Large Equipment Retail and Rental" is a land use that will continue to be permitted in the BPO Zone of the PVCCSP with the granting of a Conditional Use Permit. "Large Equipment Retail," for purposes of this land use category, is defined as "the sale of goods or merchandise from a fixed location such as carpet and furniture sales, printing and copying shops, home improvement centers, building material, hardware and paint stores, retail outlets, upholstering shops, sporting goods, automotive sales and automobile dealerships." The proposed amendment can be supported as the modification to the definition would not change the intent of this land use category.

Per Section 2.3, Table 2.0-2 "Land Uses" of the PVCCSP, Commercial Uses, a CUP is required for the Large Equipment Sales in the BPO zone designation. The necessary findings for the Conditional Use Permit have been made in support of this project and are outlined in Resolution 25-10 (Exhibit A).

With the proposed Specific Plan Amendment (discussed above), the Conditional Use Permit,

## CONSISTENCY TABLE

and the recommended conditions of approval, the project will be consistent with the land use regulations and development standards of the PVCCSP.

### Consistency with Title 19 - Zoning Code

The PVCCSP refers to the Zoning Code for parking and loading requirements. The project was analyzed for compliance with the parking requirements for industrial uses and it complies.

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

The Project site is located within Compatibility Zone C2 (Flight Corridor Zone) of the MARB/IPA ALUCP, which has restrictions on highly sensitive noise production outdoors, children's schools, and electromagnetic radiation. The Airport Land Use Commission (ALUC) considered the proposed project on May 8, 2025, for consistency with the C2 Zone and determined it is consistent with the MARB/IPA ALUCP, subject to conditions of approval.

## COMPLIANCE WITH APPLICABLE DEVELOPMENT STANDARDS

The tables below summarize compliance with the PVCCSP Development Standards for the Business Park/Office Zone and Chapter 19.69 – Parking Development Standards.

<b>Perris Commerce Center Specific Plan Business Park/Office Zone Development Standards Lot 1/Building 1</b>			
<b>Standard</b>		<b>Proposed</b>	<b>Consistency</b>
<b>Floor Area Ratio (FAR)</b>	0.75	0.14	Consistent
<b>Lot Coverage</b>	50 percent	11.8. percent	Consistent
<b>Minimum Lot Size</b>	20,000 square feet	5 acres	Consistent
<b>Minimum Lot Width</b>	100 feet	360 - 759 feet	Consistent
<b>Minimum Lot Depth</b>	150 feet	380 ½ feet	Consistent
<b>Building Height</b>	50 feet (maximum)		37 feet
<b>Setbacks</b>	Front Yard:	25 feet	93 feet
	Interior Side Yard (North)	0 feet	419 feet
	Interior Side Yard (South)	0 feet	95 feet
	Interior Rear Yard	0 feet	177 feet
<b>Landscape Coverage</b>	15 percent	15 percent	Consistent

<b>Perris Commerce Center Specific Plan Business Park/Office Zone Development Standards Lot 2/ Building 2</b>				
<b>Standard</b>		<b>Proposed</b>	<b>Consistency</b>	
<b>Floor Area Ratio (FAR)</b>	0.75	0.14	Consistent	
<b>Lot Coverage</b>	50 percent	3.2 percent	Consistent	
<b>Minimum Lot Size</b>	20,000 square feet	10.3 acres	Consistent	
<b>Minimum Lot Width</b>	100 feet	1,064 feet – 11 in.	Consistent	
<b>Minimum Lot Depth</b>	150 feet	409 feet - 7 in.	Consistent	
<b>Building Height</b>	50 feet (maximum)	26 feet	Consistent	
<b>Setbacks</b>	Front Yard:	25 feet	75 feet	Consistent
	Interior Side Yard (North)	0 feet	233 feet- 11 in.	Consistent
	Interior Side Yard (South)	0 feet	660+/- feet	Consistent
	Interior Rear Yard	0 feet	200 +/- feet	Consistent
<b>Landscape Coverage</b>	15 percent	15.1 percent	Consistent	

<b>Perris Commerce Center Specific Plan Business Park/Office Zone Development Standards Lot 3</b>			
<b>Standard</b>		<b>Proposed</b>	<b>Consistent Inconsistent</b>
<b>Minimum Lot Size</b>	20,000 square feet	9.6 acres	Consistent
<b>Minimum Lot Width</b>	100 feet	1,187 feet	Consistent
<b>Minimum Lot Depth</b>	150 feet	20 feet – 627 feet	Consistent
<b>Landscape Coverage</b>	15 percent	15 percent	Consistent

<b>Parking Standards Chapter 19.69 – Parking Development Standards Building 1</b>				
<b>Use</b>	<b>Standard</b>	<b>Required</b>	<b>Proposed</b>	<b>Consistent Inconsistent</b>
<b>Office</b>	Office: one space for every 300 sq. ft. of office area:	31 spaces	80 spaces	Consistent
	9,275 sq. ft.			
<b>Warehouse</b>	Warehouse: 1 space/1000 sq. ft.	6 spaces		Consistent
	6,125 sq. ft.			
<b>Total Parking</b>		<b>37 spaces</b>	<b>80 spaces</b>	Consistent
<b>Total Surplus Parking</b>			<b>43 spaces</b>	Consistent

<b>Parking Standards</b> <b>Chapter 19.69 – Parking Development Standards</b> <b>Building 2</b>				
Use	Standard	Required	Proposed	Consistent Inconsistent
Office	Office: one space for every 300 sq. ft. of office area:	13 spaces	14 spaces	Consistent
	3,963 sq. ft.			Inconsistent
Warehouse	Warehouse: 1 space/1000 sq. ft.	7 spaces		Inconsistent
	7,400 sq. ft.			
<b>Total Parking</b>		<b>20 spaces</b>	<b>14 spaces</b>	Inconsistent
<b>Total Deficient Parking</b>			<b>6 spaces</b>	Inconsistent

Note: In accordance with the Perris Valley Municipal Code, the project is deficient by six (6) parking spaces. Therefore, the applicant will be required to provide additional parking spaces on-site, as there is adequate space throughout the site. A condition of approval is recommended to add six (6) additional parking spaces.

## COMPLIANCE WITH OTHER APPLICABLE REQUIREMENTS

- **Building Elevations/Architecture**

Buildings 1 and 2 are both concrete tilt-up buildings with design features added to provide both articulation and texture. Building 1 features a pitched metal roof and other varied rooflines, an entry tower with wood-grained tile cladding, steel canopy awnings, various roof overhangs, and a painted metal band that adds visual interest to the top of the building. Grey window glazing is provided at the main storefront and for windows provided on the south and east building elevations. Building 2 is a smaller building that features varied rooflines and grey window glazing, as well as wood-grain tile cladding. The proposed color palette combines shades of grey and white. Both Buildings include trash enclosures, including 6-foot-tall tilt-up concrete walls, painted tube steel supports, a solid metal roof, and decorative metal gates, all of which are to be painted to match their respective buildings. Overall, the building architecture is compatible with the requirements of the PVCCSP and addresses the comments from the Ad Hoc Committee.

- **Landscaping**

The proposed conceptual landscape plan conforms to the Landscaping Ordinance and PVCCSP requirements. Each site provides 15 percent landscape coverage, consistent with the required 15-foot landscape coverage. The entire project site consists 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 in the trash enclosures. Tree sizes range from 36-inch box trees at the project entries to 24-inch box trees for the remainder of the site. Trees and shrubs will screen the 14-foot-high wall around Lot 3, along Walnut Street and Frontage Road. As a matter of information, the applicant added more trees and plant material at the southwest corner of Frontage Road and Placentia Avenue to create a visual statement. Overall, the landscape plan is compatible

with the requirements of the PVCCSP and the business park development.

A landscaping recommendation along the western perimeter wall of the I-215 was made by the Ad Hoc Committee to prevent tagging of the wall. However, the applicant opted not to provide the landscaping due to maintenance concerns. Additionally, the Ad Hoc Committee recommended planters along the western side of Site 3; however, landscaping cannot be provided due to an existing storm drain easement along this area.

### **Fencing/Walls**

A wall and fence plan has been provided, showing two main types of walls and fences that will be used for the project. Proposed screening of the storage lots on all three (3) lots consists of 14-foot-high tilt-up wall. The wall features pilasters every 60 feet and includes colors that complement the buildings on Parcels 1 and 2, including white, light and dark grey, as well as the similar brown color of the wood-grained tiles. Additional fencing includes an 8-foot-high tubular steel fence, accompanied by a decorative 8-foot-high metal gate. The project also includes enhanced pavement at all driveway entrances. Overall, the fencing/walls and driveway entrance enhancement are compatible with the requirements of the PVCCSP and the business park development.

## **ENVIRONMENTAL DETERMINATION**

An Initial Study/Mitigated Negative Declaration (IS/MND) (SCH #2025030929) was prepared for the project in accordance with the California Environmental Quality Act (CEQA), concluding that all potential significant environmental effects of the project would be mitigated to less than significant levels with the incorporation of the mitigation measures set forth in the included Mitigation Monitoring and Reporting Program. In accordance with the California Environmental Quality Act (CEQA), a Notice of Intent to adopt the Mitigated Negative Declaration (NOI) was published with a 30-day public review period starting on March 21, 2025, and ending on April 21, 2025. 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 six (6) comment letters from the following interested parties:

1. 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.
2. Agua Caliente Band of Cahuilla Indians – The commenter recommended cultural mitigation measures concerning cultural resources.
3. South Coast Air Quality Management District (SCAQMD) – The commenter states that the truck trip lengths employed in the MND and supporting Air Quality Impact Analysis are not appropriate. The comment is not valid as the tenants lease and sell semi-trailers without engaging in trucking or industrial operations, resulting in reduced vehicle miles traveled. This comment does not question the content or conclusions of the MND and has been noted for the record. Further comments provided include compliance with Rule 2305. Compliance with South Coast AQMD Rule 2305 is part of the City of Perris' Good Neighbor Guidelines for Siting New and/or Modified Industrial Facilities.
4. Riverside Transit Agency – The commenter indicated no comments.

5. Eastern Municipal Water District – The commenter noted that the project will necessitate water and sewer service, and the applicant will be required to design their project for connection to utilities.
6. Caltrans – The commenter states that the traffic and VMT analysis should include the intersection of the northbound and southbound ramps with Ramona Expressway. In response, the Traffic and VMT Analysis follows the City's Traffic Analysis Guidelines, which define the study area intersections that need to be analyzed.

In summary, none of the comment letters raised additional environmental concerns that have not already been addressed in IS/MND 2404, 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 2404. No revisions to the IS/MND were made in response to the public comment letters or otherwise.

### **PUBLIC HEARING NOTICE**

A Notice of Public Hearing for the Planning Commission meeting scheduled on June 4, 2025, was published in the local newspaper and distributed to agencies and property owners within 300 feet of the project site (Exhibit I). On June 4, 2018, the Planning Commission approved the applicant's request to continue the project to the meeting on June 18, 2025, to allow him additional time to work with staff on updating the project plans. Since the continuance was announced at the June 4, 2025, meeting, a new Notice of Public Hearing is not required.

### **RECOMMENDATION**

Adopt Resolution No. 25-10, recommending that the City Council adopt Mitigated Negative Declaration No. 2404 and the Mitigation Monitoring and Reporting Program; and approve the Specific Plan Amendment (SPA) 23-05321, Conditional Use Permit (CUP) 24-05125, and Development Plan Review (DPR) 23-00022 to facilitate the sales, lease, rental, storage, and maintenance of large equipment and vehicles, on three separate sites totaling 24.9 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: Mathew Evans, Project Planner, and Alfredo Garcia, Associate Planner  
Reviewed by: Patricia Brenes, Planning Manager

### **EXHIBITS:**

- A. Resolution 25-10 recommending adoption of the Mitigated Negative Declaration No. 2404 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. Existing and Proposed Modification to PVCCSP Circulation Map
- E. Proposed Specific Plan Amendment
- F. MARB/IPA ALUC Map
- G. 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-521#docfold\\_1206\\_1313\\_479\\_521](https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-521#docfold_1206_1313_479_521)

- 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-521#docfold\\_1206\\_1313\\_479\\_521](https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-521#docfold_1206_1313_479_521)
- 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-521#docfold\\_1206\\_1313\\_479\\_521](https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-521#docfold_1206_1313_479_521)
- J. Community Outreach
- K. Notice of Public Hearing – June 4, 2025, Meeting

Consent:

Public Hearing: X

Business Item:

Presentation:

Other:

## EXHIBIT A

Resolution 25-10 Recommending Adoption of the Mitigated Negative Declaration 2404 and the Mitigation Monitoring and Reporting Program and Approval of the Project with Conditions of Approval (Planning, Engineering, Public Works, Fire, ALUC, Community Services, and Building & Safety)

**RESOLUTION NUMBER NO. 25-10**

**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 2404 AND MITIGATION MONITORING AND REPORTING PROGRAM AND APPROVE SPECIFIC PLAN AMENDMENT 23-05321, CONDITIONAL USE PERMIT 24-05125 AND DEVELOPMENT PLAN REVIEW 23-00022 TO FACILITATE THE DEVELOPMENT OF THE BARKER PLACENTIA PROJECT, A LARGE EQUIPMENT RETAIL SALES AND RENTAL FACILITY LOCATED ON THREE (3) EXISTING LOTS COMPRISING A TOTAL OF 24.9 ACRES LOCATED EAST OF INTERSTATE 215 FREEWAY BETWEEN WALNUT STREET AND PLACENTIA AVENUE.**

**WHEREAS**, the applicant, Orbis Retail Estate Partners, proposes to amend the Perris Valley Commerce Center Specific Plan (“PVCCSP”) to rezone 9.6 acres from the “Basin” Designation to Business/Professional Office (BPO), to facilitate the construction of a facility on three separate sites totaling 39,889 square feet for sales and rental of large equipment located within two buildings on three lots totaling 24.9 acres identified as Riverside County Assessor’s Parcel No.’s 305-050-0051 and 305-050-055, located East of Interstate 215 freeway between Walnut Street and Placentia Avenue, which is located in the PVCCSP (“Project”); and

**WHEREAS**, the PVCCSP provides that property with the “Basin” designation may be reverted to the surrounding zone designation as provided in Section 2.1.5 (Public Uses) of the PVCCSP; and

**WHEREAS**, the applicant submitted an application for Specific Plan Amendment (“SPA”) 23-05321, Conditional Use Permit (“CUP”) 24-05125 and Development Plan Review (“DPR”) 23-00022 to fallow for the use and development of the Project; and

**WHEREAS**, the proposed SPA 23-05321, CUP 24-05125, and DPR 23-00022 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. 2404 (SCH # 2025030929) (the “MND”) was prepared for the Project and was publicly reviewed for a period that commenced on March 21, 2025, and ended on April 21, 2025.

The City received six public comment letters; however, none of the comment letters raised additional environmental concerns that have not already been addressed in IS/MND

2404, 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 2404. No revisions to the IS/MND were made nor required in response to the public comment letters or otherwise; 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, Conditional Use Permits and Development Plan Reviews; and

**WHEREAS**, the Riverside County Airport Land Use Commission ("ALUC") conducted a hearing on May 8, 2025, to consider the Project's consistency with the LI Zone, and determined that the Project is 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**, on June 4, 2025, the Planning Commission held a duly noticed public hearing on the Project, at which time the applicant requested a continuance to June 18, 2025 to work with staff on updating the project plans; and

**WHEREAS**, on June 18, 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 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 23-05321.** 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 June 18, 2025, the Planning Commission finds, with respect to Specific Plan Amendment 23-05321, 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 includes an amendment to the land use map to remove the “Basin” designation that currently applies to a portion of the project site and instead reverts its land use designation to Business/Professional Office (BPO), which is the PVCCSP land use designation that currently applies to the surrounding properties. It also includes addition of a new conditionally permitted land use category of “Large Equipment Sales and Rentals” to Table 2.0-2 (Land Use) of the PVCCSP. The proposed use category of “Large Equipment Sales and Rentals” is defined to mean the sale of goods or merchandise from a fixed location such as carpet and furniture sales, printing and copying shops, home improvement centers, building material, hardware and paint stores, retail outlets upholstery shops, sporting goods, automotive sales and automobile dealerships. In addition, it includes establishments primarily engaged in the sale or rental of tools, trucks, trailers, tractors, construction equipment, agricultural implements, and

similar industrial equipment, and the rental of mobile homes. Included in this use type is in this use type is incidental storage, maintenance, and servicing of such equipment. Such uses would be required to obtain a CUP when located in the BPO zone of the PVCCSP. Furthermore, this project proposes to amend the Circulation Plan for the PVCCSP for the removal of a segment of Walnut Street west of E. Frontage Road to accommodate the project layout, which is consistent with the General Plan in that it is a planned but unimproved street that is not needed to provide access to adjacent parcels or the subject project site; it has not been improved in the last 5 years and will not interfere with the circulation in the surrounding area. Lastly, the proposed Specific Plan Amendment is consistent with the General Plan land use map, which designates the project site as BPO. The proposed Specific Plan Amendment is consistent with applicable General Plan objectives, policies and programs. It promotes the following Goals of the General Plan Land Use Element, without limitation:

**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.

**Goal III.A:** Implement a transportation system that accommodates and is integrated with new and existing development and is consistent with financing capabilities.

**Goal IV:** Consistency among all Planning Documents. Policy IV.A states that [T]he General Plan and Zoning Code shall be revised and updated to maintain consistency with each other and with regional plans. The Specific Plan update to change the “Basin” designation to the surrounding BPO designation is consistent with this Goal because the “Basin” designation is no longer needed for this 9.6 acre Lot 3 project site, as street improvements to Frontage Road as part of the Placentia Avenue/I-215 interchange project included several drainage related improvements to the overall storm drain system in the area and rendered the “Basin” designation for this site no longer necessary.

*B. The Specific Plan, as proposed to be amended, 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.*

As detailed above, the proposed Specific Plan Amendment would amend the PVCCSP land use designation of 9.6 acres from the “Basin” Designation to the BPO zone designation and add a land use category of “Large Equipment Sales and Rentals” that is conditionally permitted in the PVCCSP BPO zone designation. Subject to approval of the requested conditional use permit and development plan

review, the SPA would allow the proposed use on the 24.9-acre project site, which will be entirely within the PVCCSP BPO zone. The proposed project, as conditioned, 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.*

The proposed Specific Plan Amendment does not include changes to the PVCCSP in this regard. 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. Furthermore, removing the segment of Walnut Street west of E. Frontage Road will not impact traffic or future circulation, as the I-215 freeway is immediately west of the street's terminus and precludes through traffic.

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

The proposed Specific Plan Amendment does not include changes to the PVCCSP standards and criteria by which development will proceed, or the 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 PVCCSP, with the proposed Specific Plan Amendment, will continue to provide 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 23-00022.** 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 June 18, 2025, the Planning Commission finds, with respect to Development Plan Review 23-00022, 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 Title 19 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 Business/Professional Office (PBO) Zone, according to PVCCSP Section 2.1.2, provides for uses associated with business, professional or administrative services located in areas of high visibility from major roadways with convenient access for automobiles and public transit service. Small-scale warehousing and light manufacturing are also allowed. The proposed Project, with the proposed Specific Plan Amendment, is in all respects consistent with the Business/Professional Office designation in the General Plan and the PVCCSP. The Project, as conditioned, will meet or exceed all design and development criteria of the proposed BPO 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. The site is located between Walnut Avenue to the north and Placentia to the south. It is just east of the I-215 Freeway and is accessible from the Frontage Road, which traverses through the project site between Walnut Avenue and Placentia Avenue. This allows for adequate access and provides a logical connection to the site's infrastructure. 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 vacant land and non-conforming residential homes to the east. The Project, as designed and conditioned, will protect the public health, safety, welfare, and other properties in the vicinity. Additionally, an Initial Study and Mitigated Negative Declaration were prepared for the Project and reduced any potential environmental impacts of the development to a less than significant level. Also, as proposed, the site is separated from the non-conforming residential units located to the east of the site by a decorative 14-foot-tall screen wall that provides pilasters every 60-feet.

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

The proposed architecture meets PVCCSP design standards for Business/Professional Office development, thereby protecting the character of the overall development of the PVCCSP Industrial and Business/Professional Office 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 Business/Professional Office 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 complementary colors ranging from white to various greys as well as brown wood-grained patterned tile throughout the building wall surface and accentuate the corner and pop-out façade elements. Glazing treatments have been applied on the main building facades, and the wood-grained tile veneer provides additional texture along with the building entrance corners. Additionally, all three sites will have ancillary storage areas for the Large Equipment, which will be screened by a decorative 14-foot-tall wall that will be painted to match the buildings, and provides decorative pilasters every 60 feet.

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

The proposed Project meets the on-site landscape standards for the Business/Professional Office (BPO) Zone as outlined in the PVCCSP. A minimum of 15% landscape coverage is required, and the Project is proposing the required 15%. 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. As conditioned, all landscaped areas will also be up-lit to provide additional nighttime visual interest.

- 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, including the mitigation measures found in Mitigated Negative Declaration No. 2404 (Attachment 2), which are incorporated as enforceable conditions of approval. The project design and conditions will ensure that the Project is developed in compliance with City and affected service agency codes and policies and that there will be no significant impacts to the environment.

***Section 5. Conditional Use Permit (CUP) 24-05125:***

- 1. The proposed location of the conditional use is in accord with the objectives of this Title and the purposes of the zone in which the site is located.*

The project site is located in the Business/Professional Office (BPO) Zone of the PVCCSP, which, with the proposed Specific Plan Amendment, will allow for "Large Equipment Sales and Rentals" with a Conditional Use Permit. As set forth in the proposed Specific Plan Amendment, "Large Equipment Sales and Rentals" means Large Equipment Sales and Rentals: The sale of goods or merchandise from a fixed location

such as carpet and furniture sales, printing and copying shops, home improvement centers, building material, hardware and paint stores, retail outlets upholstery shops, sporting goods, automotive sales and automobile dealerships. In addition, it includes establishments primarily engaged in the sale or rental of tools, trucks, trailers, tractors, construction equipment, agricultural implements, and similar industrial equipment, and the rental of mobile homes. Included in this use type is incidental storage, maintenance, and servicing of such equipment. The Project's proposed use falls within said use category. The proposed location of the use is in accordance with the objectives of Title 19 of the PMC, the PVCCSP, and the purposes of the BPO zone designation in that, among other things, the use is compatible and appropriate with surrounding uses.

2. *The proposed plan is consistent with the City's General Plan and conforms to all specific plans, zoning standards, applicable subdivision requirements, and other ordinances and resolutions of the City.*

The Project site has a General Plan land use designation of Business/Professional Office (BPO), which is intended for business park and commercial uses, offices, general retail, fueling stations, and drive-thru restaurants and other similar uses that may be permitted outright or allowed with a CUP. The Project is consistent with the General Plan, including the BPO land use designation. With the proposed amendment to the PVCCSP, the proposed plan is consistent with the applicable Specific Plan, including its BPO land use designation. The Project has been designed to meet the development standards of the BPO zone, including with respect to setbacks, building height, and landscape requirements. Furthermore, the site has been designed with added safety measures via traffic analysis and photometric review for added public safety and connection to all public utilities.

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

As conditioned, the Project will not be detrimental to the public health, safety, or welfare or injurious to property and improvements in the vicinity or to the general welfare of the City. The Project is subject to the land use regulations and development standards of the BPO zone. With the proposed SPA and the conditions, the Project will comply with those standards, and will also comply with fire accessibility requirements.

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

The architecture for both buildings conforms to all City standards and has been reviewed by City staff for conformance to said standards and compatibility with the character of the community. The proposed architecture utilizes different colors and materials to distinguish the building's base, body, and cap. The building's design elements utilize a combination of varying roofline heights, vertical columns, blue glazed windows, and

wood-grained tile siding. The architecture is harmonious with the adjacent development, which is consistent with the architectural standards of the City.

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

The City's landscape standards, which are satisfied by the Project, ensure the Project will visually buffer the surrounding land uses while providing an attractive environment for business patrons as well as those living in the community who would see this Project daily or driving by the site on the I-215 Freeway or Placentia Avenue. The Project meets the City's landscape standards and provides landscape plans for each of the three Lots, and collectively. Each Lot will have landscape coverage of 15% . As a result, the Project provides sufficient landscape plantings and space to make an attractive environment for the public to enjoy. Also, as conditioned, the site plan fully conforms to the requirements of the PMC and the BPO zone.

**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 June 18, 2025, the Planning Commission recommends the City Council (i) adopt Mitigated Negative Declaration No. 2404 and the included Mitigation Monitoring Reporting Program attached to this Resolution and incorporated herein by this reference, (ii) Approve Specific Plan Amendment (SPA) 23-05321 amending the PVCCSP as shown in Attachment 3 to this Resolution and incorporated herein by this reference, (iii) approve Conditional Use Permit 24-05125, and approve Development Plan Review (DPR) 23-00022, 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.

**Section 7.** 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 8.** The Chairperson shall sign, and the Secretary shall certify to the passage and adoption of this Resolution.

**ADOPTED, SIGNED, and APPROVED** this 18<sup>th</sup> day of June 2025.

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CHAIRPERSON, PLANNING COMMISSION

ATTEST:

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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 25-10 was duly adopted by the Planning Commission of the City of Perris at a regular meeting of said Planning Commission on the 18<sup>th</sup> day of June 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, Building & Safety, Riverside County ALUC, 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 online at:  
[https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-521#docfold 1206 1313 479 521](https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-521#docfold%201206%201313%20479%20521)
3. Proposed Amendment to the PVCCSP

# ATTACHMENT 1

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

**Specific Plan Amendment (SPA) 23-05321**  
**Conditional Use Permit (CUP) 24-05125**  
**Development Plan Review (DPR) 23-00022**

**June 18, 2025**

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**PROJECT:** Specific Plan Amendment (SPA) 23-05321, Conditional Use Permit (CUP) 24-05125, and Development Plan Review (DPR) 23-00022 Continued from the June 4, 2025 meeting – A proposal to consider the following entitlements related to the sales, lease, rental, storage, and maintenance of large equipment and vehicles, on three separate sites totaling 24.9 acres, located along Frontage Road between Walnut Street and Placentia Avenue with the PVCCSP: 1) Specific Plan Amendment to revert the Potential Basin Area designation to Business/Professional Office (BPO), remove the segment of Walnut Street west of Frontage Road from the Circulation Plan, and modify the definition of "Large Equipment Retail" to include the proposed use; 2) Conditional Use Permit to allow the storage and routine maintenance of large equipment and vehicles intended for sale, lease and rental in the BPO Zone of the PVCCSP; and 3) Development Plan Review for review of the site plan and building elevations.

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**GENERAL CONDITIONS:**

1. **Approval Period for Conditional Use Permit 24-05125 and Development Plan Review 23-00022.** 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) 2404. 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) 23-05321, Conditional Use Permit 24-05125 and Development Plan review (DPR) 23-00022.** 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 Business / Professional Office (BPO) 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 **June 18, 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. **Grading Plans.** Grading plans shall be submitted to the City Engineer for review and approval. Grading plans shall be consistent with approved development plans.
12. **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.
13. **Preliminary Water Quality Management Plan (PWQMP) 23-00022.** A Preliminary WQMP was prepared for the proposed project site and approved on May 7, 2025. 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.

14. **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).
15. **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:***

16. **Mitigation Measures.** All applicable mitigation measures shall be satisfied.
17. **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.
18. **California Building Code.** The applicant shall comply with the 2023 Cal green standards for shade trees in commercial parking lots.
19. **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).
    - i. Provide six (6) additional parking spaces on lot 2, subject to Planning staff approval.
  - 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.
20. **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.
21. **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.
22. **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).
  23. **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.
  24. **Performance Standards.** The applicant shall comply with all Performance Standards in Chapter 19.44.070. of the Perris Municipal Code.
  25. **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).
  26. **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.
  27. **Downspouts.** Exterior downspouts are not permitted on building elevations facing the public right of way. Interior downspouts are required for these elevations.
  28. **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.
  29. **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.
  30. **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.
  31. **Fees.** The developer shall pay the following fees prior to the issuance of building permits:
    - a. Stephen's Kangaroo Rat Mitigation Fees of \$500.00 per acre;

- b. Multiple Species Habitat Conservation Plan fees currently in effect;
- c. Current statutory school fees to all appropriate school districts;
- d. Any outstanding liens and development processing fees owed to the City.
- e. Appropriate Road and Bridge Benefit District fees;
- f. Appropriate City Development Impact Fees in effect at the time of development.

***During Construction:***

- 32. **Mitigation Measures.** All applicable mitigation measures shall be satisfied.
- 33. **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.
- 34. **Waste Hauling and Disposal.** The project shall use only the City-approved waste hauler for all construction and other waste disposal.
- 35. **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.
- 36. **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:***

- 37. **Mitigation Measures.** All applicable mitigation measures shall be satisfied.
- 38. **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
- 39. **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.

40. **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.
41. **Outstanding Fees.** Any outstanding processing fees due to the Planning Division shall be paid prior to building occupancy.
42. **Occupancy Clearance.** The applicant shall have all required paving, parking, screen walls, finished building with colors and materials consistent with the approved elevation plans, site lighting, landscaping, and automatic irrigation installed and in good condition prior to the Planning sign off.

***Operational Conditions:***

43. No operation shall be permitted which emits odorous gases or other odorous matter in such quantities as to be dangerous, injurious, noxious, or otherwise objectionable to a level that is detectable with or without the aid of instruments at or beyond the limit of the property containing said operation or activity.
44. If a public address (PA) system is being used in conjunction with a facility operation, the PA system shall be oriented away from sensitive receptors and the volume set at a level not readily audible past the property line.
45. No maintenance or mechanical work shall be performed in Parcel 3. Parcel 3 activity is limited to storage and display.
46. All repairs shall be performed within the building.
47. **Property Maintenance.** The project shall comply with provisions of Perris Municipal Code 7.06 regarding Landscape Maintenance and Chapter 7.42 regarding Property Maintenance, including one-year landscape maintenance of on-site landscaping. In addition, the project shall comply with the one-year landscape maintenance schedule identified in Public Works Department Condition of Approval No. 5, dated January 24, 2024.
48. **Future Obligation of Buyers and Lessees.** All future buyers and lessees shall be informed of their obligation to comply with these Conditions of Approval. The applicant shall provide a copy of these conditions and inform the buyer or lessee of their obligation to maintain compliance with all local and City ordinances, including but not limited to an annual fire inspection and maintenance of a City business license.
49. **Graffiti and Property Maintenance.** The project shall comply with the Perris Municipal Code Chapter 7.42 regarding Property Maintenance. The site shall be maintained graffiti-free state at all times. Graffiti located on site shall be removed within 48 hours. Graffiti

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

• **ENGINEERING DEPARTMENT**

50. The project shall adhere to the requirements of the City Engineer as indicated in the attached Engineering Conditions of Approval dated **May 14, 2025**.

• **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 24, 2024**.

• **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 **January 12, 2024**.

• **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 4, 2024**.

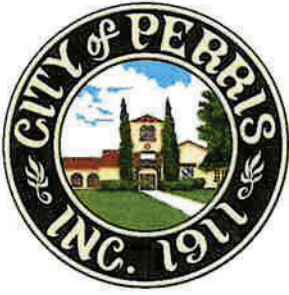
• **FIRE**

54. The project shall adhere to the requirements of the Fire Department as indicated in the attached Conditions of Approval dated **January 16, 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 grading permits a fire department access plan shall be submitted to the City of Perris for review and approval. The fire department access plan shall comply with the requirements specified by the City of Perris Guideline for Fire Department Access & Water Requirements for Commercial & Residential Development, and the California Fire Code, Chapter 5.
- d. Prior to the issuance of grading permits, evidence of sufficient fire flow of shall be provided to the City of Perris. Fire flow will be provided when building construction type and square footage is known, or the applicant can refer to Appendix B and C of the California Fire Code to determine. The City of Perris Building and Fire Marshal Water Available/Fire Flow Form shall be utilized.
- e. 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.

- f. All required fire hydrants shall be installed and operational prior to building construction. All fire hydrants shall remain operational during construction.
- g. All required fire hydrants shall be readily visible and immediately accessible, with a clear space of not less than three feet maintained around the hydrants at all times.
- h. A minimum of two points of connection to the public water system may be required for the private fire-line water, depending on the number of hydrants installed. If two points of connection are necessary, the fire-line shall be looped.
- i. The private underground fire-line system shall have indicating sectional valves for every five fire 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. Permanent building addresses shall be provided and either internally or externally illuminated during hours of darkness. Addresses 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 buildings 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 buildings are evaluated by an Emergency Radio Communication Specialist license by FCC, who certifies the buildings meet the emergency communications capability as specified by the California Fire Code § 510. The certification shall be in the form of a written report which outlines the analysis used in determining the building meets the emergency communications without an enhancement system.
- p. City of Perris approval shall be obtained prior to the storage and/or use of hazardous materials as defined by the California Fire Code.
- q. City of Perris approval shall be obtained prior to any high pile storage as defined by the California Fire Code.

**END OF CONDITIONS**



# CITY OF PERRIS

ENGINEERING DEPARTMENT

## CONDITIONS OF APPROVAL

May 14, 2025  
PLN23-00022 (DPR)  
Frontage Road north of Placentia Avenue  
APN 305-050-051 & 055

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.

### **General Conditions:**

1. The project's 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 it to an acceptable outlet.

2. Prior to commencement of any construction or installation of fencing in public right-of-way, an encroachment permit shall be obtained from the City Engineer's office.
3. In the event that external agencies must review the plans and inspect improvements, the developer/property owner shall be responsible to pay the respective plan check and inspection fees.
4. All trenches shall be securely covered with steel plates until permanent backfill and street repairs are completed per City of Perris Standards; temporary backfill of trenches is not acceptable.
5. The developer/property owner shall provide for all traffic mitigation measures and improvements as depicted in the Traffic Impact Analysis prepared by Urban Crossroads dated January 28, 2025, and as conditioned below as approved by the City Engineer including but not limited to:
  - a. The site circulation for the industrial site shall be such that auto and truck access, circulation and parking are distinct and separate.
  - b. Truck access shall be limited to Frontage Road, Placentia Avenue to the I-215/Placentia Avenue Interchange or, alternatively, from I-215/Placentia Avenue Interchange, Placentia Avenue to Frontage Road.
  - c. Four points of access/driveways are permitted on Frontage Road; these four driveways shall be designated for auto and truck access. Driveways from north to south are labeled 1 through 3 and 5 respectively per the attached Exhibit A.
    - i. Driveway 1:
      1. Shall allow for left-in/right-out truck turning movements only.
      2. Shall be stop controlled for the eastbound traffic.
    - ii. Driveway 3 and 4:
      1. Shall allow for full access auto turning movements.
      2. Shall be stop controlled for the eastbound traffic.
    - iii. Driveway 5:
      1. Shall allow for right-in/left-out truck turning movements only for the easterly driveway.
      2. Shall allow for left-in/right-out truck turning movements only for the westerly driveway.
      3. Shall be stop controlled for the westbound and eastbound traffic.
  - d. The length of the designated queue for trucks to the gate and the right-of-way shall be a minimum of 150 feet for Driveway 1.
  - e. Clear truck route signage for trucks and passenger vehicles at each driveway to prevent entry conflicts and ensure proper circulation shall be constructed and maintained.
  - f. Frontage Road (Modified Collector 100'/52'-56') along the property's frontage within dedicated right-of-way, shall be improved to provide for the following improvements:
    - i. 8-inch curb and gutter 26'-30' west of centerline.

- ii. The existing pavement, curb-to-curb, shall be cold planed and overlaid at a minimum depth of 2 inches as determined and approved by the City Engineer. Remove and replace areas of existing distressed pavement at full depth, constructing new rectangular pavement sections. Final structural section will be determined at the discretion of the City Engineer. The existing pavement section shall meet a Traffic Index (TI) of 10.0 and consist of a minimum structural section of 8 inches of Asphalt Concrete (AC) with PG 70-10 binder over 16 inches of Class II Aggregate Base (AB).
  - iii. 19'-28' parkway consisting of a 6-foot-wide sidewalk location as approved by Planning Department and Public Works Department, 13'-22' of landscaping, and streetlights subject to the result of a photometric study prepared by a registered Electrical Engineer per City of Perris, County of Riverside, and Caltrans standards.
- g. Walnut Avenue (Local Road 60'/30') along the property's frontage within dedicated right-of-way, shall be improved to provide for the following improvements:
- i. 6-inch curb and gutter 20' feet south of centerline and 6" ac berm 20' north of the centerline.
  - ii. New pavement, curb-to-ac berm. The new pavement section shall meet a Traffic Index (TI) of 9.0 and consist of a minimum structural section of 8 inches of Asphalt Concrete (AC) with PG 70-10 binder over 12 inches of Class II Aggregate Base (AB).
  - iii. 10' foot parkway consisting of a 6-foot-wide sidewalk location as approved by Planning Department and Public Works Department, 5' feet of landscaping, and streetlights subject to the result of a photometric study prepared by a registered Electrical Engineer per City of Perris, County of Riverside, and Caltrans standards.
6. The driveways shall be per County of Riverside Standard No. 207A and shall include wet set concrete truncated domes in compliance with ADA standards and requirements. The driveways' curb returns shall be within the property limits and shall not infringe on adjacent properties.
7. The developer/property owner shall provide for all drainage mitigation measures and improvements outlined in the Preliminary Drainage Study, prepared by Fuscoe Engineering and dated March 24, 2025. This includes all items referenced in the attached letter, Exhibit B from the Riverside County Flood Control and Water Conservation District (RCFCD) dated, May 12, 2025, as further conditioned below and approved by the City Engineer. These improvements include, but are not limited to:
- a. The developer/property owner shall collect any off-site runoff along the north and west side of the project site and convey it to Interim Placentia Basin (West) facility.
  - b. The developer/property owner shall collect on-site treated runoff and convey it to the public underground drainage system on Frontage Road.

- c. Catch basin inserts shall be provided as approved by the Public Works Department.
- d. Install the MDP Lateral H-12 storm drain along the property frontage on Frontage Road, extending it across Placentia Avenue to connect directly to the Interim Placentia Basin (West).
- e. Install 18" RCP bypass storm drain lateral on Walnut Avenue, west of Frontage Road.
- f. The storm drain systems shall be designed per Riverside County Flood Control and Water Conservation District (RCFCD) and City of Perris design and WQMP standards and guidelines.

8. An encroachment permit shall be obtained for any work that is to be performed within the RCFCD right-of-way or impacting District facilities. The encroachment permit application shall be processed and approved concurrently with the improvement plans.

**Prior to issuance of Grading Permit:**

9. The following easements and/or rights-of-way shall be processed for vacation, abandonment, and dedication to the public or other appropriate agencies in perpetuity. They shall remain in effect until the City or the appropriate agency formally accepts or abandons these offers, as determined and approved by the Planning Department, Public Works Department, and the City Engineer. Such vacation and dedication shall not take effect until they are formally approved and recorded by the City or the appropriate agency.

- a. Walnut Avenue is classified as a Local Road (60'/40'), per the General Plan. Adequate right-of-way shall be dedicated on Walnut Avenue, east of Frontage Road, along the property frontage, to accommodate a 30-foot half-width dedicated right-of-way.
- b. The southerly portions of the dedicated right-of-way on Walnut Avenue, west of Frontage Road, shall be vacated to accommodate the development of the project site.
- c. Drainage and sewer easements shall be recorded.

10. 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, or provision shall be made satisfactory to the City for providing these services in the applicable district. The costs and benefits shall be described in the applicable district and annexation documents. The developer shall complete all applicable annexations prior to issuance of any grading permit, issuance of any building permit, or recordation of a Final Map, whichever occurs first. In addition to districts that exist as of the date of project approval, this condition shall include later-formed districts provided that such districts are in existence as of the time of issuance of any grading permit or building permit for the project, 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. Perris Community Facilities Assessment Districts; and
- e. Any other applicable City Assessment, Community Facilities Districts

11. In the event that offsite easements or rights-of-way are required to complete offsite improvements, the developer/property owner shall make a good faith effort to acquire the required property interest for construction of the improvements and if the developer/property owner shall fail to do so, the developer/property owner shall enter into an agreement with the City for acquisition of the easements or rights-of-way. The agreement shall provide for payment by the developer/property owner of all costs incurred by the City to acquire the offsite property interests required in connection with the subdivision. Security of a portion of these costs shall be in the form of a cash deposit in the amount given in an appraisal report obtained by the developer/property owner (at developer/property owner cost). The appraiser shall be approved by the City prior to commencement of the appraisal.

12. The developer/property owner shall submit the following to the City Engineer, Eastern Municipal Water District (EMWD), and RCFCD for review and approval:

- a. Onsite Grading Plan and Erosion Control Plan – Plans shall show the approved WDID No.
- b. Street and Storm Drain Improvement Plans
- c. Sewer and Water Improvement Plans
- d. Signing and Striping Plan
- e. Final Drainage Plan, Hydrology and Hydraulic Report
- f. Street Light Plan prepared by a Registered Electric Engineer per City of Perris Standards; streetlights shall be per City of Perris Safety Lighting Standards.
- g. Geotechnical Report
- h. Final WQMP (for reference)
- i. Traffic Control Plans

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

**Prior to issuance of Building Permit:**

13. The developer/property owner shall submit a compaction certificate from the Soils Engineer in compliance with the approved geotechnical/soils report and an elevation certification from the Engineer of Record in compliance with the approved plans.

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

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

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

16. The developer/property owner shall complete the construction of all public improvements, as conditioned above and accepted by the City, including but not limited to:

- a. Frontage Road roadway, parkway, drainage, sewer, and water improvements.
- b. Walnut Avenue roadway, parkway, and drainage improvements.

17. Associated existing signing and striping shall be refreshed and any appurtenances damaged or broken during the development of this project shall be repaired or removed and replaced by the developer/property owner to the satisfaction of the City Engineer. Any survey monuments damaged or destroyed shall be reset by qualified professional pursuant to the California Business and Professional Code 8771.

18. The developer/property owner shall complete the construction of all public improvements, including but not limited to roadway improvements and drainage improvements as specified above and accepted by the City.

EXHIBIT A



EXHIBIT B

4



RIVERSIDE COUNTY FLOOD CONTROL  
AND WATER CONSERVATION DISTRICT

261967

May 12, 2025

City of Perris  
Planning Department  
135 North D Street  
Perris, CA 92570

Attention: Ryan Traylor

Re: DPR 23-00022, APNs 305-050-051  
and 305-050-055  
Tentative Review No. 3  
Account No. 137-0-3-90370

As requested by the city of Perris (City), the Riverside County Flood Control and Water Conservation District (District) received the following for review on March 24, 2025:

1. Conceptual Grading Plan dated March 10, 2025.
2. Preliminary Hydrology Report revised March 24, 2025.

The District's review is limited to the development of conditions of approval for the submitted plans as it relates to the proposed District MDP facilities. It is the District's understanding that water quality aspects of the plan and drainage facilities to be maintained by the City or other public/private entities will be reviewed by the City.

**Flood Hazard Report**

Barker Placentia is a proposed development intended for industrial mixed-use with trailer-truck storage and materials handling. The project is in the city of Perris and consists of two parcels, APNs 305-050-051 and 305-050-055 on either side of E Frontage Road and are generally bounded by the 215 Interstate to the west, Walnut Avenue to the north, Susan Lane to the east and Placentia Avenue to the south.

The project currently proposes to construct an 8'x6' reinforced concrete box (RCB) public storm drain within Frontage Road to collect and convey 100-year offsite flowrate of 720 cfs per the proposed Perris Valley MDP Lateral H-12 to the existing westerly Placentia Basin. See condition - SIX ITEMS FOR DISTRICT OPERATION AND MAINTENANCE OF FACILITY(IES).

A public 18" RCP storm drain, and a series of catch basins are proposed to collect interim flows along Walnut Avenue and convey them through the site within a 10-foot-wide storm drain easement along the eastern property line of Lot 3 to the proposed 8'x6' RCB within Frontage Road. This 18" RCP would be City maintained since it is 36 inches or less. The District finds the proposed design acceptable for interim flow pick up and defers further comment regarding this facility to the City.

Plan cross sections show that some offsite grading and a v-ditch is proposed within Caltrans right of way; see condition – CALTRANS ENCROACHMENT PERMIT REQUIRED.

Also note, this proposed v-ditch as shown on Sheet C-05 overlaps the District's existing 12' x 6' RCB and within the existing easement per Drawing No. 4-1180. The v-ditch and any other proposed onsite improvements shall be proposed and constructed outside of the District's existing right of way.

Private onsite storm drains varying in size from 18" to 36" will collect and convey onsite flows to the proposed 8'x6' RCB within Frontage Road. Per the preliminary hydrology report provided in the submittal, the project has determined a peak 100-year flowrate of 15 cfs as a result of onsite flows.

Mr. Ryan Traylor  
Re: DPR 23-00022, APNs 305-050-051  
and 305-050-055  
Tentative Review No. 3  
Account No. 137-0-3-90370

-2-

May 12, 2025

261967

The site is located within the District's Perris Valley Master Drainage Plan (PVMDP), adopted by Riverside County in 1991 and the Perris Valley Commerce Center Master Drainage Plan (PVCCMDP), dated May 2010. These master drainage plans have been developed in order to plan facility alignments that perpetuate the natural drainage patterns to provide guidance for future orderly development.

Offsite tributary areas in the existing partially developed condition in Perris may not be easily apparent, given that the I-215 freeway acts as an overland barrier that obscures the existing drainage pattern of the Perris area in the pre-developed condition. The site is mildly sloped towards the southeast. An approximately 2150-acre drainage area impacts the site, most of which is on the west side of the I-215 freeway and conveyed through both railroad and freeway culverts and outlet north of this project site. Currently, these flows then head easterly to Webster Avenue and are collected in an interim channel on the east side of Webster Avenue conveyed to the north side of Rider Avenue and to the west side of Indian Avenue, however, this is not the ultimate flow path. The ultimate drainage infrastructure planned for the area includes several detention basins and a mainline conveyance system to direct these flows to the ultimate adequate outlet, Perris Valley Channel. Per the PVMDP, the flows conveyed by the railroad and freeway culverts are proposed to be collected by MDP Lateral H-12 and conveyed southerly through this project site. The design flow rate of MDP Lateral H-12 is 720 cfs after tributary flows are detained by the proposed Seaton Basin. The constructed upstream segment of MDP Lateral H-12 Stage 1 (Drawing No. 4-1199) has a slightly higher 100-year design flow of 732 cfs after accounting for local flows downstream of Seaton Basin. In the PVCCMDP a proposed MDP Line H detention basin is to receive and detain the flows from MDP Lateral H-12 at the project site location; however, after the publishing of the City's PVCCMDP, the Riverside County Transportation Commission (RCTC) constructed the Interim Placentia Basins (DWG No. 4-1180) as an alternative to the Line H detention basin. Further conversations between the relevant agencies have determined that the Placentia Basins will now be a part of the ultimate MDP Line H system. These existing basins are located at the parcels just south of Placentia Avenue across from the project site and are maintained by the District; these basins serve as an adequate outlet for MDP Lateral H-12 flows.

The proposed MDP Lateral H-12 alignment traverses through the project site as an underground storm drain within E Frontage Road. The project site will be conditioned to build the downstream segment of MDP Lateral H-12 within the project site limits, from Walnut Ave to the immediate adequate outlet, the Interim Placentia West Basin. This facility should be designed for the ultimate proposed MDP 100-year flowrate of 720cfs. See condition - SIX ITEMS FOR DISTRICT OPERATION AND MAINTENANCE OF FACILITY(IES).

The adequate outlet for the proposed MDP Lateral H-12 is the Interim Placentia West Basin. The Conceptual Grading Plan dated March 10, 2025 shows that the 8'x6' RCB will replace the alignment of the existing 48" RCP that currently drains the site's flows to the Interim Placentia West Basin. Further details of the upstream headwall reconstruction and downstream outlet design can be refined in final engineering.

The proposed segment of Lateral H-12 is larger than 36" and, therefore, will be maintained by the District and shall be designed to District standards. District Standard Drawings are available here: <https://rcflood.org/Business/Engineering-Tools>.

Storm drains should be constructed within street right of way whenever possible. Onsite drainage facilities located outside of public right of way, if required, shall be constructed within dedicated drainage easements. Maintenance access must be provided to storm drain inlets and outlets and the maintenance responsibility for drainage facilities shall be determined when land division and use cases are submitted to the City/County for processing and review. All proposed storm drain improvements collecting and/or conveying the 100-year storm event shall be maintained by the city of Perris, if smaller than or equal to 36 inches, or the District, if larger than 36 inches, and shall be designed to the corresponding standards.

The property's grading should be designed in a manner that perpetuates the existing natural drainage patterns and conditions with respect to tributary drainage area and outlet points and outlet conditions.

Mr. Ryan Traylor  
Re: DPR 23-00022, APNs 305-050-051  
and 305-050-055  
Tentative Review No. 3  
Account No. 137-0-3-90370

-3-

May 12, 2025

261967

## **RECOMMENDED CONDITIONS OF APPROVAL**

### **PRIOR TO GRADING**

#### **SIX ITEMS FOR DISTRICT OPERATION AND MAINTENANCE OF FACILITY(IES)**

Inspection and maintenance of the flood control facility(ies) to be constructed with this development must be performed by either the City or the District. THE APPLICANT OR AN AUTHORIZED REPRESENTATIVE MUST OBTAIN CONFIRMATION THAT ONE OF THESE AGENCIES WILL ACCEPT THE PROPOSED SYSTEM FOR OWNERSHIP, OPERATION AND MAINTENANCE. In the event the District is willing to maintain the proposed facility(ies), the following six (6) items must be accomplished prior to the issuance of a grading permit or starting construction of the drainage facility(ies) whichever comes first:

1. Plans shall be prepared in strict accordance with District drafting, engineering, operations, and maintenance standards.
2. The Applicant shall submit to the District the preliminary title reports, plats, and legal descriptions for all right of way that is to be conveyed to the District and shall secure that right of way to the satisfaction of the District. All right of way transfer issues shall be coordinated with the District's Plan Check Section.
3. The Applicant shall enter into an agreement establishing the terms and conditions of inspection, operations, and maintenance with the District and any other maintenance partners. The Applicant shall submit a completed Application for Agreement Preparation to the District's Contract Services Section.
4. Environmental Documents and Regulatory Permits: Applicants must provide any and all environmental documents required for construction and operations and maintenance of the flood control facility(ies) to the District for review. The District will need to ensure that any environmental conditions that have been placed on the Applicant's project does not adversely affect operations and maintenance of existing District facilities or prohibit routine operations and maintenance of future District-owned facilities. Routine maintenance activities for flood control facility(ies) to be conveyed to the District should be discussed with the District as early as possible to ensure they do not impose conditions that would encumber proper facility operation and maintenance. Please note that if routine maintenance activities required by the District for the flood control facility(ies) are not described in the regulatory permits that are issued for the project, the District may require that appropriate permits be provided prior to final acceptance and release of bonds. The District will not accept a facility without appropriate regulatory permits in place or if infeasible permit conditions are imposed on operations and maintenance activities.
5. Plans for the facility must be signed by the District's General Manager-Chief Engineer; the plans will not be signed prior to execution of the above referenced agreement.
6. A pre-construction meeting shall be scheduled with the District's Construction Management Section. Prior to scheduling the pre-construction meeting, the Applicant must submit proof of flood control facility bonds and a certificate of insurance to the District's Contract Services Section.

### **CALTRANS ENCROACHMENT PERMIT REQUIRED**

An encroachment permit shall be obtained by Caltrans for any work that is to be performed within their right of way. The encroachment permit application shall be processed and approved concurrently with the improvement plans.

### **SUBMIT PLANS**

Submit storm drain plans, the hydrologic and hydraulic report, and reference material, including, but not limited to, street improvement plans, grading plans, utility plans, the approved tentative map or site plan, the final map and the environmental constraint sheet, the geotechnical soils report and environmental documents (California Environmental Quality Act (CEQA), federal and state permits). The storm drain plans and the hydrologic and hydraulic report must receive District approval prior to the grading final inspection or building permit whichever occurs first. All submittals shall be date stamped by the Engineer and include a Plan Check Application, Flood

Mr. Ryan Traylor  
Re: DPR 23-00022, APNs 305-050-051  
and 305-050-055  
Tentative Review No. 3  
Account No. 137-0-3-90370

-4-

May 12, 2025

261967

Control Deposit Based Fee Worksheet, found on the District's website (<https://rcflood.org/I-Want-To/Services/Submit-for-Plan-Check>), and a plan check fee deposit.

#### ADP FEE

This project is located within the boundaries of the PERRIS VALLEY Area Drainage Plan (ADP) for which the County Board of Supervisors has adopted drainage fees pursuant to County Ordinance No. 460. If the City has adopted ADP fees by local ordinance, applicable ADP fees will be due prior to the issuance of permits for this project. Although the current fee for this ADP is \$8,875 per acre, the fee due will be based on the fee in effect at the time of payment. Drainage fees shall be paid by cashier's check or money order to the City of Perris or the District, as determined by the local land use authority.

#### **PRIOR TO BUILDING PERMIT**

##### SIX ITEMS FOR DISTRICT OPERATION AND MAINTENANCE OF FACILITY(IES)

Inspection and maintenance of the flood control facility(ies) to be constructed with this development must be performed by either the City or the District. THE APPLICANT OR AN AUTHORIZED REPRESENTATIVE MUST OBTAIN CONFIRMATION THAT ONE OF THESE AGENCIES WILL ACCEPT THE PROPOSED SYSTEM FOR OWNERSHIP, OPERATION AND MAINTENANCE. In the event the District is willing to maintain the proposed facility(ies), the following six (6) items must be accomplished prior to the issuance of a grading permit or starting construction of the drainage facility(ies) whichever comes first:

1. Plans shall be prepared in strict accordance with District drafting, engineering, operations and maintenance standards.
2. The Applicant shall submit to the District the preliminary title reports, plats, and legal descriptions for all right of way that is to be conveyed to the District and shall secure that right of way to the satisfaction of the District. All right of way transfer issues shall be coordinated with the District's Plan Check Section.
3. The Applicant shall enter into an agreement establishing the terms and conditions of inspection, operations, and maintenance with the District and any other maintenance partners. The Applicant shall submit a completed Application for Agreement Preparation to the District's Contract Services Section.
4. Environmental Documents and Regulatory Permits: Applicants must provide any and all environmental documents required for construction and operations and maintenance of the flood control facility(ies) to the District for review. The District will need to ensure that any environmental conditions that have been placed on the Applicant's project does not adversely affect operations and maintenance of existing District facilities or prohibit routine operations and maintenance of future District-owned facilities. Routine maintenance activities for flood control facility(ies) to be conveyed to the District should be discussed with the District as early as possible to ensure they do not impose conditions that would encumber proper facility operation and maintenance. Please note that if routine maintenance activities required by the District for the flood control facility(ies) are not described in the regulatory permits that are issued for the project, the District may require that appropriate permits be provided prior to final acceptance and release of bonds. The District will not accept a facility without appropriate regulatory permits in place or if infeasible permit conditions are imposed on operations and maintenance activities.
5. Plans for the facility must be signed by the District's General Manager-Chief Engineer; the plans will not be signed prior to execution of the above referenced agreement.
6. A pre-construction meeting shall be scheduled with the District's Construction Management Section. Prior to scheduling the pre-construction meeting, the Applicant must submit proof of flood control facility bonds and a certificate of insurance to the District's Contract Services Section.

Mr. Ryan Traylor  
Re: DPR 23-00022, APNs 305-050-051  
and 305-050-055  
Tentative Review No. 3  
Account No. 137-0-3-90370

-5-

May 12, 2025

261967

#### CALTRANS ENCROACHMENT PERMIT REQUIRED

An encroachment permit shall be obtained by Caltrans for any work that is to be performed within their right of way. The encroachment permit application shall be processed and approved concurrently with the improvement plans.

#### SUBMIT PLANS

Submit storm drain plans, the hydrologic and hydraulic report, and reference material, including, but not limited to, street improvement plans, grading plans, utility plans, the approved tentative map or site plan, the final map and the environmental constraint sheet, the geotechnical soils report and environmental documents (CEQA, federal and state permits). The storm drain plans and the hydrologic and hydraulic report must receive District approval prior to the grading final inspection or building permit whichever occurs first. All submittals shall be date stamped by the Engineer and include a Plan Check Application, Flood Control Deposit Based Fee Worksheet, found on the District's website (<https://rcflood.org/I-Want-To/Services/Submit-for-Plan-Check>), and a plan check fee deposit.

#### ADP FEE

This project is located within the boundaries of the Perris Valley Area Drainage Plan (ADP) for which the County Board of Supervisors has adopted drainage fees pursuant to County Ordinance No. 460. If the City has adopted ADP fees by local ordinance, applicable ADP fees will be due prior to the issuance of permits for this project. Although the current fee for this ADP is \$8,875 per acre, the fee due will be based on the fee in effect at the time of payment. Drainage fees shall be paid by cashier's check or money order to the city of Perris or the District, as determined by the local land use authority.

#### PRIOR TO OCCUPANCY

#### FACILITY COMPLETION

The District recommends not to release occupancy permits for any commercial lots prior to the District's acceptance of the drainage system for operation and maintenance.

Any questions pertaining to this project may be directed to Olivia Pearson at 951.955.1238 or [opearson@rivco.org](mailto:opearson@rivco.org) and Amy McNeill at 951.955.1214 or [ammcneil@rivco.org](mailto:ammcneil@rivco.org).

Very truly yours,



ALBERTO MARTINEZ  
Chief of Developer Services Division

cc: Fuscoe Engineering, Inc.  
Attn: Samantha Fabing

OP:bs



# CITY OF PERRIS

## PUBLIC WORKS DEPARTMENT

Weed Abatement

NPDES Services

Flood Control and Landscape Districts

# MEMORANDUM

**Date:** January 24, 2024

**To:** Alfredo Garcia, Planner

**From:** Jessica Galloway, Special Districts Supervisor

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

**Subject: DPR 23-00022 (SPA 23-05321/TTM 23-05322) – Conditions of Approval**

Proposes the subdivision of two parcels into 3 for the construction of a 31,250 sq. ft. warehouse on 5 acres (lot 1), a trailer storage lot with a 14,050 sq. ft. maintenance building with 368 trailer stalls on 10.3 acres (lot 2) and a trailer lot yard comprising of 336 truck stalls on 10.3 acres (Lot 3), within the PVCC SP.

- 1. Dedication and/or Landscape Maintenance Easement.** Offer of Dedication and Landscape Maintenance Easement for City landscape maintenance district shall be provided as follows:
  - **Placentia Avenue** - Provide offer of dedication as needed to provide for full half width Street (128' ROW 64' halfwidth), curb gutter, median, sidewalk and off-site landscaping requirements, per City General Plan, including minimum 17' public parkway from face of curb.
  - **Frontage Road** - Provide offer of dedication as needed to provide for full half width Street (66' ROW, 33' halfwidth), curb gutter, sidewalk, and off-site landscaping requirements, per City General Plan, including minimum 11' public parkway from face of curb.
  - **Walnut Street** – Provide offer of dedication as needed to provide for a full half width street (60' ROW, 30' halfwidth), curb gutter, sidewalk, and off-site landscape requirements, per City General Plan, including minimum 10' public parkway from face of curb.
- 2. Landscape Maintenance Easement and Landscape Easement Agreement.** The developer shall provide, for review and approval, an Offer of Dedication and certificate of acceptance, complete with a legal plat map and legal description to the City of Perris. 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 DPR23-00022" and shall be exclusive of any private property, on-site landscaping. Elements of the Landscape Plan shall include but not be

limited to:

- a. **Landscape Limits** – Limits of right-of-way areas or easement areas, defined by concrete mow curbs, fully dimensioned, that are to be annexed into the Landscape Maintenance District. A planting palette and hardscape plan intended to meet the design intent of the Landscape Guidelines in effect for the area; or if no such guidelines exist the design intent of neighboring development, as determined by the Engineering Administration and Special Districts Division, including:
- **Placentia Ave.** – The proposed development will benefit from existing landscape maintenance district facilities, including the Placentia Ave parkway, medians and freeway overpass, which serve 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 parkway, median facilities and pay its fair share of the freeway overpass maintenance.
  - **Existing Placentia Ave. Median** - Existing landscape within existing raised landscape median shall remain and shall be protected in place. The developer shall replace missing, dead, or diseased/dying plants, trees, ground cover, hardscape and irrigation components disturbed by any work developer is required to perform in the right-of-way, prior to acceptance of existing landscaping into LMD.
  - **Frontage Rd.** - Per 6.2.1 Streetscape Landscape design guidelines and planting pallet for Expressway and figure 6.0-9 of the PVCCSP for sizing and spacing requirement. The planting and design shall follow the Perris Valley Commerce Specific Plan as shown in the Streetscape Landscape design guidelines and consist of the following: Trees Platanus x acerfolia London Plane. The use of drought restraint shrub and ground cover to complement existing parkway and median along Placentia Ave of this project, including but not limited to the following: Yucca flaccida Gold Garland Yucca, Officinalis Rosmarinus Huntington Carpet Rosemary, Lantana sellowiana trailing lantana, Muhlenbergia lindheimeri Deer Grass, and Tulbaghia violacea tri-color society garlic.
  - **Walnut St.** – Per 6.2.1 Streetscape Landscape design guidelines and planting pallet for Collector Road and Figure 6.0-10 of the PVCCSP for sizing and spacing requirements. The planting will consist of the following, Primary Trees: Platanus acerfolia London Plane. Use of drought resistant shrubs and groundcover including but not limited to the following: Yucca flaccida Gold Garland Yucca, Lantana sellowiana trailing lantana, Muhlenbergia lindheimeri Deer Grass, and Tulbaghia violacea tri-color society garlic and native boulders from Perris area.
- 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). The controller shall include an ET based controller with weather station that is centrally controlled capable and wi-fi ready (Weather Trak Pro3, or equal, with Rain Sensor). At the discretion of the Engineering Administration and Special Districts Division public landscape areas utilizing no more than 6 valves/stations, programmed to irrigate consecutively, and none simultaneously, may propose the use of an alternative ET based controller with weather station that is centrally controlled capable and wi-fi ready, such as the Weathermatic System or equal. The proposed system shall be complete with wireless weather station, aircard with flow, one year bundle service, blade antenna and flow sensor.
- c. **Benefit Zone Quantities** – Include a Benefit Zone quantities table (i.e. SF of planting areas, turf, number

of trees, SF. of hardscape, etc.) in the lower right-hand corner of the cover sheet for off-site landscape areas, indicating the amount of landscaping the district will be required to maintain.

- d. **Meters** – Each District is required to be metered separately. A meter cannot be shared between Flood Control District #1, Landscape Maintenance District #1, and/or Lighting Maintenance District 84-1, nor can a meter servicing on-site improvements be used to provide water and/or power to off-site improvements. All electrical and water meters shall be in locations that are easily accessible to maintenance staff while not visually obtrusive in the street scene and away from street intersections. Show location of separate water and electrical utility meters intended to serve maintenance district areas exclusively. Show locations of water and electrical meter for landscape district. Show location of water and electrical meter for flood control district. Show location of electrical meter for Traffic signal and street lighting district, on respective plans. Coordinate location of meters on landscape and civil engineering plan.
- e. **Controllers** - The off-site irrigation controllers are to be located within the right of way (preferably within the off-site landscape area). All point of connection equipment including irrigation controller pedestals, electrical meter pedestals, and backflow preventers are to be in locations that are easily accessible to maintenance staff while not visually obtrusive in the street scene, and away from street intersections. Backflow preventers are to be screened on at least three sides with (5) gallon plant material. The fourth side shall be open to the back of the landscape area to allow the backflow cage to be opened without interference with plant materials. Backflow cages shall meet the required City of Perris Engineering Standards in effect at the time of approval.
- f. **Recycled Water** - If applicable. The project landscape architect shall coordinate with EMWD to verify if the site will be served with recycled water and design all irrigation and landscape plans to meet the requirements of EMWD and provide additional irrigation components as needed.
- g. **EMWD Landscape Plan Approval** – The project landscape architect shall submit a copy of all irrigation plans and specifications to EMWD for approval. The project landscape architect must confirm with EMWD that the plans have been approved by EMWD and submit written proof of approval by EMWD prior to the City approving the final Landscape Plans. Until the final landscape plan has been approved by the City of Perris, the maintenance areas depicted cannot be accepted by the City for maintenance. The developer shall coordinate both reviews to ensure acceptability of plans by both EMWD and the City of Perris, prior to approval by either agency.
- h. **Landscape Weed Barrier** - Weed cloth with a minimum expected life of 10-years shall be required under all gravel, rock, or cobble areas.
- i. **Wire Mesh and Gravel at Pull Boxes**- Provide wire mesh and gravel layer within valve boxes to prevent rodent intrusion.
- j. **Concrete Maintenance Band at Medians and Mortar Cobble turn Lane** – Provide 12” wide concrete maintenance band (safety edge) around entire median. At turn pockets provide mortared cobble creek bed, round stone sized 6” to 12”.
- k. **Perimeter Walls Graffiti Coating** – Provide anti-graffiti coating to all perimeter walls. Acceptable products

shall include Vitrocem Anti-Graffiti Coating or equal.

- I. Slopes 3:1 Maximum** - Any proposed slope will not exceed a 3:1 ratio. Slopes exceeding a 3:1 ratio shall require construction of appropriate reinforcing garden walls.
4. **Landscape Inspections.** The project applicant shall inform the on-site project manager and the landscape contractor of their responsibility to call for only "OFF-SITE" landscape and irrigation inspections at the appropriate stages of construction. Inspections shall be scheduled at least two working days (Monday through Friday) prior to the actual inspection. Contact Public Works-Engineering Administration/Special Districts at (951) 657-3280 to schedule inspections.
  - **Inspection #1** - Trenches open, irrigation installed, and system pressurized to 150 PSI for four hours.
  - **Inspection #2** - Soil prepared, and plant materials positioned and ready to plant.
  - **Inspection #3** - Landscaping installed, with all equipment and irrigation system fully operational.
  - **Inspection #4** - A joint inspection with the Development Inspector and LMD Inspector and Applicant to request for "Start of 1 year Maintenance Period" submitted, with all required turn-over submittal items provided to Public-Works Special Districts and Storm Water Division.
  - **Turn-Over (Inspection #5)**– On or about the one-year anniversary of Inspection #4, Developer shall call for an inspection to allow the City to review and identify any potential irrigation system defects, dead plants, weed, debris or graffiti; stressed, diseased, or dead trees; mulch condition, hardscape or other concerns with the landscape installation; or to accept final turn over of the landscape installation. At his sole expense, the Developer shall be responsible for rectifying system and installation deficiencies, and the one-year maintenance period shall be extended by the City until all deficiencies are cured to the satisfaction of the City. If in the opinion of the City's Landscape Inspector the landscape installation is in substantial compliance with the approved landscaping plans, the irrigation and communication system is functioning as intended, and the landscape installation is found to be acceptable to the City, then the Inspector shall recommend to the City's Special District Coordinator to accept turn-over of water and electrical accounts, wi-fi communication contracts and the entire landscape installation.
5. **One Year Maintenance and Plant Establishment Period**-The applicant will be required to provide a minimum of a one (1) year maintenance and plant establishment period, paid at the sole expense of applicant. This one-year maintenance period commences upon the successful completion of Inspection #3 discussed above, and final approval by the City. During this one-year period the applicant shall be required to maintain all landscape areas free of weeds, debris, trash, and graffiti; and keep all plants, trees, and shrubs in a viable growth condition. Prior to the start of the one-year maintenance period, the Developer shall submit a weekly Landscape Maintenance Schedule for review and approval by the City's Special Districts Division. City shall perform periodic site inspections during the one-year maintenance period. The purpose of these periodic inspections is to identify any and all items needing correction prior to acceptance by the City at the conclusion of the one-year maintenance period. Said items needing correction may include but are not limited to replacement of dead or diseased plant materials, weeding, replenishment of mulches, repair of damaged or non-functioning irrigation components, test of irrigation controller communications, etc. During this period, the City shall begin the annual assessment of the benefit zone in preparation for the landscape installation turnover to City maintenance staff.
6. **Street/Off-Site Improvements.** The applicant shall submit street improvement plans, accompanied by the appropriate filing fee to the City Engineering Department. Details of treatments off-site improvements, including

lighting, shall meet both the City Engineer's Design Guidelines, and the additional requirements of the Engineering and Special Districts Division. Components shall include, but not be limited to:

- a. **Street Lighting**-If Street lighting is required, lighting shall meet the type, style, color and durability requirements necessary for energy efficiency goals, maintenance and longevity of improvements of the City Engineer's Office. Streetlights will be owned by City of Perris not SCE. Streetlights shall be constructed per LS-3 account billing standard, which shall include an individually metered pedestal for streetlights.
- b. **Acceptance By Public Works/Special Districts**- Lighting District facilities required by the City Engineer's Office shall be installed and fully operational and approved by final inspection by the City Engineer's Office, and the City's Consulting Traffic Signal Inspection Team (Riverside County TLMA) at (951) 955-6815. Prior to acceptance for maintenance of "Off-site" traffic signal and lighting facilities by the Public Works-Engineering and Administration Division/Special Districts, the developer shall contact the Public Works Special Districts Division at (951) 657-3280 to schedule the delivery of all required turn-over submittal items. Prior to acceptance into Lighting District 84-1, coordinate turnover information pertaining to Street Lights, and Traffic Signal Electrical/SCE Service Meters with Wildan Financial Services, the City's Special Districts Consulting Firm at (951) 587-3564. (i.e. Provide electrical meter number, photo of pedestal, and coordinate "request for transfer of billing information" with SCE and City for all new service meters). Developers shall pay 18-month energy charges to the City of Perris for all off-site street lighting. Call Wildan Financial Services, Inc. for the amount due, and to obtain receipt for payment. Obtain and provide a clearance form from Riverside County TLMA indicating completion of all punch list items from traffic signal construction. Submit one large format photocopy of Traffic Signal as-built plans and timing sheets.

7. **Water Quality Management Plans.** The applicant shall submit a Preliminary and Final WQMP, accompanied by the appropriate filing fee to the Planning Department and City Engineering Department, respectively. Details for treatment control facilities shall meet both the Riverside County WQMP Design Guidelines, and the additional requirements of the Engineering and Special Districts Division intended to reduce long term maintenance costs and longevity of improvements. Components shall include, but not be limited to:

- **Storm Drain Screens**-If off-site catch basins are required by the City Engineer's Office, connector pipe screens shall be included in new catch basins to reduce sediment and trash loading within storm pipe. Connector pipe screens shall meet the type, style, and durability requirements of the Public Work's Engineering Administration and Special Districts Division.
- **WQMP Inspections**- The project applicant shall inform the on-site project manager and the water quality/utilities contractor of their responsibility to call for both "ON-SITE" and OFF-SITE" WQMP Inspections at the appropriate stages of construction. Contact CGRM at (909) 455-8520 to schedule inspections.
- **Acceptance By Public Works/Special Districts**-Both on-site and off-site flood control/water quality facilities required for the project, as depicted in the Final WQMP, shall be installed and fully operational, and approved by final inspection by the City's WQMP Consultant, CGRM. The Developer shall obtain a final Clearance Letter from CGRM indicating compliance with all applicable Conditions of Approval for the approved WQMP. The developer shall deliver the same to the Public Works-Engineering and Administration Division/Special Districts. In addition, prior to acceptance by the City, the developer shall submit a Covenant and Agreement describing on-going maintenance responsibilities for on-site facilities per the approved WQMP, to the Public Works Engineering Administration and Special Districts Division. The Public Works Engineering Administration and Special Districts Division will review and

approve the Covenant and Agreement. The City shall record the same with the Riverside County Recorder's Office, and the recorded instrument shall be returned to the City Clerk of the City of Perris for filing.

8. **Flood Control District #1 Maintenance Acceptance.** Flood Control District facilities required by the City Engineer's Office shall be installed and fully operational, and approved by final inspection by the City Engineer's Office. Prior to acceptance for maintenance of "Off-site" flood control facilities by the Public Works-Engineering and Administration Division/Special Districts the developer shall contact the Public Works Special Districts Division at (951) 657-3280 to schedule the delivery of all required turn-over submittal items including as-built storm drain plans in electronic PDF format, one large format photo-copy of as-built plans, storm drain video report in electronic format, and hardcopy of video report with industry standard notations and still photos made during video runs (i.e. facilities sizes, off-sets or damage, facility type, dirt and debris, etc.). The flood control facilities shall be turned over in a condition acceptable to the City, and the developer shall make all necessary repairs and perform initial maintenance to the satisfaction of the City.
  
9. **Assessment Districts.** Prior to permit issuance, developer shall deposit \$5,250 per district, \$15,750 total due. Payment is to be made to the City of Perris, and the check delivered to the City Engineer's Office. Payment shall be accompanied by the appropriate document for each district indicating intent and understanding of annexation, to be notarized by property owner(s):
  - **Consent and Waiver for Maintenance District No. 84-1-New Street** lighting proposed by the project, as determined by the City Engineer
  - **Consent and Waiver for Landscape Maintenance District No. 1** – New off-site parkway landscape proposed by the project on Frontage Road and Walnut Street. In addition, paying its fair share of the maintenance for Placentia Ave Parkway, Median & Interchange.
  - **Petition for Flood Control Maintenance District No. 1** -For Off-site Flood Control Facilities proposed by the project and pay its fair share of Lines H-12, H-7 and H, 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.



# RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

May 8, 2025

Alfredo Garcia, Project Planner  
City of Perris, Community Development Department  
401 N. "D" Street  
Perris, CA 92570

**CHAIR**

Steve Manos  
Lake Elsinore

**RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW**

**VICE CHAIR**

Steve Sanchez  
La Quinta

File No.: ZAP1645MA25  
Related File No.: SPA23-05321 (Specific Plan Amendment), DPR23-00022 (Development Plan Review), CUP24-05125 (Conditional Use Permit)

**COMMISSIONERS**

John Lyon  
Riverside

Compatibility Zone: Zone C2  
APNs: 305-050-051 and 305-050-055

Michael Lewis  
Palm Springs

Richard Stewart  
Moreno Valley

Dear Mr. Garcia:

Vernon Poole  
Murrieta

On May 8, 2025, the Riverside County Airport Land Use Commission (ALUC) found City of Perris Case Nos. SPA23-05321 (Specific Plan Amendment), DPR23-00022 (Development Plan Review), CUP24-05125 (Conditional Use Permit), a proposal to construct two retail/manufacturing buildings totaling 39,889 square feet and a rentals sales lot all on 25.6-acres, located on the southeast corner of the I-215 Freeway and Walnut Street. The applicant also proposes amending the sites specific plan to change the sites zoning from Freeway Business Park to Business Professional Office, **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, subject to the conditions listed below.

Michael Geller  
Riverside

**STAFF**

Director  
Paul Rull

**CONDITIONS:**

Simon A. Housman  
Jackie Vega

1. Any outdoor lighting 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.
2. The following uses/activities are not included in the proposed project and shall be prohibited at this site.
  - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight or circling climb following takeoff or toward an aircraft engaged in a straight or circling final approach toward a landing at an airport, other than a DoD or FAA-approved navigational signal light or visual approach slope indicator.
  - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport to the extent as to result in a potential for temporary after-image greater than the low ("green") level.
  - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, wastewater management facilities, artificial marshes, trash transfer

County Administrative Center  
4080 Lerron St., 14<sup>th</sup> Floor,  
Riverside, CA 92501  
(951) 955-5132

[www.rcaluc.org](http://www.rcaluc.org)

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

- (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
  - (e) Highly noise-sensitive outdoor nonresidential uses. Examples of noise-sensitive outdoor nonresidential uses that are prohibited include, but are not limited to, major spectator-oriented sports stadiums, amphitheaters, concert halls and drive-in theaters.
  - (f) Hazards to Flight.
3. The attached notice shall be provided to all prospective purchasers of the property and tenants of the building and shall be recorded as a deed notice.
  4. Any proposed stormwater basins or facilities shall be designed and maintained to provide for a maximum 48-hour detention period following the design storm, and remain totally dry between rainfalls. Vegetation in and around the stormwater 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 stormwater basin(s) shall not include trees or shrubs that produce seeds, fruits, or berries.
  5. Landscaping in the stormwater 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.
  6. 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.
  7. 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.
  8. The project has been evaluated to construct two retail/manufacturing buildings totaling 39,889 square feet and a rentals sales lot. 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.
  9. The project does not propose rooftop solar panels at this time. However, if the project were to propose solar rooftop panels in the future, the applicant/developer shall prepare

a solar glare study that analyzes glare impacts, and this study shall be reviewed by the Airport Land Use Commission and March Air Reserve Base.

Supporting documentation was provided to the Airport Land Use Commission and is available online at [www.rcaluc.org](http://www.rcaluc.org), click Agendas 5-8-25 Agenda, Bookmark Agenda Item No. 3.3.

If you have any questions, please contact me at (951) 955-6893.

Sincerely,  
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



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Paul Rull, ALUC Director

Attachments: Notice of Airport in Vicinity

cc: Barker Frontage, LLC (applicant/property owner)  
Johnson Aviation (representative)  
Gary Gosliga, March Inland Port Airport Authority  
Kurt Heinze, Base Civil Engineer, March Air Reserve Base  
ALUC Case File

\\t\ma-22fsp02\ALUC\AIRPORT CASE FILES\March\ZAP1645MA25\ZAP1645MA25.LTR.doc

# NOTICE

**THERE IS AN AIRPORT NEARBY.  
THIS STORM WATER BASIN IS DESIGNED TO HOLD  
STORM WATER FOR ONLY 48 HOURS AND  
NOT TO ATTRACT BIRDS**

**PROPER MAINTENANCE IS NECESSARY TO AVOID  
BIRD STRIKES**



IF THIS BASIN IS OVERGROWN, PLEASE CONTACT:

Name: \_\_\_\_\_

Phone: \_\_\_\_\_

# **NOTICE OF AIRPORT IN VICINITY**

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances [can vary from person to person. You may wish to consider what airport annoyances], if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b) (13)(A)



# CITY OF PERRIS

COMMUNITY SERVICES

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## MEMO

**Date:** January 12, 2024

**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  
Martin Martinez, Management Analyst

**Subject:** Development Plan Review 23-00022 – The applicant proposes the subdivision of two parcels into 3 for the construction of a 31,250 sq. ft. warehouse on 5 acres (lot 1), a trailer storage lot with a 14,050 sq. ft. maintenance building with 368 trailer stalls on 10.3 acres (lot 2) and a trailer lot yard comprising of 336 truck stalls on 10.3 acres (lot 3), within the PVCC SP with a Business Park Overlay (BPO) zone – Comments

---

Community Services Staff reviewed DPR 23-00022 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 23-00022, SPA 23-05321 & TTM 23-05322

Case Planner: Alfredo Garcia 909-730-4225 ext. 287

Applicant: Ross Grant

Location: Northwest Corner and Northeast corner of Placentia Ave and Frontage Road.

Project: A proposed to subdivide two parcels into three parcels for the construction of a 31,250 SF warehouse and a trailer storage lot with 14,050 sf maintenance building with 3,668 trailer stalls and a trailer lot with 336 truck stalls.

APN(s): 305-050051 & 055

Reviewed By: David J. Martinez, CBO

Date: 01-04-24

**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 in conformance with the 2022 California Green Building Standards
4. The proposed structures will have to have fire sprinklers
5. The proposed structures cannot be built across any property lines. No building permits can be issued until the lots/property are consolidated.
6. Please provide a fire access circulation plan.
7. Please indicate the location of the existing fire hydrants.

**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

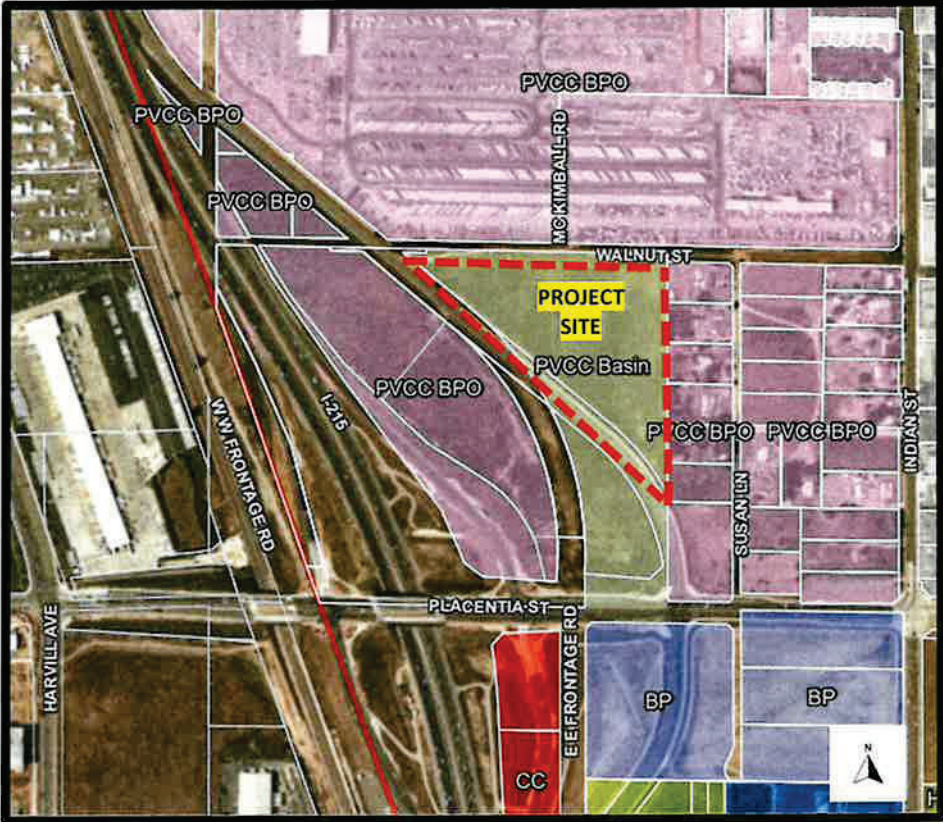
Initial Study/MND, Mitigation Monitoring and Reporting Program, and Associated Technical Studies

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

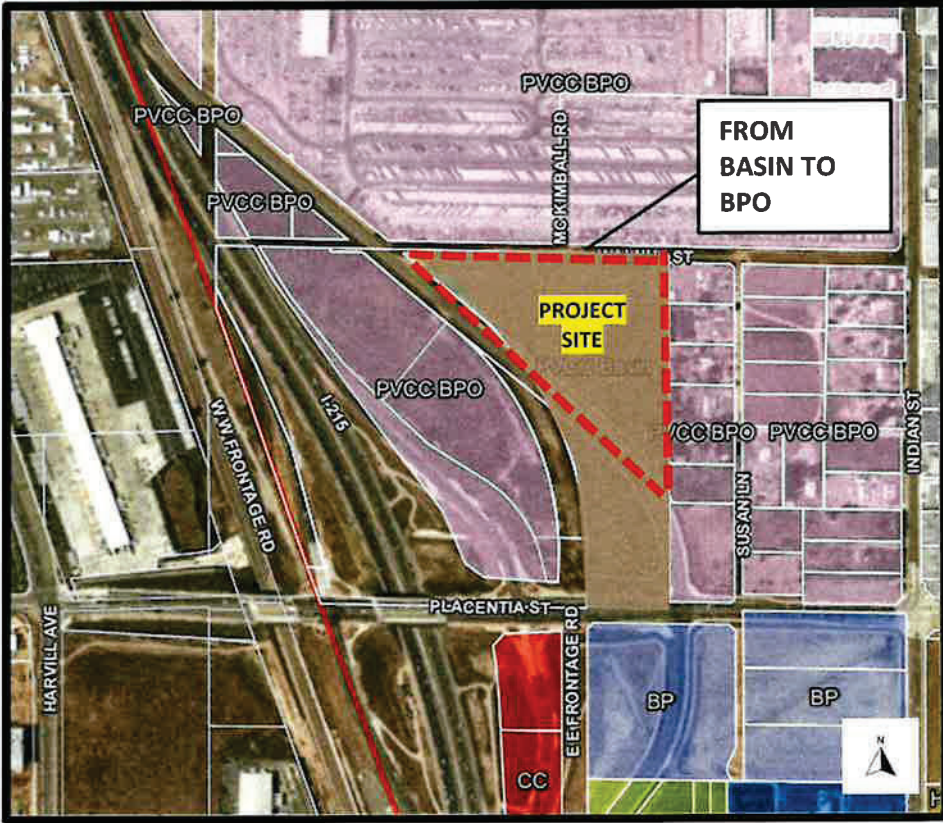
[https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-521#docfold\\_1206\\_1313\\_479\\_521](https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-521#docfold_1206_1313_479_521)

# ATTACHMENT 3

EXISTING ZONING BASIN



PROPOSED ZONING BUSINESS PARK



**EXISTING SPECIFIC PLAN**

**Table 2.0-2 LAND USE (Continued)**

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



**Government Facilities:** Establishments owned by the system from which they are regulated over such as Municipal, County, State or Federal governmental administrative offices and facilities, libraries, courthouses, fire stations, and fleet or maintenance yards.

**Hospitals and Urgent Care Centers:** Any building or portion thereof, used for the treatment or accommodation of injured or ill persons, includes convalescent and rest homes. It shall not include asylums, detention or similar buildings where human beings are housed or detained under legal restraint.

**Hotels and Motels:** Buildings designed for or occupied by the temporary lodging of individuals in which there are 6 or more guest rooms for which there is no provision for cooking in any individual room or suite. Said use may also contain such ancillary facilities as conference facilities, personal services or food preparation and dispensing.

**Landscape Nurseries:** Reproduction and growing of plants to usable size for retail or wholesale.

**Large Equipment Retail:** The sale of goods or merchandise from a fixed location such as carpet and furniture sales, printing and copying shops, home improvement centers, building material, hardware and paint stores, retail outlets, upholstering shops, sporting goods, automotive sales and automobile dealerships.

**Live-in Care Facilities:** Any home or establishment offering long-term services to the elderly, infirmed or disabled who are domiciled therein, who have mobility but may require assistance with some activities of daily living, medication assistance, personal care, nursing supervision or ambulation assistance.

**Live-Work Units:** New construction or renovation with the specific purpose of containing a residential unit and an occupational area within the same structure in which the owner or primary employee of the business resides at the same place as that business. The living and work areas must be housed in separate locations within that structure and/or separate levels.

**Manufacturing/Industrial (Indoor):** The fabrication or storage of goods and services for sale such as cabinet and woodworking shops, distributors and showrooms, food products, manufacturing, light manufacturing, industrial uses, research and development, research centers and wholesale (with on-site merchandise).

**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.

**PROPOSED SPECIFIC PLAN**

**Table 2.0-2 LAND USE (Continued)**

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



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**Landscape Nurseries:** Reproduction and growing of plants to usable size for retail or wholesale.

**Large Equipment Sales and Rentals:** The sale of goods or merchandise from a fixed location such as carpet and furniture sales, printing and copying shops, home improvement centers, building material, hardware and paint stores, retail outlets upholstery shops, sporting goods, automotive sales and automobile dealerships. In addition, it includes establishments primarily engaged in the sale or rental of tools, trucks, trailers, tractors, construction equipment, agricultural implements, and similar industrial equipment, and the rental of mobile homes. Included in this use type is incidental storage, maintenance, and servicing of such equipment.

**Live-in Care Facilities:** Any home or establishment offering long-term services to the elderly, infirmed or disabled who are domiciled therein, who have mobility but may require assistance with some activities of daily living, medication assistance, personal care, nursing supervision or ambulation assistance.

**Live-Work Units:** New construction or renovation with the specific purpose of containing a residential unit and an occupational area within the same structure in which the owner or primary employee of the business resides at the same place as that business. The living and work areas must be housed in separate locations within that structure and/or separate levels.

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**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.

EXHIBIT B  
LOCATION AERIAL MAP



Parcels

Parcels Riverside County

 Perris Boundary

Roads Labeling

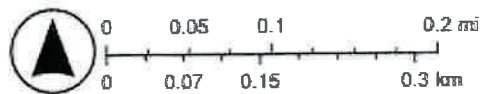
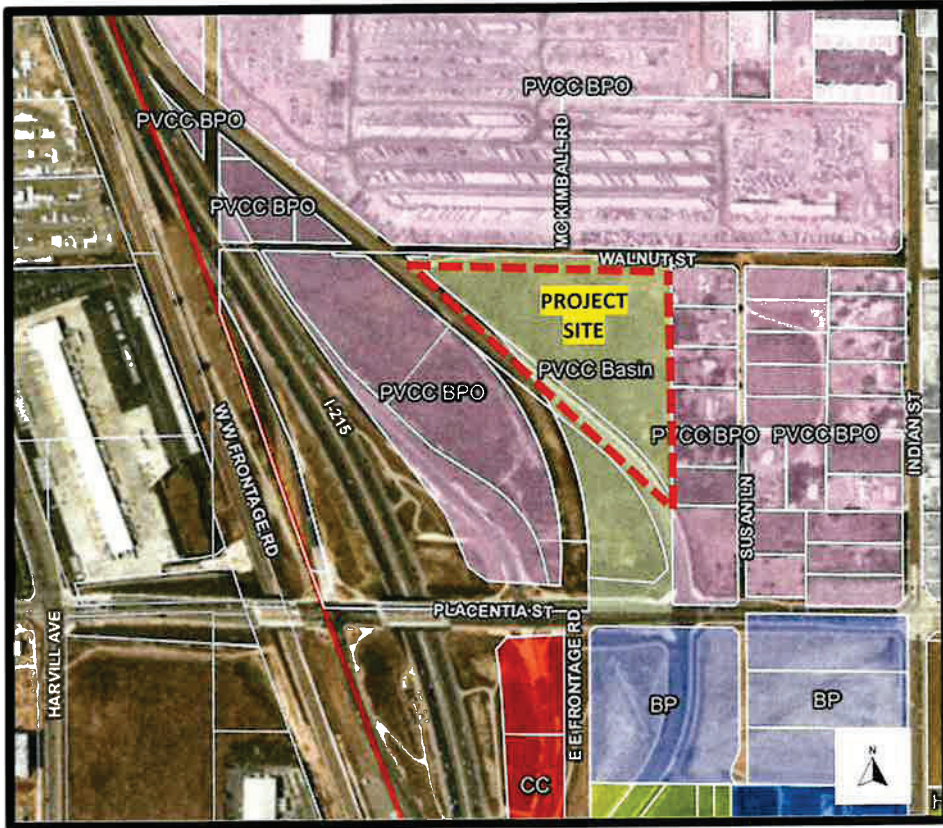


EXHIBIT C  
EXISTING AND PROPOSED  
PVCCSP SPECIFIC PLAN MAP

### EXISTING ZONING BASIN



### PROPOSED ZONING BUSINESS PARK

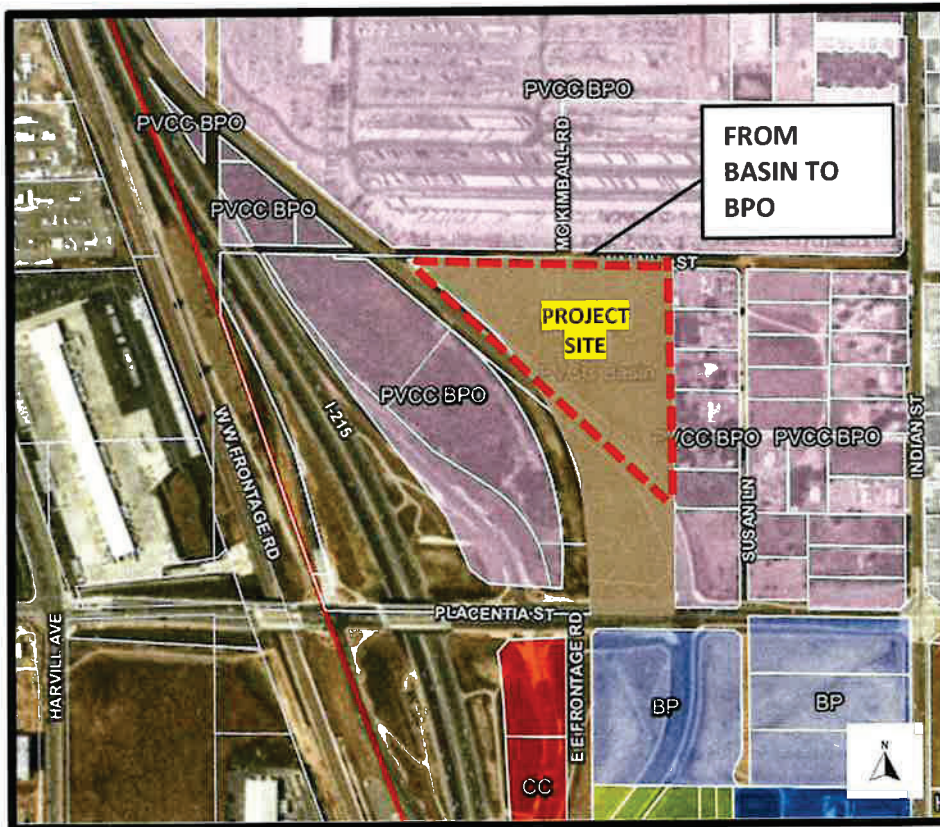
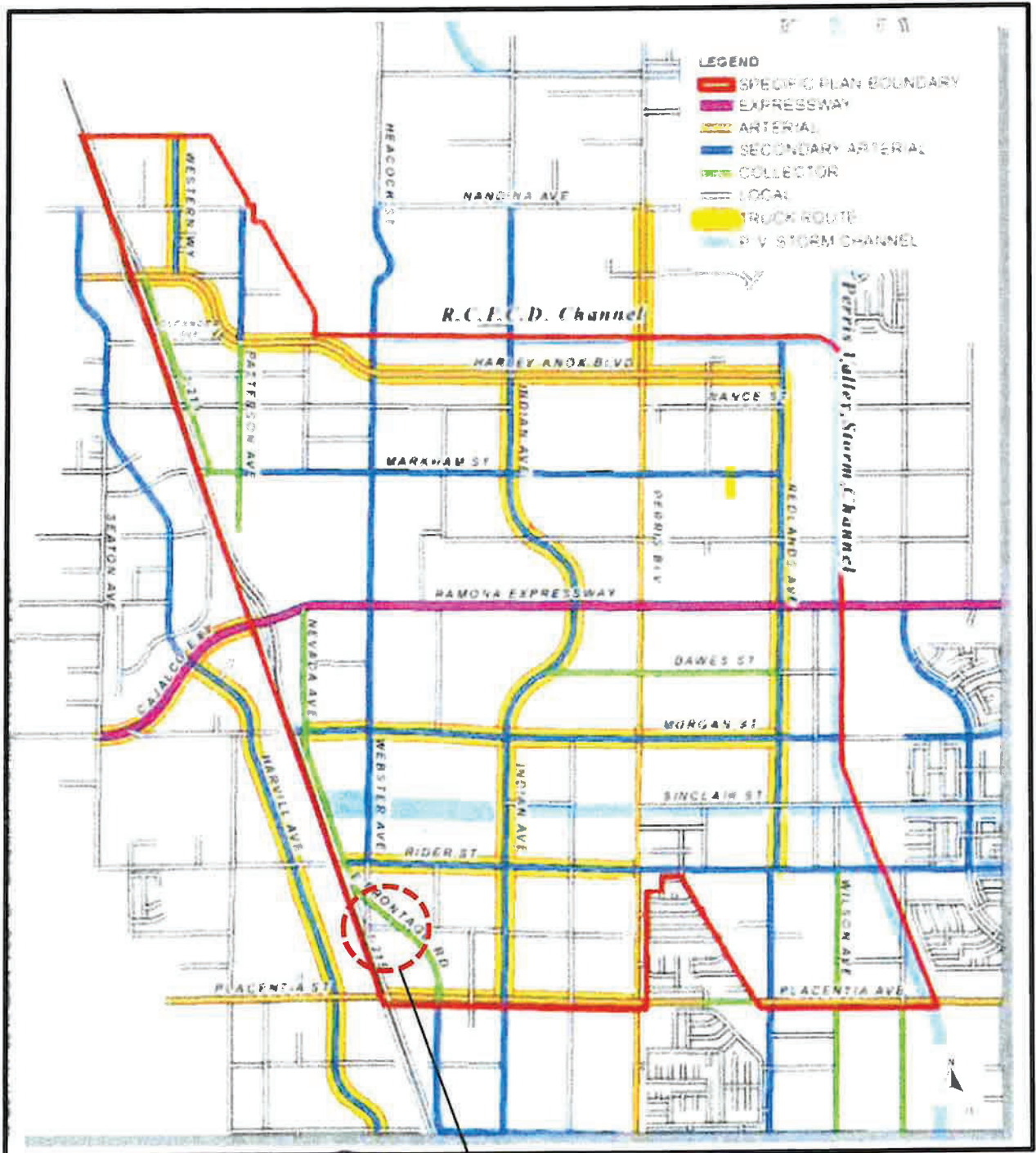


EXHIBIT D  
EXISTING AND PROPOSED  
PVCCSP SPECIFIC PLAN CIRCULATION MAP

# EXISTING CIRCULATION PLAN



# PROPOSED CIRCULATION PLAN

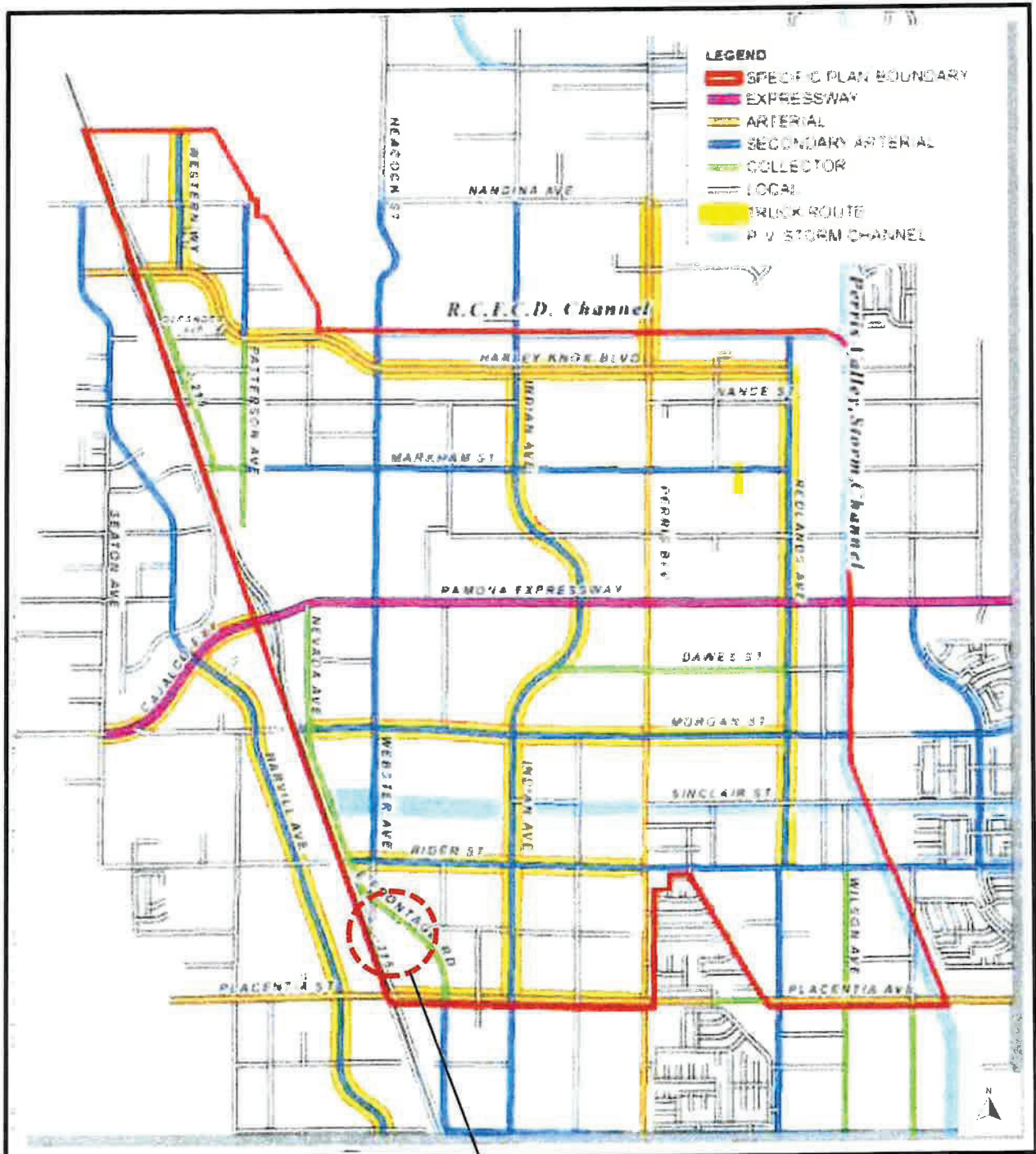


EXHIBIT E  
EXISTING AND PROPOSED  
PVCCSP SPECIFIC PLAN AMENDMENT

**EXISTING SPECIFIC PLAN**

**Table 2.0-2 LAND USE (Continued)**

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



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**PROPOSED SPECIFIC PLAN**

**Table 2.0-2 LAND USE (Continued)**

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



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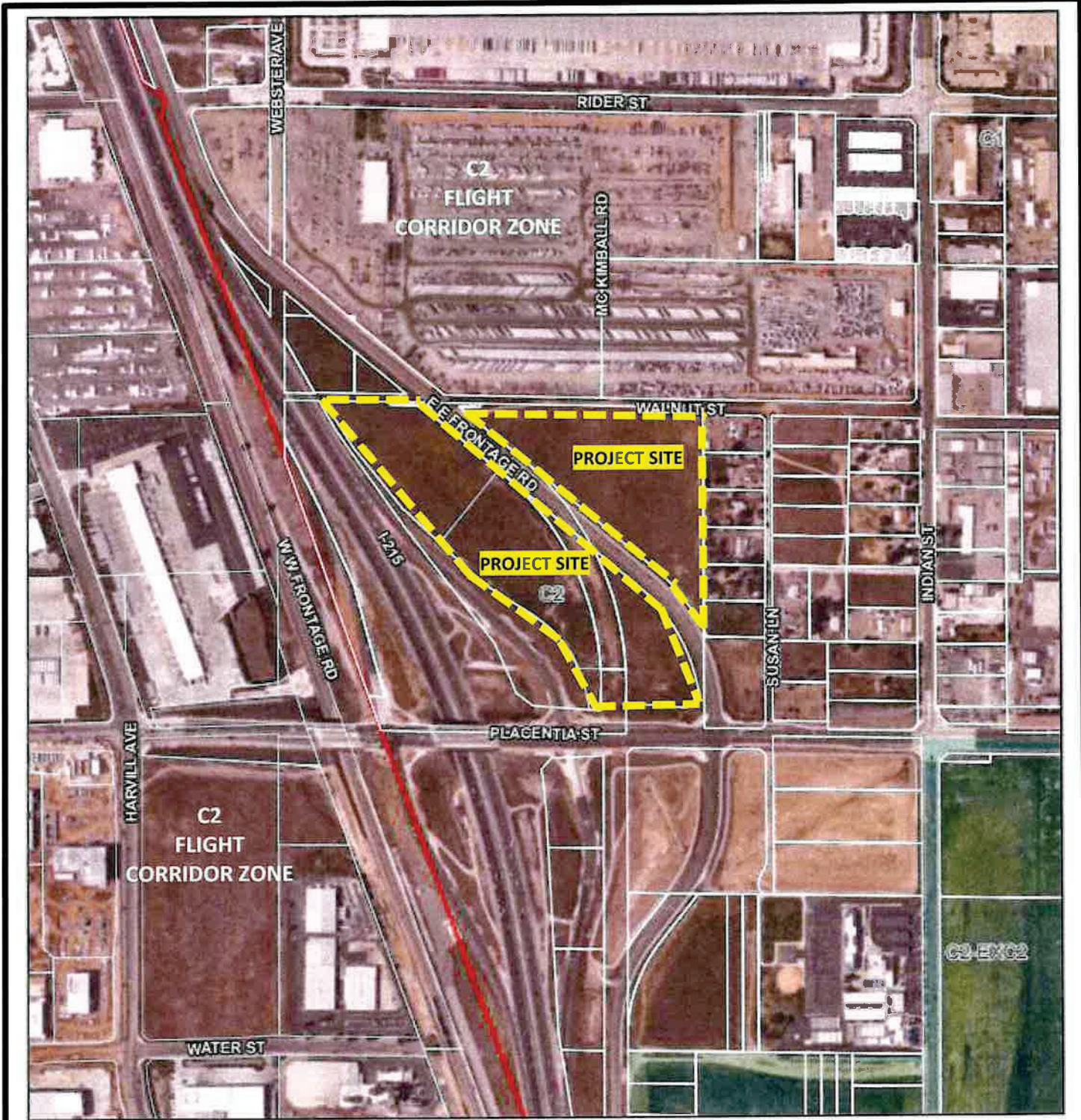
**Live-in Care Facilities:** Any home or establishment offering long-term services to the elderly, infirmed or disabled who are domiciled therein, who have mobility but may require assistance with some activities of daily living, medication assistance, personal care, nursing supervision or ambulation assistance.

**Live-Work Units:** New construction or renovation with the specific purpose of containing a residential unit and an occupational area within the same structure in which the owner or primary employee of the business resides at the same place as that business. The living and work areas must be housed in separate locations within that structure and/or separate levels.

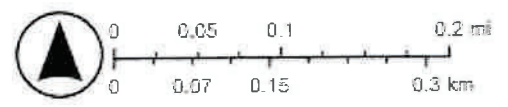
**Manufacturing/Industrial (Indoor):** The fabrication or storage of goods and services for sale such as cabinet and woodworking shops, distributors and showrooms, food products, manufacturing, light manufacturing, industrial uses, research and development, research centers and wholesale (with on-site merchandise).

**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.

EXHIBIT F  
MARB / IP ALUCP Map



- Parcels
- Parcels Riverside County
- Airport Compatibility Zone March Air Reserve Base
- C2
- C1
- C2-EXC2
- Perris Boundary



# EXHIBIT G

## PROJECT PLANS

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









HPA  
 1843 Laguna Street, Ste. 200  
 Irvine, CA 92614  
 Tel: 949-453-1770  
 Fax: 949-453-1770  
 Email: hpa@hpa.com

OWNER



ORBIS  
 REAL ESTATE  
 PARTNERS

Project

BARKER PLACENTIA

Perms CA

Consultants:

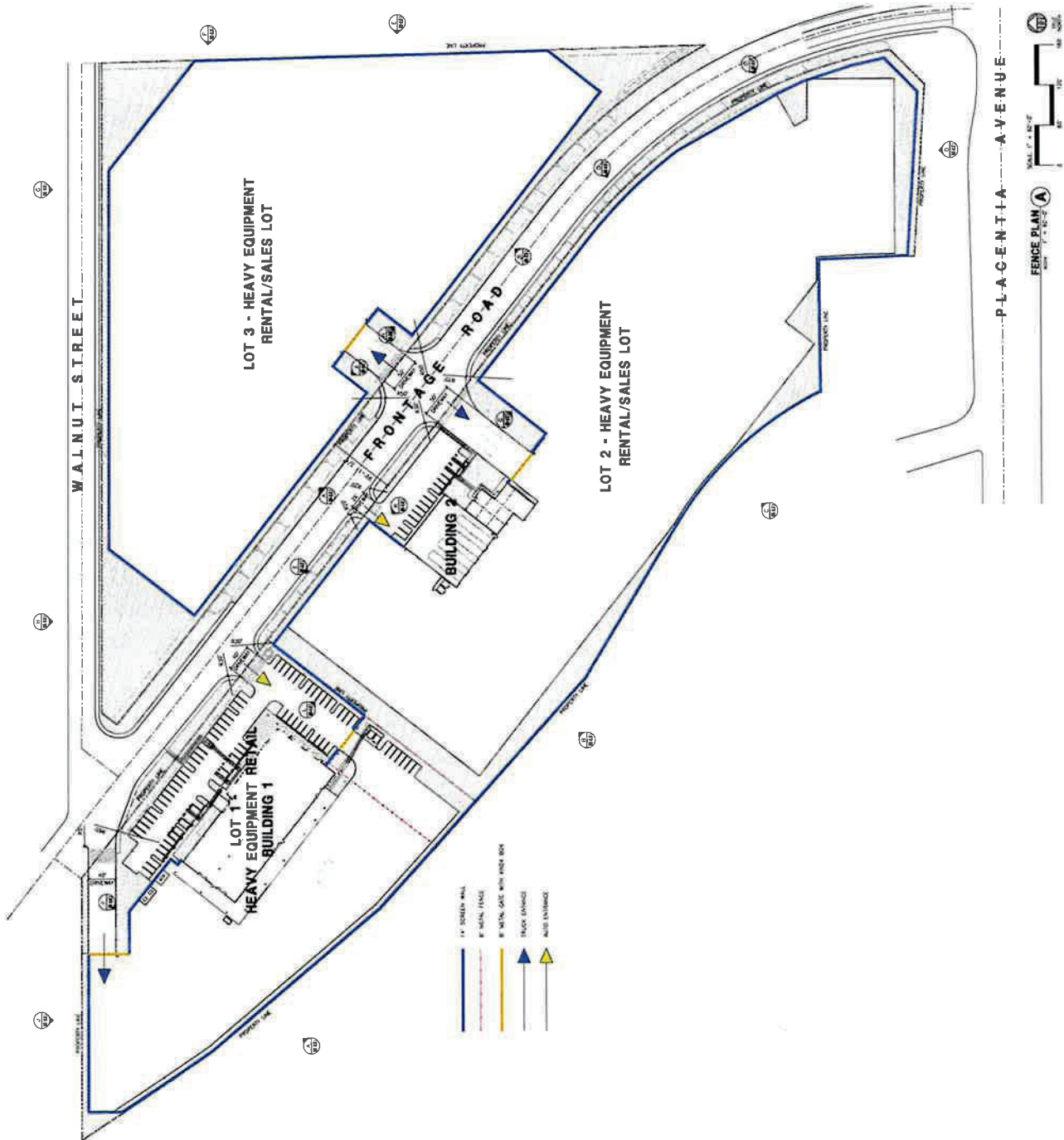
RUSCOE  
 HUNTER

Title

FENCE PLAN

Project Number: 22146  
 Drawn by: AC  
 Date: 06/01/2025  
 Revised:

Sheet: DAB-A1.0F



PLACENTIA AVENUE



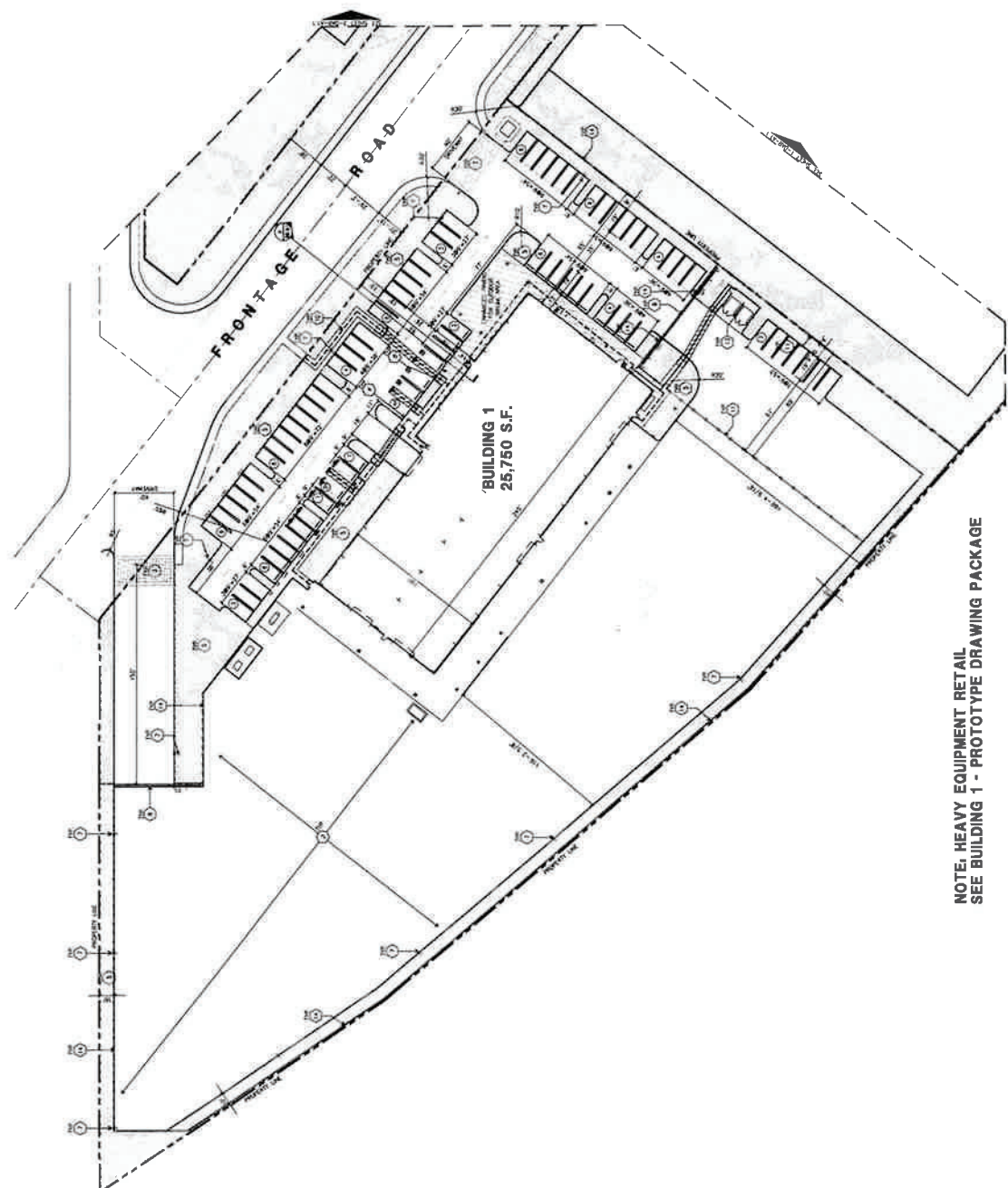


**SITE PLAN KEYNOTES**

- 1. SEE CIVIL DRAWINGS FOR PAVES
- 2. SEE CIVIL DRAWINGS FOR PAVES
- 3. SEE CIVIL DRAWINGS FOR PAVES
- 4. SEE CIVIL DRAWINGS FOR PAVES
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- 17. SEE CIVIL DRAWINGS FOR PAVES
- 18. SEE CIVIL DRAWINGS FOR PAVES
- 19. SEE CIVIL DRAWINGS FOR PAVES
- 20. SEE CIVIL DRAWINGS FOR PAVES

**SITE PLAN GENERAL NOTES**

- 1. THE SITE PLAN IS BASED ON THE CIVIL REPORT PROVIDED BY ENGINEER A. 2021
- 2. ALL NOTES ARE SUBJECT TO THE CIVIL REPORT PROVIDED BY ENGINEER A. 2021
- 3. ALL NOTES ARE SUBJECT TO THE CIVIL REPORT PROVIDED BY ENGINEER A. 2021
- 4. ALL NOTES ARE SUBJECT TO THE CIVIL REPORT PROVIDED BY ENGINEER A. 2021
- 5. ALL NOTES ARE SUBJECT TO THE CIVIL REPORT PROVIDED BY ENGINEER A. 2021
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- 19. ALL NOTES ARE SUBJECT TO THE CIVIL REPORT PROVIDED BY ENGINEER A. 2021
- 20. ALL NOTES ARE SUBJECT TO THE CIVIL REPORT PROVIDED BY ENGINEER A. 2021



**NOTE: HEAVY EQUIPMENT RETAIL  
SEE BUILDING 1 - PROTOTYPE DRAWING PACKAGE**



**HPA**  
HARBOR PARTNERS ARCHITECTS

1000 10th Street, Suite 1000  
San Francisco, CA 94103  
Tel: 415.774.1000  
Fax: 415.774.1001  
www.harborpartners.com

**OWNER**

**CHURCH  
REAL  
ESTATE  
PARTNERS**

200 Newport Center Dr, Suite 240  
Newport Beach, CA 92660  
Tel: 949.397.7894

**Project:**

**BARKER PLACENTIA**

Placentia, CA

**Consultants:**

**RUSCOE**

1000 10th Street, Suite 1000  
San Francisco, CA 94103  
Tel: 415.774.1000  
Fax: 415.774.1001  
www.ruscoecorp.com

**OVERALL SITE PLAN**

Title: \_\_\_\_\_

Project Number: 22146

Drawn by: AC

Date: 06/04/2023

Revision: \_\_\_\_\_

Sheet: \_\_\_\_\_

**DAB-A1.1**



102 AVE.  
14111 HUNTERS PARKWAY, #100  
SAN JOSE, CA 95131  
TEL: 415-435-1122  
WWW.HUNTERSCONSTRUCTORS.COM

OWNER



323 Newport Center Dr. Suite 240  
Newport Beach, CA 92660  
TEL: 949-312-7564

Project:

BARKER PLACENTIA

Peris, CA

Consultants:

FUSCO

MONTER

Title: OVERALL SITE PLAN

Project Number: 22146  
Client: AC  
Date: 08-04-2025  
Revision:

Sheet

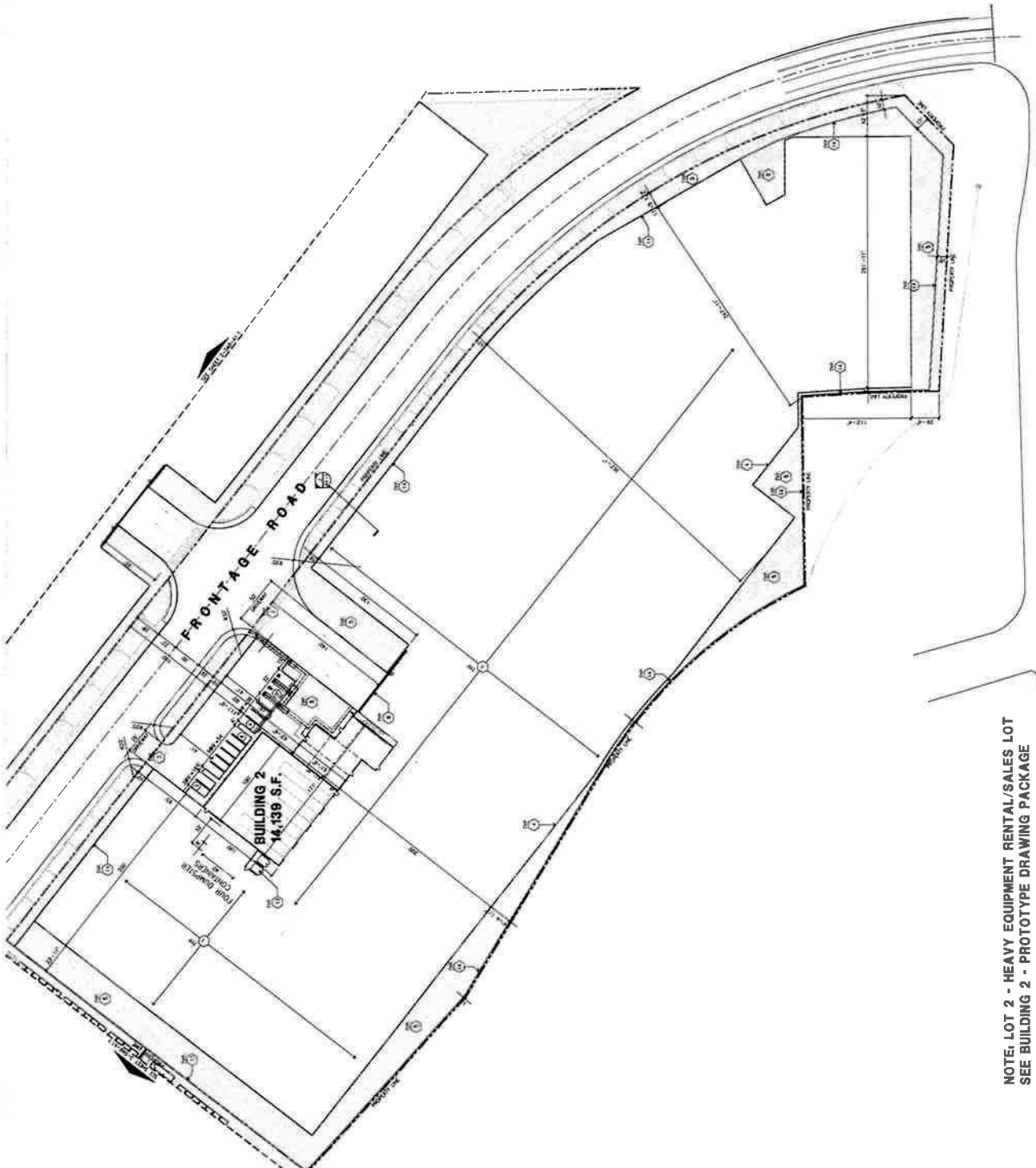
DAB-A1.2

**SITE PLAN KEYNOTES**

1. SEE OVERLAPPING DRAWINGS FOR FINISH.
2. EXISTING ROAD: 1" = 40' SCALE, 1/4" = 10' SCALE, 1/8" = 5' SCALE.
3. EXISTING CURB: 1" = 40' SCALE, 1/4" = 10' SCALE.
4. CONCRETE CURB: 1" = 40' SCALE, 1/4" = 10' SCALE, 1/8" = 5' SCALE.
5. UNDESIGNED: ALL UNDESIGNED AREAS UNLESS NOTED OTHERWISE.
6. UNDESIGNED: ALL UNDESIGNED AREAS UNLESS NOTED OTHERWISE.
7. UNDESIGNED: ALL UNDESIGNED AREAS UNLESS NOTED OTHERWISE.
8. UNDESIGNED: ALL UNDESIGNED AREAS UNLESS NOTED OTHERWISE.
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19. UNDESIGNED: ALL UNDESIGNED AREAS UNLESS NOTED OTHERWISE.
20. UNDESIGNED: ALL UNDESIGNED AREAS UNLESS NOTED OTHERWISE.

**SITE PLAN GENERAL NOTES**

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF PLACENTIA SPECIFICATIONS, LATEST EDITION, AND THE CALIFORNIA CIVIL CODE, LATEST EDITION.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF PLACENTIA SPECIFICATIONS, LATEST EDITION, AND THE CALIFORNIA CIVIL CODE, LATEST EDITION.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF PLACENTIA SPECIFICATIONS, LATEST EDITION, AND THE CALIFORNIA CIVIL CODE, LATEST EDITION.
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NOTE: LOT 2 - HEAVY EQUIPMENT RENTAL/SALES LOT  
SEE BUILDING 2 - PROTOTYPE DRAWING PACKAGE

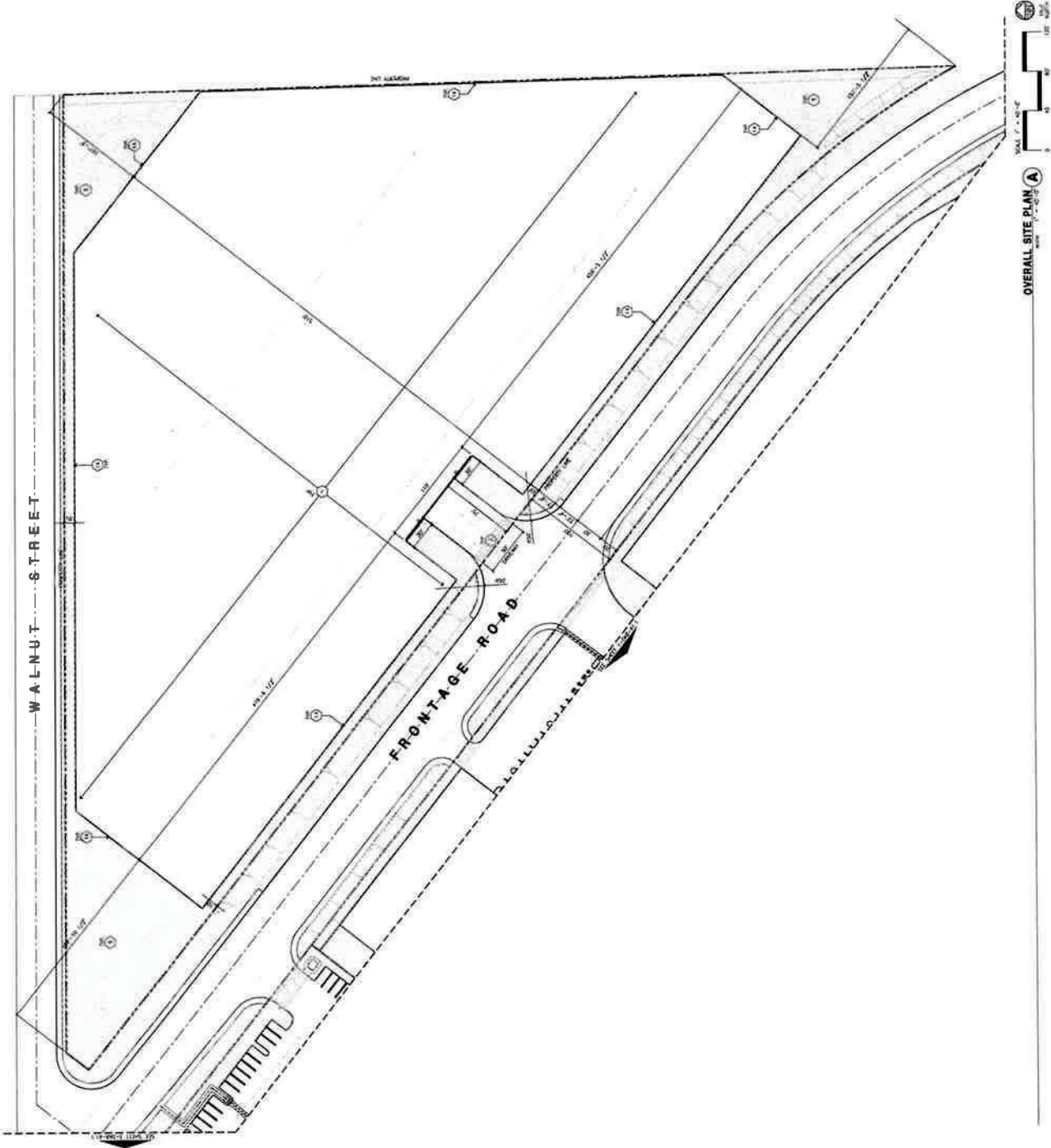
PLACENTIA AVENUE



OVERALL SITE PLAN (A)



NOTE: LOT 3 - HEAVY EQUIPMENT RENTAL/SALES LOT





**SITE PLAN KEYNOTES**

- 1. SEE CIV. DRAWINGS FOR FINISH
- 2. GRADED AREA 2' WIDE WINGS 1:4' DIAGONAL CROSS SLOPE
- 3. SLOPE 1/2" PER 1' TO 1/8" PER 1' W/2"
- 4. SLOPE 1/2" PER 1' TO 1/8" PER 1' W/2"
- 5. SLOPE 1/2" PER 1' TO 1/8" PER 1' W/2"
- 6. SLOPE 1/2" PER 1' TO 1/8" PER 1' W/2"
- 7. SLOPE 1/2" PER 1' TO 1/8" PER 1' W/2"
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- 19. SLOPE 1/2" PER 1' TO 1/8" PER 1' W/2"
- 20. SLOPE 1/2" PER 1' TO 1/8" PER 1' W/2"

**SITE PLAN GENERAL NOTES**

- 1. THE SITE PLAN SHOWN ON THESE SHEETS IS PROVIDED BY THE CLIENT AND THE CLIENT SHALL BE RESPONSIBLE FOR ALL SITE INFORMATION AND FOR THE ACCURACY OF THE INFORMATION PROVIDED.
- 2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF SAN JOSE ORDINANCES AND THE CALIFORNIA CIVIL CODE.
- 3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CALIFORNIA CIVIL CODE AND THE CALIFORNIA CIVIL CODE.
- 4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CALIFORNIA CIVIL CODE AND THE CALIFORNIA CIVIL CODE.
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- 20. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CALIFORNIA CIVIL CODE AND THE CALIFORNIA CIVIL CODE.

 <p>HPA CONSULTANTS 1500 AVENUE 13 SUITE 100 SAN JOSE, CA 95128 TEL: 408.434.1770 WWW.HPACONSULTANTS.COM</p>	<p>OWNER</p>  <p>ORRIS REAL ESTATE PARTNERS</p> <p>250 Newport Center Dr. Suite 200 Newport Beach, CA 92660 TEL: 949.233.5346</p>	<p>Project:</p> <p><b>BARKER PLACENTIA</b></p> <p>Phase: CA</p>	<p>Consultants:</p> <p>FUSCO HUNTER</p>
<p>Title: OVERALL SITE PLAN</p>			
<p>Project Number: 22146                  Drawing: AC                  Date: 06/04/2025                  Revision:</p>			
<p>Sheet: <b>DAB-A1.3</b></p>			





HPA ARCHITECTURE  
 1800 W. 10th St.  
 Suite 100  
 Los Angeles, CA 90024  
 Tel: 310.407.1770  
 Email: info@hpaarch.com

OWNER



OBIS REAL ESTATE PARTNERS  
 280 Newport Center Dr. Suite 240  
 Newport Beach, CA 92660  
 Tel: 949.350.7541

Project:

BARKER PLACENTIA

Permit: CA

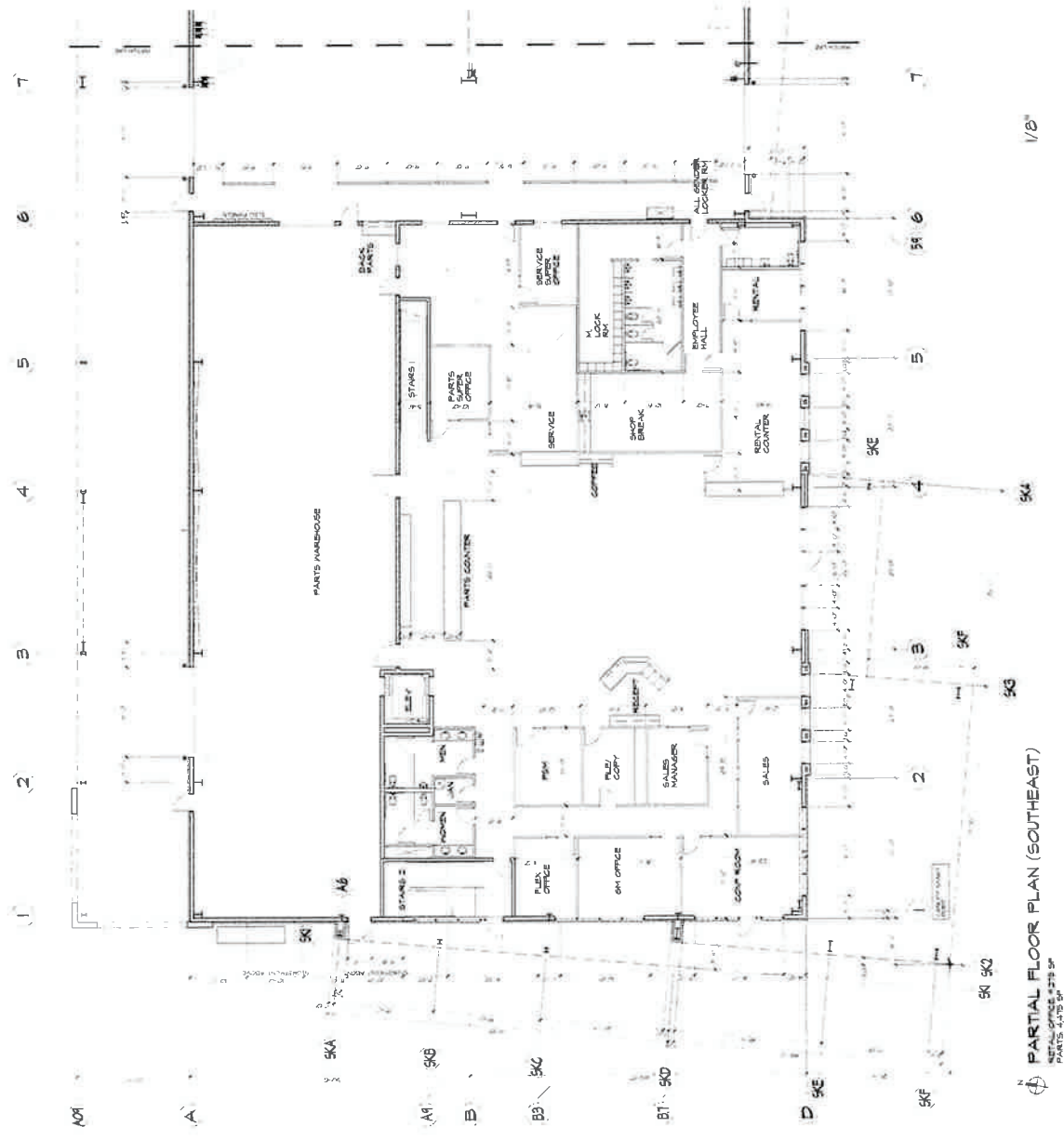
Consultants:

MECHANICAL ENGINEER  
 ELECTRICAL ENGINEER  
 PLUMBING ENGINEER  
 STRUCTURAL ENGINEER  
 CIVIL ENGINEER  
 ARCHITECT

Title: OVERALL FLOOR PLAN

Project Number: 231118  
 Drawn by: AC  
 Date: 03/04/2025  
 Revision:

DAB-A2.2



PARTIAL FLOOR PLAN (SOUTHEAST)  
 PARTS 1015 OF PARTS 1015 OF

1/8"



THE HPA  
 ARCHITECTS  
 14251 E. 15th Avenue, Suite 100  
 Denver, CO 80232  
 Tel: 303.755.7772  
 Fax: 303.755.7773  
 www.hpaarchitects.com

OWNER



CORBIS  
 REAL ESTATE  
 PARTNERS

280 Newport Center Dr. Suite 240  
 Newport Beach, CA 92660  
 Tel: 949.337.7564

Project:

BARKER PLACENTIA

Permit CA

Consultants:

RUDDER  
 HUNTER

Title: ORIGINAL FLOOR PLAN

Project Number: 23146  
 Drawn by: AC  
 Date: 09/04/2005  
 Revision:

Sheet

DAB-A2.3



SECOND FLOOR (SOUTHEAST)  
 7,000 SF

1/8"



HPA, INC.  
18811 Buckhorn Avenue - 4th  
Floor  
Newport Beach, CA  
92646  
Tel: 949-465-1170  
www.hpaarchitecture.com



252 Newport Center Dr. Suite 200  
Newport Beach, CA 92660  
Tel: 949-327-7564



Project:  
BARKER PLACENTIA

Peris, CA



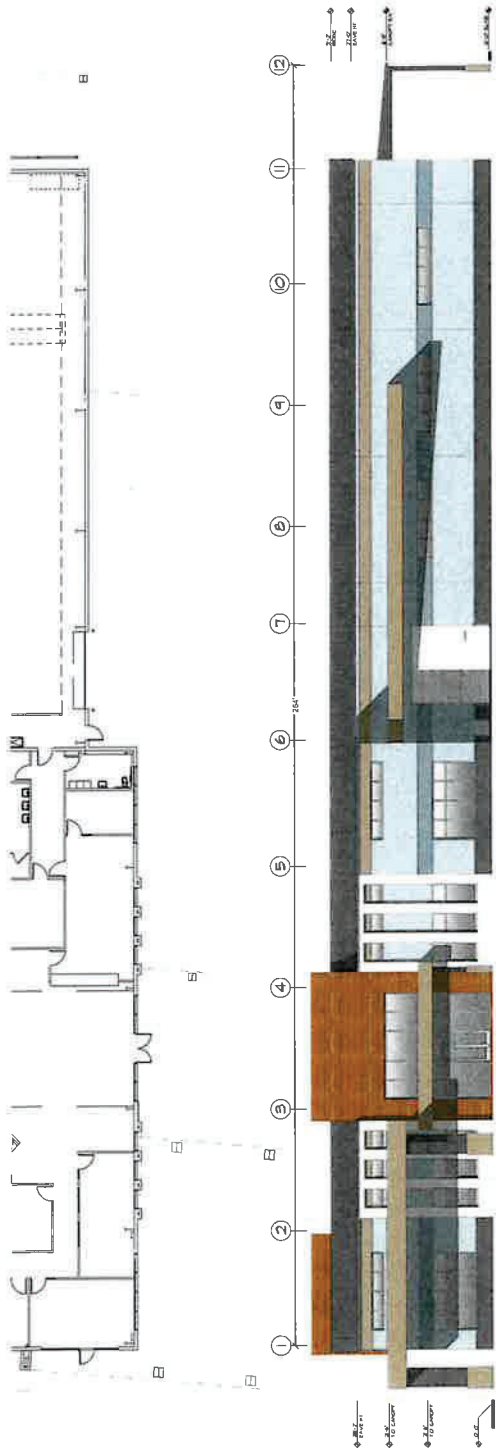
Consultants:  
PERIS  
PLACENTIA

Title: ELEVATION

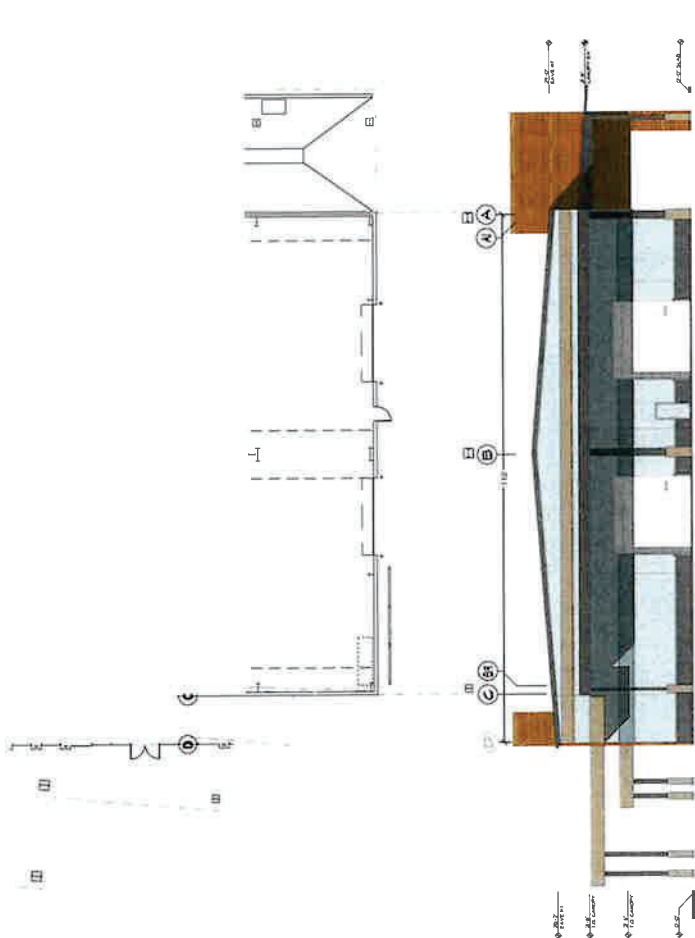
Project Number: 21145  
Client: M.C.  
Date: 09/01/2025  
Revision:

Sheet

DAB-A2.4



**NORTH ELEVATION - A**



**WEST ELEVATION - B**





1001 W. 14th St.  
 18877 Redwood City, CA 94061  
 Tel: 650-963-1770  
 Fax: 650-963-1770  
 Email: info@hpa.com



**OWNER**  
 OWENS  
 CORNING  
 FIBER OPTICS  
 PARTNERS

300 Nevada Center Dr, Suite 200  
 Newport Beach, CA 92660  
 Tel: 949-330-7504



**Project:**  
 BARKER PLACENTIA

Perris, CA

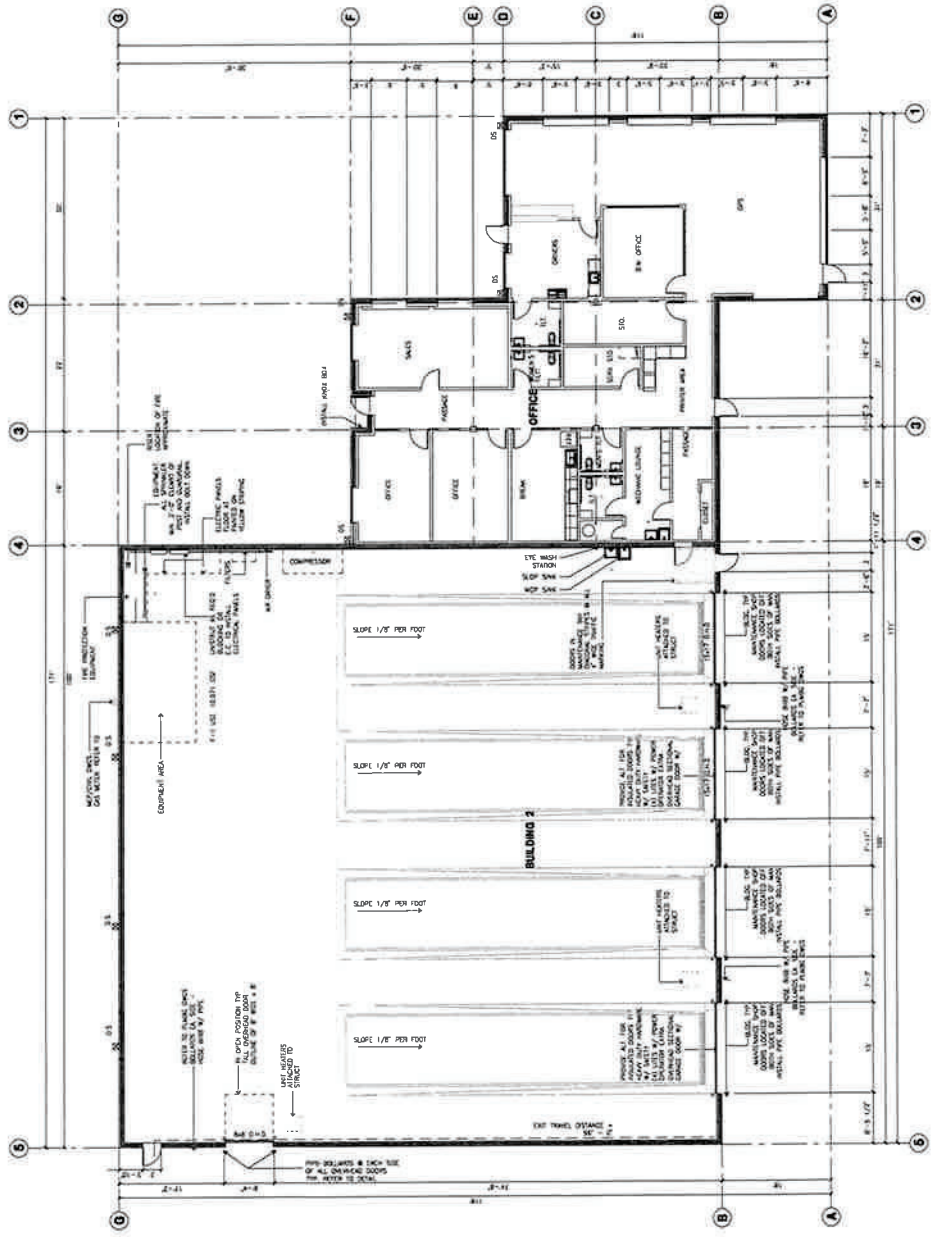


**Consultants:**  
 FUSCO  
 HUNTER



**TRK: GENERAL FLOOR PLAN**  
 Project Number: 87144  
 Owner: AC  
 Date: 06/01/2023  
 Revision:

Sheet:  
**DAB-A3.1**



**OVERALL FLOOR PLAN**  
 Scale: 1/8" = 1'-0"  
 NORTH







## EXHIBIT H

### 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-521#docfold 1206 1313 479 521](https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-521#docfold_1206_1313_479_521)

## EXHIBIT I

### Public Comments and Response to Comments

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

[https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-521#docfold 1206 1313 479 521](https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-521#docfold_1206_1313_479_521)

## EXHIBIT J

### Community outreach



Walnut Ave

SUBJECT SITE

SUBJECT SITE

9

1

2

3

4

5

6

7

8

Interstate 215 Frontage Road

Interstate 215 Frontage Road

Escondido Fwy

W Placentia Ave

Placentia Ave

W Placentia Ave

RITCHIE BROS PROP INC

STATE OF CALIF

RITCHIE BROS PROP INC

STATE OF CALIF

COUNTY TRANSPORTATION COMMISSION

20388 HARVILL LLC

& WATER CONSERV DIST

COUNTY OF RIVERSIDE

COUNTY OF RIVERSIDE

RITCHIE BROS PROP INC

RNE

HUIZAR CAME

BA

MA SHIHONG

FACE C TIZON NOEL C TIZON ROM

LEBA MARIA

HUERTA FAMILY L

N F DERENTERIA E

AL

KROEN

KROENCKE

ITION COMM

CITY OF PERR

**COMMENTS**

**PROPERTY OWNER**

**PROPERTY ADDRESS**

**PROPERTY NUMBER**

1	2988 Susan Lane	Joel Morales	Joel was very supportive. He is very much looking forward to us constructing a screen wall that is on our parcel line, so he can tear down is old fence that is falling apart. He was also helpful with the background on the other neighbors.
2	2958 Susan Lane	Susan Lane	Met with Randy who was very supportive of the project. Very nice lady. She is also excited about the screening wall we are constructing on our parcel line.
3	2948 Susan Lane	Robert Pyatt	Robert is an older gentlemen that rarley leaves the property. I attempted to make contact on several occasions. A neighbor told me his son works at Napa, but I was able to locate him.
4	2928 Susan Lane	Edgar Rubalcaba	Edgar was a great guy, who expressed a lot of enthusiasm for the property. This property is abandon at the moment. He started to improve the property but put the project on hold. He owns other parcels in this pocket and express gratitude that we would moving forward with our project.
5	2888 Susan Lane	Ramon Duran	Ramon was a total plesoure. He has lived at the prpoerty for 40 years and I could have spent hours talking to him. He was very supportive of the project and expressed excitement for our screen wall at the parcel line.
6	No Address	Marisa Cepeda	Vacant land. Unable to make contact despite multpile attempts.
7	485 Hagan Lane	Juan Renteria	Juan was great to talk with about the project. He was glad that the property wsa moving forward with a development.
8	No Address	Edgar Rubalcaba	Same comments as No. 4. Edgar owns both properties.

EXHIBIT K

Notice of Public Hearing

June 4, 2025 Meeting



# 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:

**CASES:** Specific Plan Amendment (SPA) 23-05321,  
Conditional Use Permits (CUP) 24-05125,  
Development Plan Review (DPR) 23-00022

**APPLICANT:** Orbis Retail Estate Partners

**LOCATION:** East of Interstate 215 freeway between  
Walnut Street and Placentia Avenue (APNs:  
305-050-0051 and 305-050-055).

**PROPOSAL:** To consider the following entitlements related to the sales, lease, rental, and maintenance of heavy/large equipment and vehicles within a 25,750-square-foot retail, office and maintenance building on 5 acres; a 14,139-square-foot maintenance and office building on 10.3 acres; and storage of heavy equipment and vehicles on 9.6 acres: 1) Specific Plan Amendment to amend the Circulation Plan of the PVCCSP to revert the Basin land use designation to the surrounding Business/Professional Office (BPO) land use designation as permitted in the PVCCSP, and modify the definition of "Large Equipment Retail" to include sales, lease, rental, and maintenance of heavy/large equipment; 2) Conditional Use Permit to allow rental, lease, sale, and maintenance of heavy equipment, and storage of heavy/large equipment and vehicles in the BPO Zone of the PVCCSP; and 3) Development Plan Review for review of the site plan and building elevations.

### ENVIRONMENTAL DETERMINATION:

Recommend the adoption of the Mitigated Negative Declaration (MND No. 2404) as the project will not have a significant effect on the environment and complies with the California Environmental Quality Act (CEQA) requirements. The MND 2404 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-521#docfold 1206 1313 479 521>

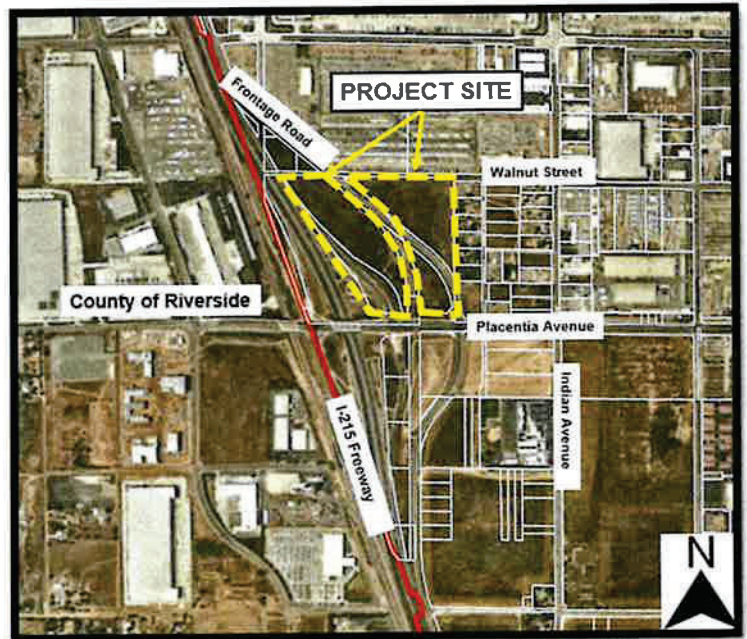
The MND/Initial Study was circulated for a 30-day review period from March 21, 2025, to April 21, 2025.

### REVIEW AND COMMENT PERIOD

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 Planning Commission hearing date. At the public hearing, any person may speak in

support of or in 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.

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: **June 4, 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**