



CITY OF PERRIS

PLANNING COMMISSION

AGENDA SUBMITTAL

MEETING DATE: August 7, 2024

SUBJECT: Specific Plan Amendment (SPA) 22-05380, Tentative Parcel Map 22-05379 (TPM 38730), Development Plan Review (DPR) 22-00037, and Development Plan Review (DPR) 22-00038 – A proposal to consider the following entitlements to facilitate the construction of a 271,098 square-foot industrial warehouse building, two (2) freestanding sit-down restaurants, and a four-story hotel, totaling 61,008 square feet on 17.1 acres, located on the south side of Ramona Expressway, between Perris Boulevard and Redlands Avenue: 1) Specific Plan Amendment to rezone 12.55 acres of the 17.1-acre site from Commercial (C) Zone to Light Industrial (LI) Zone within the Perris Valley Commerce Center Specific Plan (PVCC-SP); 2) Tentative Parcel Map to subdivide two (2) parcels into four (4) parcels; and 3) Development Plan Reviews for review of the industrial and commercial site plan and building elevations. Applicant: Marwan Alabbasi.

REQUEST: Adopt Resolution 24-10 recommending that the City Council certify the Final Environmental Impact Report (SCH 2023110588), adopt the Mitigation and Monitoring and Reporting Program, and approve Specific Plan Amendment (SPA) 22-05380, Tentative Parcel Map 22-05379 (TPM 38730), Development Plan Review (DPR) 22-00037, and Development Plan Review (DPR) 22-00038, to facilitate the construction of a 271,098 square-foot industrial warehouse building, two (2) freestanding sit-down restaurants, and a four-story hotel, totaling 61,008 square feet on 17.1 acres, based on the findings and the Conditions of Approval.

CONTACT: Patricia Brenes, Planning Manager

BACKGROUND

The project site consists of two vacant parcels totaling 17.1 acres. The site is surrounded by vacant land to the north across Ramona Expressway, currently in process for a proposed commercial and industrial development; Park Place Mobile Home Park and commercial shopping center to the west; Camper Resorts of America to the east; and industrial development to the south across Dawes Street.

As a matter of information, a Scoping Meeting was conducted as part of the Environmental Impact Review (EIR) process related to development of the site with a commercial and an industrial warehouse project, where the Planning Commission provided feedback and recommended the applicant to meet with the City's Ad Hoc Committee for comments as summarized below.

- *Scoping Meeting*

On December 20, 2023, the Planning Commission conducted a public Scoping Meeting to review and discuss the preparation of an Environmental Impact Report for the proposed project, identified as Lakeshore Plaza and Distribution Park project, referred to herein as the "Project". The concerns expressed by the Planning Commissioners were related to the industrial component of the project and recommended the Environmental Impact Report (EIR) include: 1) a shade/shadow evaluation and an analysis the industrial building size that would not result in impacts to residences; 2) a light analysis for the parking lot, loading/dock area, and building-mounted lighting; 3) a noise levels analysis for the loading area and impacts to the proposed hotel and residences; 4) alternative analysis for a reduced size warehouse building and commercial uses; 5) an impact analysis to the normal business operation of the Camper Resorts of America during peak and non-peak season; 6) wear and tear on city streets resulting from trucks and passenger vehicles; and 7) a cumulative analysis of greenhouse gas emissions.

Also, a resident spoke in opposition to the Project and expressed her concern with the request to rezone the property from commercial to industrial, as there are residences within the surrounding area.

In response to the concerns, the Draft Environmental Impact Report prepared for this Project includes many of the recommendations made by the Planning Commission, including analysis related to noise, lighting, a shade/shadow evaluation, a reduced size warehouse building and commercial uses alternatives, impacts to the Camper Resorts of America, and cumulative analysis of greenhouse gas emissions.

- *Ad-Hoc Committee*

On June 25, 2024, staff conducted an Ad-Hoc Committee for this Project. The Ad-Hoc Committee expressed the need to provide enhanced landscaping along the west side of the industrial project to screen the industrial building from the existing residential community to the west, and to provide a wall and fence plan to ensure the loading area is adequately screened from public view.

The applicant revised the project plans in response to the Ad Hoc Committee's requested items as follows: 1) a color-coded wall and fence plan has been prepared for the project site; and 2) the site plan has been revised to include an 8-foot high wall on the westerly property line; in addition a 20-foot landscape setback, consisting of 36-inch box trees, a 26-foot drive isle, and a 6-foot-planter, adjacent to the industrial building is proposed to provide additional separation and buffer. Overall, the Ad Hoc Committee was appreciative of the project design and commercial component.

PROJECT DESCRIPTION

The project proposal involves a Specific Plan Amendment to rezone 12.55 acres of the 17.1-acre site from Commercial (C) Zone to Light Industrial (LI) Zone within the Perris Valley Commerce Center Specific Plan (PVCC-SP), a Tentative Parcel Map to subdivide two (2) parcels into four (4) parcels totaling 17.1 acres, and Development Plan Reviews for the review of the site plan and building elevations for a 271,098-square foot industrial warehouse building, and a commercial center consisting of a four-story, 52,008 square foot hotel with 107 rooms and two sit-down restaurants, totaling 9,000 square feet.

Below is a summary of each component of the proposed development and the proposed community benefits (Exhibits F and G):

1. *Industrial Development (Parcel 4):*

Parcel 4 consists of 12.55 acres, located south of the proposed commercial shopping center with frontage along Dawes Street to the south. The site will be developed with a 271,098-square-foot industrial warehouse building consisting of 5,000 square feet of ground-floor office area, and 266,098 square feet of warehouse area. One (1) office area is proposed on the southwest corner of the building. The design of the building is modern industrial, with an overall height of 46 feet.

A total of 34 dock doors are proposed on the east side of the building, and 78 trailer parking spaces are provided on the east side of the building. A total of 156 parking spaces are proposed for employees and visitors along the north, west, and east sides of the site. Two (2) points of access are proposed for the site, a 26-foot-wide westerly driveway along Dawes Street for passenger vehicles and a 40-foot-wide easterly driveway along Dawes Street for truck access. The proposed loading dock access gates are set back approximately 140 feet from Dawes Street to allow queueing of trucks/trailers prior to entering and exiting the trailer parking and loading dock area (Exhibit F).

Trucks are anticipated to access the I-215 Freeway/Harley Knox Blvd Interchange by exiting the project site via Dawes Street, Redlands Avenue, and Harley Knox Blvd, consistent with the City's adopted truck route.

2. *Commercial Development - (Parcels 1 through 3)*

Parcels 1 through 3 consist of 4.55 acres, located on the south side of Ramona Expressway. They are proposed to be developed with a commercial shopping center consisting of the following: 1) Building 1, consisting of 4,000 square feet, is a stand-alone sit-down restaurant with an outdoor enclosed covered dining patio; 2) Building 2, consisting of 5,000 square feet is also a stand-alone sit-down restaurant with an outdoor enclosed covered dining patio; and 3) Hotel consists of four stories with 107 rooms and amenities, including an outdoor pool, gazebo, and drop-off area.

A total of 226 parking spaces, four (4) recreational vehicle (RV) parking spaces, and two (2) loading areas will be provided to serve the commercial uses. Access to this site is provided via a 42-foot-wide westerly right-in/right-out driveway along Ramona Expressway (Exhibit G).

3. *Community Benefits* -As part of this Project, the applicant is proposing the following community benefits:

- *Community Benefit 1.* The applicant/developer will construct the hotel or one (1) commercial building (Buildings 1 or 2) within the Distribution Park Commercial Center project in conjunction with the proposed industrial warehouse building with appropriate backbone improvements for the commercial component. In addition, the applicant has agreed to the occupancy of at least one (1) tenant in the commercial building with occupancy of the industrial building. The applicant will pay a \$250,000 deposit into an escrow account at building permit issuance so that if the occupancy of the commercial tenant cannot be secured with occupancy of the industrial building, the developer will waive their right for a refund of this deposit. The \$250,000 would then be utilized for city community benefits, such as funding for the downtown skills training center’s administrative, operational, and vocational training needs or other community benefits deemed appropriate by the city.
- *Community Benefit 2.* Prior to occupancy of the industrial building, the applicant/developer will construct a sidewalk and a block wall along Dawes Road from the Project site to Redlands Avenue, in front of the Campers Resort of America, at an estimated value of approximately \$500,000.
- *Community Benefit 3.* Prior to occupancy of the industrial building, the applicant/developer will install a traffic signal at Dawes Road and Redland Avenue at an estimated value of approximately \$400,000. The installation of the traffic signal is considered a community benefit as is not required by the traffic analysis and will be constructed for public convenience and safety.

PROJECT ANALYSIS

The table below summarizes the Project's consistency with the General Plan, Perris Valley Commerce Center Specific Plan, Zoning Code, Industrial Good Neighbor Guidelines, Title 18 Subdivisions, and March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan.

Consistency Analysis
<p>Consistency with the General Plan</p> <p>As proposed, the Project will be consistent with the General Plan and will further the following General Plan Circulation Element, Safety Element, and Land Use Element goals:</p> <p><u>Circulation Element:</u></p> <ul style="list-style-type: none">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.o Goal V - Efficient goods movement.<ul style="list-style-type: none">- V.A.8: Require streets abutting properties in Light Industrial to conform to standard specifications for industrial collector streets to accommodate the movement of heavy trucks.- V.A.8: Provide adequate off-street loading areas for all commercial and manufacturing land uses.

Consistency Analysis

- Policy VA (Circulation Element): Provide for the safe movement of goods along the street and highway.

Safety Element:

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

Land Use Element:

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

Consistency with the Perris Valley Commerce Center Specific Plan Specific Plan (PVCCSP) and Zoning Code

The project site is in the Commercial (C) Zone within the PVCCSP, which is intended for retail, professional office, and service-oriented business activities. The stand-alone sit-down restaurants and hotel components are consistent with the Commercial Zone of the Perris Commerce Center Specific Plan.

The proposed amendment to the PVCCSP to rezone 12.55-acres of a larger 17.1-acre site from the Commercial (C) Zone to Light Industrial (LI) Zone will facilitate a 271,098 square-foot industrial warehouse building. The remainder 4.55 acres, fronting onto Ramona Expressway, will remain commercially zoned, consistent with the zoning along the Ramona Expressway corridor. The proposed amendment will ensure the project site is developed in compliance with the Light Industrial and Commercial Zones as envisioned in the PVCCSP. With the requested zone change, the project will be consistent with the goals and policies of the General Plan and the development standards of the PVCC Specific Plan and Zoning Code. Lastly, the project complies with the parking standards provided in the Zoning Code.

Consistency with the Industrial Good Neighbor Guidelines (GNG)

The Project was submitted on December 16, 2022, after the adoption of the GNG in September 2022. The industrial component of the project was analyzed for compliance with the provisions of the GNG related to the 20-foot landscape setback and 300-foot separation from loading docks to the nearest residentially zoned property to the west of the project site. The Project proposes 386 feet from the truck doors to the nearest residential zoned property to the west and provides a 20-foot landscape setback along the westerly side of the property. Therefore, as proposed, the industrial component of the Project complies with the GNG.

Consistency with Title 18 – Subdivisions

Consistency Analysis
<p>The project will subdivide two (2) parcels into four (4) parcels under Tentative Parcel Map 38730. Parcels 1 through 3 are proposed to be developed with the commercial center, which will require a reciprocal access agreement. Parcel 4 will be developed with the industrial warehouse building. The Project was analyzed for compliance with the minimum lot standards, and all project components comply. Therefore, the Project is consistent with the Title 18—Subdivisions.</p>
<p>Compliance with the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (MARB/IPA ALUCP)</p> <p>The Project site is located within Compatibility Zone D (Flight Corridor Buffer) of the MARB/IPA ALUCP, which has no restrictions on land uses. The proposed project was considered by the Airport Land Use Commission (ALUC) on January 11, 2024, for consistency with the D Zone and was determined to be consistent with the MARB/IPA ALUCP.</p>

COMPLIANCE WITH APPLICABLE DEVELOPMENT STANDARDS

The two tables below summarize compliance with the PVCCSP Development Standards for the Light Industrial Zone and Chapter 19.69 – Parking Development Standards of the Zoning Code for the 271,098-square-foot industrial warehouse building.

Perris Commerce Center Specific Plan Light Industrial - Development Standards Industrial Building					
	Standard		Proposed	Consistent	Inconsistent
Maximum FAR	0.75 FAR		0.51	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Maximum Lot Coverage	50 percent		50 percent	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Minimum Lot Size	20,000 square feet (0.46 acres)		12.55 acres	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Minimum Lot Width	100 feet		660 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Minimum Lot Depth	75 feet		879 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Building Height	50 feet		46.5 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Setbacks	Front Yard: south – Dawes Street	10 feet	25 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Interior Side Yard - East	0 feet	130 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Interior Side Yard - West	20 feet	71 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Interior Rear Yard - North	0 feet	50 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Landscape Coverage	12 percent		15 percent	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Parking Standards Chapter 19.69 – Parking Development Standards Industrial Building					
Use	Standard	Required	Proposed	Consistent	Inconsistent
Industrial Building	Warehouse: 271,098 sq. ft. 20,000 sq. ft. (1space/1000 sq. ft.)	20 spaces	173 spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Over 40,000 sq. ft. (1 space/2000 sq. ft.)	126 spaces			
Total Parking		146 spaces	173 spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Total Surplus Parking			27 spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The table below summarizes compliance with the PVCCSP Development Standards for the Retail Commercial Zone and Chapter 19.69 – Parking Development Standards of the Zoning Code for the Commercial Shopping Center.

Perris Commerce Center Specific Plan Commercial Zone - Development Standards Commercial Shopping Center & Hotel					
	Standard		Proposed	Consistent	Inconsistent
Floor Area Ration (FAR)	0.75 FAR		0.30 FAR	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lot Coverage	50 percent maximum		13 percent	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Minimum Lot Size	1 acre		Parcel 1: 1.21 acres *Parcel 2: 0.95 acres Parcel 3: 2.15 acres	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Minimum Lot Width	100 feet		* Parcel 1: 91 feet Parcel 2: 134 feet Parcel 3: 269 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Minimum Lot Depth	150 feet		300 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Building Height	45 feet		*55 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Setbacks	Front Yard: West – Ramona Expressway	15 feet	15 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Interior Rear Yard South	0 feet	89 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Interior Side Yard East	0 feet	12 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Interior Side Yard - West	10 feet	104 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Landscape Coverage	12 percent		21 percent	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Notes: Commercial lot size can be less than 1 acre if a reciprocal and shared parking agreement is recorded per PMC19.38.080K.
Commercial lot width can be less than 100 feet if a reciprocal and shared parking agreement is recorded PMC19.38.080K.

Structure height can increase to a maximum of 100 feet above grade, provided that the front setback is increased 1 foot for every 1 foot of height increase.

Parking Standards Chapter 19.69 – Parking Development Standards Commercial Shopping Center and Hotel					
Use	Standard	Required	Proposed	Consistent	Inconsistent
Sit-Down Restaurants	1 space for every 50 sq. ft. of dining area:		108 spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Building 1: 2,400 sq. ft. Building 2: 3,000 sq. ft.	48 spaces 60 spaces			
Hotel	1.1 spaces per guest room (107 rooms)	118 spaces	118 spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Total Parking		226 spaces	226 spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>

COMPLIANCE WITH OTHER APPLICABLE REQUIREMENTS

- **Building Elevations**

Commercial Center

The commercial building elevations reflect modern Spanish-themed architecture. The general concept for the commercial center offers a linear design with simple forms and building fenestration with a strong presence along the Ramona Expressway frontage. Multiple materials are proposed, including stone veneer, wood veneer, metal canopies, and stucco. The colors for the commercial buildings range from off-white to charcoal gray and black. Both stand-alone sit-down restaurants will include outdoor eating areas enclosed by a pony wall. Overall, the proposed commercial buildings comply with the PVCCSP standards for architecture (Exhibit G).

Hotel Development

The proposed Hotel will provide stuccoed walls, varying roof heights, and metal awnings on the main entrances. The hotel is proposed to be articulated on all four sides of the building. The proposed color palette includes red as an accent color with a combination of different shades of grey. The entrances of the hotel will provide a metal roof structure to clearly define the main entrances of the hotel. Overall, the hotel complies with the PVCCSP standards for architecture (Exhibit G).

Industrial Development

The proposed industrial building elevations reflect a contemporary industry standard and style for concrete tilt-up construction within the City of Perris. The design provides articulation by incorporating a combination of varying rooflines, vertical and horizontal windows, intermittent recessed panels and windows, and additional vertical elements. In addition, the concrete tilt-up building will provide El Dorado Stone veneer with metal steel canopy awnings. Horizontal panels and grey anodized mullions have also been provided for the windows. The proposed color palette combines shades of grey, off-white, and a dark aluminum color to provide contrast with the lighter colors. The combination of various colors, articulating footprint, variable roof height, corner treatments, windows, etc., provides

visual interest to the building. As conditioned, roof-mounted equipment will be screened and not visible from adjacent streets (Exhibit F).

- **Employee Amenity and Recreation Areas**

The PVCCSP requires industrial buildings over 100,000 square feet to provide an outdoor employee amenity. The industrial building proposes one indoor amenity and break area located at the southwest corner of the building. The Project proposes one (1) outdoor break area consisting of a concrete lunch patio and a seating area covered with a trellis structure located at the southwest side of the building. As proposed, the project amenities comply with the requirements of the PVCC SP (Exhibit F).

- **Landscaping**

The proposed conceptual landscape plan conforms to the Landscaping Ordinance and PVCC SP requirements. The proposed on-site landscaping coverage on the commercial component totals approximately 41,263 square feet or 21 percent. The industrial component of the Project consists of 82,236 square feet or 15 percent of landscape coverage. Therefore, the proposed landscape coverage exceeds the 12 percent landscape coverage requirement. The entire project site has a rich palette of ground cover, shrubs, trees, and accent trees at the entry points throughout the project site. Landscaping has been provided throughout the parking areas, adjacent to the buildings, and trash enclosure areas (Exhibits F and G).

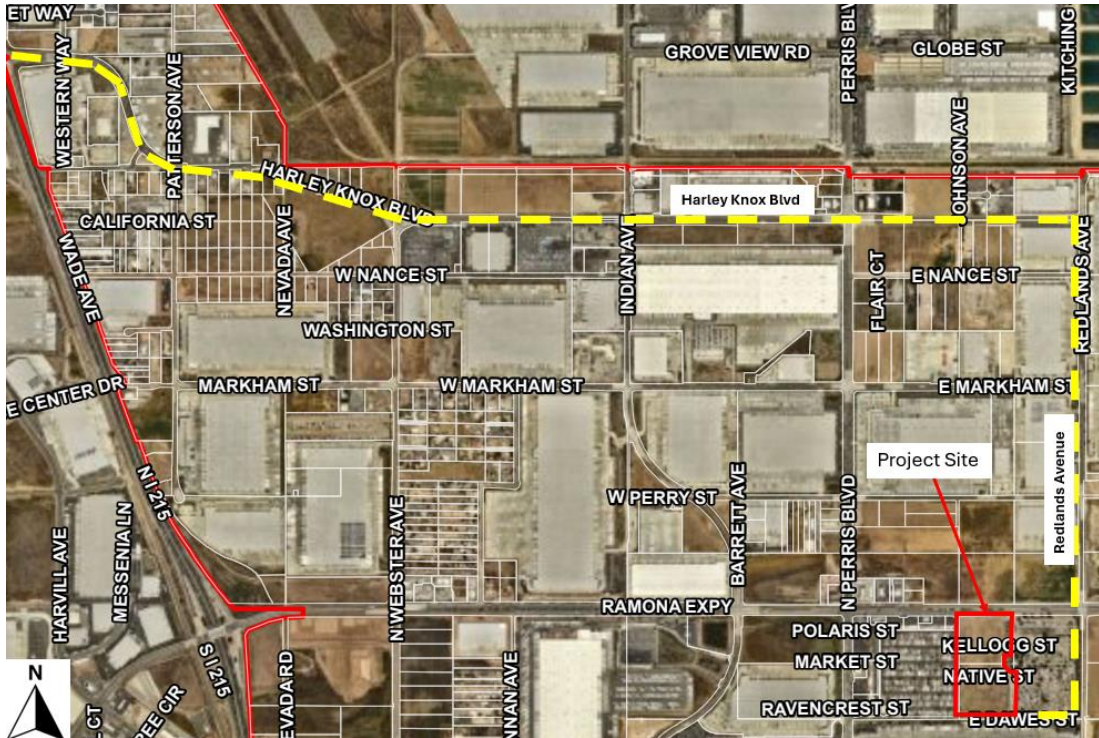
- **Circulation**

The commercial shopping center proposes a 42-foot-wide right-in/right-out driveway from Ramona Expressway. In order to allow adequate space for lanes and turning radius for delivery box trucks and recreational vehicles (RVs), a condition of approval is recommended requiring a 46-foot-wide driveway.

For the industrial building, vehicular and truck access will solely be provided along Dawes Street. The 26-foot-wide westerly driveway will provide full access to passenger vehicles, and the 40-foot-wide easterly driveway with reverse design will provide right-in/left-out access to emergency vehicles and trucks. The proposed loading dock access gates are set back approximately 145 feet from Dawes Street to allow queuing of at least two (2) trucks prior to entering and exiting the loading dock area.

Truck traffic will access the site via the I-215/Harley Knox Boulevard Interchange, Harley Knox Boulevard, Redlands Avenue, and Dawes Street, or via Placentia Avenue, Indian Avenue, Morgan Street, Redlands Avenue, and Dawes Street, consistent with the City's adopted truck routes and as depicted on the following two (2) exhibits:

I-215/Harley Knox Blvd Truck Route



I-215/Placentia Avenue Truck Route



Truck access to and from Ramona Expressway and Perris Boulevard is prohibited. A condition of approval is recommended requiring the applicant to provide future businesses with a copy of the approved truck routes to truck drivers and to post the approved City of Perris truck routes in the breakroom and truck yard. Additionally, on-site signs are required to be installed to direct trucks to designated truck routes.

- **Fencing/Walls**

- Commercial Development*

- The commercial site consists of an eight (8) foot-high screen wall with pilasters every 100 feet along the southerly property line, a six (6) foot-high block wall (skimmed), and a three (3) foot high block wall (skimmed) with pilasters every 100 feet along the easterly and westerly property lines (Exhibit G).

- Industrial Development*

- The east and south sides of the truck/trailer courtyard/loading area of the industrial site is proposed to be screened with 14-foot-high decorative screen walls. A 6-foot-high landscape berm is proposed along the Dawes Street frontage and in front of the decorative screen wall to reduce the visual height of the wall to eight (8) feet. Additionally, the truck/trailer/loading area gate will include a perforated metal mesh, attached to the back of the gates, to obscure visibility into the loading areas from Dawes Street. In addition to the screen walls, an eight (8) foot high block wall with pilasters every 100 feet will be installed along the westerly (Exhibit F).

ENVIRONMENTAL CONSIDERATIONS AND CEQA PROCESS

An Environmental Impact Report (EIR-SCH 2023110588) has been completed in compliance with the California Environmental Quality Act (CEQA) Guidelines (Exhibit J). The EIR concludes that all impacts have generally been reduced to less than significant or have been reduced to below the level of significance with the implementation of mitigation measures, except for impacts related to air quality, cumulative GHG emissions, and noise, which have been identified as significant and unavoidable. Thus, the adoption of a Statement of Overriding Consideration would be required in order to approve the project.

A Notice of Availability for the Draft Environmental Impact Report (Draft EIR) was sent to property owners within 300 feet of the Project site, tribes, agencies, and interested parties. The notice 45-day public comment review period started on April 26, 2024, and ended on June 10, 2024. During the 45-day comment period, the City received six (6) comment letters (Exhibit I). Two (2) of the comment letters, one Blum, Collins & Ho LLP, on behalf of Golden State Environmental Justice Alliance (GSEJA), and the second one from Adams Broadwell Joseph & Cardozo, on behalf of Californians Allied for a Responsible Economy (CARE CA), were subsequently withdrawn. Following is a summary of the comment letters:

1. Eastern Municipal Water District (EMWD) – Commented that the project proponent needs to consult with the EMWD's Development Services Department to compare proposed and existing water demands and sewer flows and prepare a Design Conditions report (DC) prior to the final design and plan check.
2. Riverside Transit Agency (RTA) – Commenter stated they had no comments regarding this

project.

3. Agua Caliente Band of Cahuilla Indians – Commenter deferred monitoring to the Soboba Band of Luiseno Indians.
4. South Coast Air Quality Management District (SCAQMD) – Commenter stated that air emissions for the build-out of the PVCCSP are significant and unavoidable. Therefore, all mitigation measures for the PVCCSP EIR should apply. Also, the commenter recommends that the Lead Agency review South Coast AQMD Rule 2305 to determine the potential WAIRE Points Compliance Obligation for future warehouse operators and explore whether additional project requirements and CEQA mitigation measures can be identified and implemented at the proposed Project that may help future warehouse operators meet their compliance obligation.

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

PUBLIC HEARING NOTICE AND PUBLIC OUTREACH:

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

As a matter of information, on February 29, 2024, the applicant held a community outreach meeting at 764 Ramona Expressway, Suite C. A total of 231 outreach flyers (Exhibit H) were sent to residences and businesses located within a 600-foot radius of the project site. The applicant indicated that a total of 6 people attended the meeting. During the meeting, the applicant presented the project, and attendees were given the opportunity to ask questions and to provide an email to ask any follow-up questions.

RECOMMENDATION:

Recommend to the City Council adoption of Resolution 24-10 recommending certification of the Final Environmental Impact Report (SCH2023110588), adoption of the Mitigation and Monitoring and Reporting Program, and approval of the Specific Plan Amendment (SPA) 22-05380, Tentative Parcel Map 22-05379 (TPM 38730), Development Plan Review (DPR) 22-00037, and Development Plan Review (DPR) 22-00038, to facilitate the construction of a 271,098 square-foot industrial warehouse building, two (2) freestanding sit-down restaurants totaling 9,000 square feet, and a 52,008 square foot, four-story hotel on 17.1 acres, based on the findings and the Conditions of Approval.

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

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

EXHIBITS:

- A. Resolution 24-10 Approving Conditions of Approval (Planning, Engineering, Public Works, Community Services, and Building & Safety)
- B. Vicinity/Aerial Map
- C. Existing and Proposed Modification to PVCCSP Specific Plan Land Use Designation Map
- D. MARB/IPA ALUCP Map
- E. Tentative Parcel Map (TPM) 38730
- F. Industrial Project Plans (Site Plan, Floor Plans, and Building Elevations) *Due to the size of the plans, only select plans are provided in the staff report package; the complete set of plans are on file with the Planning Department and available online at:*
https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-405#docan1206_1313_479
- G. Commercial Project Plans (Site Plan, Floor Plans, and Building Elevations) *Due to the size of the plans, only select plans are provided in the staff report package; the complete set of plans are on file with the Planning Department and available online at:*
https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-405#docan1206_1313_479
- H. Applicant prepared Public Outreach Flyer
- I. Public Comments and Responses to Comments
Due to the size of the file, the documents are available online at:
https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-405#docan1206_1313_479
- J. Final Environmental Impact Report (SCH 2023110588), along with "Statement of Overriding Consideration," Mitigation Monitoring and Reporting Program, Associated Technical Studies.
Due to the size of the files, the documents are available online at:
https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-405#docan1206_1313_479

Consent:
Public Hearing: X
Business Item:
Presentation:

Exhibit A

Resolution 24-10 Approving Conditions of
Approval (Planning, Engineering, Public
Works, Community Services, and Building &
Safety)

RESOLUTION NUMBER NO. 24-10

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL CERTIFY ENVIRONMENTAL IMPACT REPORT (SCH NO. 2023110588) AND APPROVE SPECIFIC PLAN AMENDMENT 22-05380, TENTATIVE PARCEL MAP 38730, AND DEVELOPMENT PLAN REVIEW'S 22-00037 AND 22-00038 - A PROPOSAL TO CONSIDER THE FOLLOWING ENTITLEMENTS TO FACILITATE THE CONSTRUCTION 271,098 SQUARE FOOT INDUSTRIAL WAREHOUSE BUILDING, TWO (2) FREE STANDING SIT-DOWN RESTAURANTS, AND A 52,008 SQUARE FOOT FOUR-STORY HOTEL ON 17.1 ACRES: 1) SPECIFIC PLAN AMENDMENT TO REZONE 12.6 ACRES OF THE 17.1-ACRE SITE FROM COMMERCIAL (C) ZONE TO LIGHT INDUSTRIAL (LI) ZONE WITHIN THE PERRIS VALLEY COMMERCE CENTER SPECIFIC PLAN (PVCC-SP); 2) TENTATIVE PARCEL MAP TO CONSOLIDATE TWO (2) PARCELS INTO FOUR (4) PARCELS; AND 3) DEVELOPMENT PLAN REVIEWS FOR REVIEW OF THE INDUSTRIAL AND COMMERCIAL SITE PLAN AND BUILDING ELEVATIONS, BASED UPON THE FINDINGS HEREIN AND SUBJECT TO CONDITIONS OF APPROVAL.

WHEREAS, the applicant, Marwan Alabassi ("Applicant"), proposes to amend the Perris Valley Commerce Center Specific Plan ("PVCCSP") to rezone 12.55 acres from Commercial to Light Industrial ("LI") to facilitate the construction of a 271,098 square-foot industrial warehouse building generally located on the north side of Dawes Street, between Perris Boulevard and Redlands Avenue, which is located in the PVCCSP ("Project"); and

WHEREAS, the Applicant submitted a Specific Plan Amendment ("SPA") 22-05380 to rezone, Tentative Parcel Map ("TPM") 38730 to consolidate two (2) parcels into four (4) parcels, and Development Plan Review ("DPR") 22-00037, and Development Plan Review ("DPR") 22-00038 for design review consideration of the Project; and

WHEREAS, the proposed SPA 22-05380, TPM-38730, and DPR's 22-00037 and 22-00038 are considered a "project" as defined by the California Environmental Quality Act ("CEQA"); and

WHEREAS, an Environmental Impact Report ("EIR") (State Clearing House No. 2023110588) was prepared for the Project and was publicly reviewed for a forty-five (45) day period in accordance with CEQA from April 26, 2024 to June 10, 2024; and

WHEREAS, the Riverside County Airport Land Use Commission ("ALUC")

conducted a hearing on January 11, 2024, to consider the Project's consistency with the D (Flight Corridor Buffer) Zone and determined that the Project is consistent with the March Air Reserve Base/Inland Port Airport (MARB/IPA) Land Use Compatibility Plan; and

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

WHEREAS, a duly noticed public hearing was scheduled for August 7, 2024, at which time all interested persons were given full opportunity to be heard and to present evidence; and

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

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

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

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

Section 2. Environmental Analysis. Based upon the foregoing and all oral and written statements and reports presented by City staff and members of the public, including, but not limited to, all such statements and reports (including all attachments and exhibits) presented at its public hearing on August 7, 2024, the Planning Commission hereby finds:

- A. An Environmental Impact Report (SCH 2023110588) has been completed in compliance with the California Environmental Quality Act (CEQA) Guidelines. The EIR concludes that all impacts have generally been reduced to less than significant or have been reduced to below the level of significance with the implementation of mitigation measures, except for impacts related to air quality, GHG emissions, and noise, which have been identified as significant and unavoidable. The specific significant and unavoidable impacts are outlined in the Statement of Overriding Considerations attached hereto. Based on significant economic, social, and technological benefits, as outlined in the Statement of Overriding Considerations, the Planning Commission finds those effects acceptable.
- B. The City has complied with CEQA.
- C. Determinations of the Planning Commission reflect the independent judgment of the City.

Specific Plan Amendment 22-05380

- 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 to rezone 12.6 acres of the 17.1-acre Project site from the Commercial (C) Zone to the Light Industrial (LI) Zone is to facilitate the construction of a 271,098-square-foot industrial warehouse facility. The Commercial Zone of the remaining 4.5 acres is not proposed to change in order to be consistent with the zoning along the Ramona Expressway and Perris Boulevard corridors. The proposed amendment will ensure the project site is developed in compliance with the LI and Commercial Zones as envisioned in the PVCCSP. With the requested zone change, the Project will be consistent with the General Plan, PVCCSP, and City's Zoning Code.

In addition, the proposed SPA 22-05380 promotes Goal III of the General Plan Land Use Element, Goals II and V, and Policies V.A of the General Plan Circulation Element:

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

Goal II (Circulation Element): A well-planned, designed, constructed, and maintained street and highway system that facilitates the movement of vehicles and provides safe and convenient access to surrounding developments.

Goal V (Circulation Element): Efficient goods movement.

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

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

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

The Project proposes to 1) Amend the land use designation of 12.6 acres from Commercial (C) to Light Industrial (LI) and 2) facilitate the construction of a 271,098-square-foot industrial building within the Light Industrial (LI) zone of the Perris Valley Commerce Center Specific Plan. The Project will not impact areas designated as open space.

2. *The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid*

waste disposal, energy, and other essential facilities proposed to be located within the area covered by the Plan and needed to support the land use described in the Plan.

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

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

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

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

SPA 22-05380 proposes no changes to the circulation element of the PVCCSP. Chapters 4.0 – On-Site Design Standards and Guidelines, 5.0 – Off-Site Design Standards and Guidelines, 6.0 – Landscape Standards and Guidelines, 8.0 – Industrial Design Standards and Guidelines of the PVCCSP, provide adequate text and diagrams, and standards and criteria by which the proposed development will proceed, including standards for conservation, development, and utilization of natural resources, where applicable. SPA 22-05380 does not propose to change or revise any text or diagrams in these Chapters.

As noted above, SPA 22-05380 proposes to only change the Land Use map to rezone 12.6 acres from Commercial (C) to Light Industrial (LI) for the purpose of facilitating the 271,098-square foot industrial warehouse building.

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

Tentative Parcel Map 22-05328 (TPM 38730)

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

The Project proposes Parcel Map 38730 to consolidate two (2) parcels into four (4) parcels, totaling 17.1 acres. Parcels 1, 2, and 3, are proposed to be developed with the commercial center and will be required, as conditioned, to provide a reciprocal access agreement for shared access and parking in order to achieve superior site planning, the minimum lot standards requirements will be based on the lot area (1-acre minimum for Commercial, 15,000 square feet for Industrial), lot width, and lot depth of the entire commercial center. Parcel 1 is 1.2 acres; Parcel 2 is 0.946 acres; Parcel 3 is 2.15 acres; and Parcel 4 is 12.55 acres; all lot and lot dimensions are in compliance with the minimum lot standards of the requested LI Zone, and the underlying C Zone of the PVCCSP. Therefore, the commercial center will be consistent with the PVCCSP and Title 18 - Subdivisions. The Project site is also located in the area designated as Planning Area 1: (North Industrial) of the General Plan, which allows for “‘industrial’ land use designation and uses” as the majority of the land uses in this area are non- residential. This area is near the March Global Port, and future land uses could include support for uses associated with air-cargo-dependent businesses.

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

As noted above, the Project proposes a tentative parcel map consolidating two (2) parcels into four (4) parcels, totaling 17.1 acres. Parcels 1, 2, and 3, are proposed to be developed with the commercial center not subject to any density restrictions. The Project has been designed to be consistent with all applicable City Code requirements for industrial projects located in the LI and C Zone of the PVCCSP, including lot coverage, floor area ratio, height, setbacks, landscaping, and parking, as noted in the staff report.

3. *That the map's design or the type of improvements will not cause substantial environmental damage or unavoidably injure fish or wildlife or their habitat.*

The potential environmental impacts associated with the Project were evaluated in the Environmental Impact Report (SCH 2023110588). It has been determined that all possible effects of the Project on biological resources will be reduced to less than significant levels.

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

An Environmental Impact Report (SCH 2023110588) has been completed in compliance with the California Environmental Quality Act (CEQA) Guidelines. The EIR concludes that all impacts have generally been reduced to less than significant or have been reduced to below the level of significance with the implementation of mitigation measures, except for impacts related to air quality, GHG emissions, and noise have been identified as significant and unavoidable. A written response to six

(6) comments were provided ten days prior to the Planning Commission meeting, and two (2) of the letters was subsequently withdrawn by the commenter. Comments from the three remaining comment letters that address environmental concerns have been thoroughly addressed in the Final EIR. Comments that do not require a response, pursuant to Section 15088(a) of the State CEQA Guidelines, include those that do not address the adequacy or completeness. Additionally, because the PVCCSP Final EIR was prepared at a programmatic level, a mitigation measure requires individual projects to prepare a Health Risk Assessment (HRA) to identify project-specific impacts resulting from the use of diesel trucks. The HRA was prepared for this Project and is included in Appendix C of the Draft EIR. It concluded that the Project will not cause a significant human health or cancer risk to adjacent workers or sensitive receptors.

Development Plan Review's 22-00037 and 22-00038

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

The location, size, design, density, and intensity of the proposed development and improvements of the Project are consistent with the City's General Plan, the PVCCSP, the purposes and provisions of the Perris Municipal Code, the purposes of the Zones in which the site is located, and the development policies and standards of the City.

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

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

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

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

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

The commercial portion of the Project proposes an architecturally superior project as compared to surrounding commercial uses, and the industrial portion of the Project proposes an architecturally enhanced concept with varying roofline angles and heights, including stone, tile, horizontal cement panels and glass building accents which meet the development and architectural standards of the PVCCSP Industrial Zone.

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

The proposed Project meets and exceeds the on-site and off-site landscape standards for the Light Industrial (LI) Zone and Commercial Zone as outlined in the PVCCSP. It provides a mix of native and drought-tolerant trees, shrubs, ground cover, and annual color throughout the site to ensure visual relief and effectively frame, soften, and embellish access points, building entries, parking areas, and trash enclosures.

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

The proposed Project provides the safeguards necessary to protect the public health, safety, and general welfare through the conditions of approval, which are attached hereto and incorporated herein by this reference as Attachment 1 and 2, which are incorporated herein by this reference, which will ensure that the Project is developed in compliance with City and affected service agency codes and policies, and mitigates potential impacts to the environment.

Section 4. 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 August 7, 2024, the Planning Commission recommends the City Council certify the EIR and adopt the Mitigation Monitoring and Reporting Program, and Statement of Overriding Considerations, which are attached hereto and incorporated herein by this reference.

Section 5. Based upon the preceding, the Final Environmental Impact Report (SCH:

2023110588), and all oral and written communication submitted by members of the public and City staff to the Planning Commission on August 7, 2024, public hearing (including, but not limited to, all staff reports and supporting exhibits), the Planning Commission recommends the City Council approve Specific Plan Amendment (SPA) 22-05380, Tentative Parcel Map 22-05328 (TPM 38730), Development Plan Review (DPR) 22-00037, and Development Plan Review (DPR) 22-00038 subject to the Mitigation Monitoring and Reporting Program and Conditions of Approval attached to this Resolution.

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

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

ADOPTED, SIGNED, and APPROVED this 7th day of August 2024.

CHAIRPERSON, PLANNING COMMISSION

ATTEST:

Secretary, Planning Commission

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

I, Patricia Brenes, SECRETARY OF THE PLANNING COMMISSION OF THE CITY OF PERRIS, DO HEREBY CERTIFY that the foregoing Resolution Number 24-10 was duly adopted by the Planning Commission of the City of Perris at a regular meeting of said Planning Commission on the 7th day of August 2024, and that it was so adopted by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Secretary, Planning Commission

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

 - 2. Environmental Impact Report
Statement of Overriding Considerations
Mitigation Monitoring and Reporting Program
(due to the size of the files, the documents are located at the following webpage link):
https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-405#docan1206_1313_479

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

RECOMMENDED CONDITIONS OF APPROVAL

SPA22-05380, Tentative Parcel Map 22-05379 (TPM 38730), DPR22-00037, and DPR22-00038
August 7, 2024

PROJECT: Specific Plan Amendment (SPA) 22-05380, Tentative Parcel Map 22-05379 (TPM 38730), Development Plan Review (DPR) 22-00037, and Development Plan Review (DPR) 22-00038 – A proposal to consider the following entitlements to facilitate the construction of a 271,098 square-foot industrial warehouse building, two (2) freestanding sit-down restaurants, and a 52,008 square foot, four-story hotel on 17.1 acres: 1) Specific Plan Amendment to rezone 12.55 acres of the 17.1 acre site from Commercial (C) Zone to Light Industrial (LI) Zone within the Perris Valley Commerce Center Specific Plan (PVCC-SP); 2) Tentative Parcel Map to consolidate two (2) parcels into four (4) parcels; and 3) Development Plan Reviews for review of the industrial and commercial site plan and building elevations. The project site is generally located on the south side of Ramona Expressway, between Perris Boulevard and Redlands Avenue (APNs: 303-100-012 and -014). Applicant: Marwan Alabassi.

• **GENERAL CONDITIONS:**

1. **Mitigation Monitoring Program.** The project shall comply with all provisions of the adopted Mitigation Monitoring and Reporting Program (MMRP). The Mitigation Monitoring and Reporting Program (MMRP) for the Initial Study/Mitigated Negative Declaration (SCH: 2023110588). It shall be implemented in accordance with the timeline, reporting, and monitoring intervals listed.
2. **Approval Period for Tentative Parcel Map 22-05379 (TPM 38730), Development Plan Review (DPR) 22-00037, and Development Plan Review (DPR) 22-00038.** The Development Plan Reviews processed in conjunction with the Tentative Parcel Map shall expire two (2) years from the City Council final action for consistency with the time limits of the map. Within two years, the applicant shall demonstrate the beginning of substantial construction as approved, which shall thereafter be diligently pursued to completion or substantial utilization. If this does not occur, a maximum of six (6) one-year extensions may be requested for consistency with the related Tentative Parcel Map. A written request for extension shall be submitted to the Planning Division at least thirty (30) days prior to the initial (and any subsequent extension) expiration of the Development Plan Review. The approval period shall be extended to align with automatic state extensions for the Tentative Parcel Map (TPM).
3. **Indemnification.** The developer/applicant shall indemnify, protect, defend, and hold harmless the City and any agency or instrumentality thereof and/or any of its officers, employees, and agents from any and all claims, actions, or proceedings against the City or any agency or instrumentality thereof, or any of its officers, employees, and agents, to attack, set aside, void, annul, or seek monetary damages resulting from approval of the

City, or any agency or instrumentality thereof, advisory agency, appeal board or legislative body including actions approved by the voters of the City concerning **Specific Plan Amendment (SPA) 22-05380, Tentative Parcel Map 22-05379 (TPM 38730), Development Plan Review (DPR) 22-00037**. The City shall promptly notify the applicant of any claim, action, or proceeding for which indemnification is sought and shall cooperate fully in defense of the action.

4. **Notice of Determination.** Within five (5) days of City Council approval, the applicant shall file a Notice of Determination to the Riverside County Clerk and submit appropriate payment of fees in accordance with Section 753.5, (Title 14) of the California Code of Regulations.

- **PLANNING DIVISION**

5. **Municipal Code and Specific Plan Compliance.** The project shall conform to the standards of Light Industrial (LI) and Commercial Zone of the *Perris Valley Commerce Center Specific Plan* (PVCCSP) and Chapter 19 of the Perris Municipal Code.
6. **Expansion of Use.** The site or its use may not be expanded without subsequent reviews and approvals by the Planning Division.
7. **Conformance to Approved Plans.** Development of the project site, building elevations, and conceptual landscaping shall conform substantially to the plans approved by the Planning Commission on **August 7, 2024**, or as amended by final approval by the City Council. Any deviation shall require appropriate Planning Division consideration.
8. **Advisory - Signs:** Signs shall be permitted in accordance with Chapter 19.75 Sign Regulations of the Zoning Code and Perris Valley Commerce Specific Plan. Signs shall be subject to separate review and assessment. A separate application and fee will be required.
9. **State, County, and City Ordinances.** All tenants shall comply with all State, County, and City ordinances, including, but not limited to, an annual fire inspection and maintenance of a City business license.
10. **Temporary Uses.** Per Chapter 19.60 of the City of Perris Municipal Code, any outdoor use of the common space for special events that will require temporary structures or tents shall be required to apply for a Temporary Activities and Use Permit as described in Section 19.60.060 of the City of Perris Municipal Code.
11. **Rooftop Solar.** The project does not propose rooftop solar panels at this time. However, if the project were to propose solar rooftop panels in the future, the applicant/developer 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.

Prior to Map Recordation:

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

13. **Final Map Recordation.** Prior to the recording of the Final Tract Map, the developer shall submit two separate applications and fees, one application to the Planning Division and a second application to the Engineering Department for review and approval for City Council action.
14. **Map Recordation.** Prior to the recordation of the Final Map, the developer shall obtain the following clearances, approvals or actions:
 - a. Verification from the Planning Division that all pertinent conditions of approval have been met, as mandated by the Perris Municipal Code, including minimum lot size, and minimum lot width and depth requirements for each parcel.
 - b. A reciprocal access agreement and shared parking between parcels 1, 2, and 3 shall also be recorded at the same time as the Parcel Map
 - c. Any other required approval from an outside agency.

Prior to Grading Permit Issuance:

15. **Community Benefit 1.** The applicant shall either construct the hotel or one (1) commercial building (Buildings 1 or 2) within the Distribution Park Commercial Center project in conjunction with the proposed industrial warehouse building with appropriate backbone improvements for the commercial component, including perimeter and parking lot landscaping, parking area, drive aisles, utilities up to the commercial project site, and the Ramona Expressway entrance. In addition, occupancy of at least one (1) tenant in the commercial building shall be required with occupancy of the industrial building. The applicant will include a \$250,000 deposit into an escrow account at building permit issuance so that if the occupancy of the commercial tenant cannot be secured with occupancy of the industrial building, the developer will waive their right for a refund of this deposit, and the deposit will be utilized for a community benefit if the applicant/developer wants to secure occupancy of the industrial building. The \$250,000 would then be utilized for city community benefits, such as funding for the downtown skills training center's administrative, operational, and vocational training needs or other community benefits deemed appropriate by the city.
16. **Community Benefit 2.** The applicant/developer shall construct street improvements along Dawes Road (within existing public right of way) from the Project site to the Redlands consisting of the sidewalk, and a block wall as applicable in front of the Campers Resort of America site at an appropriate value of approximately \$500,000 prior to occupancy of the industrial building.
17. **Community Benefit 3.** The applicant/developer shall install a traffic signal at Dawes Road and Redland Avenue at a value of approximately \$400,000 prior to occupancy of the industrial building. The installation of the traffic signal is considered a community benefit as is not required by the traffic analysis and will be constructed for public convenience and safety.

18. **Mitigation Measures.** All applicable mitigation measures shall be satisfied.
19. **Concurrent Submittals.** Concurrent submittals for grading permits are required for both the industrial warehouse site and the Commercial Center. The industrial warehouse site cannot be processed separately from the Commercial Center, or the commercial center can submit grading permits ahead of the industrial warehouse.
20. **Precise Grading Plans.** Precise grading plans shall be submitted to the City Engineer for review and approval. Grading plans shall be consistent with approved development plans.
21. **Traffic Control Plan.** A Traffic Control Plan shall be submitted for approval to the City Engineer.
22. **Southern California Edison (SCE).** The developer/owner shall contact the Southern California Edison (SCE) area service planner (951-928-8323) to complete the required forms prior to the commencement of construction. No grading permits shall be issued until a letter from SCE is received by the City Engineer indicating electrical service will be placed underground.
23. **Eastern Municipal Water District (EMWD).** After the City's approval, the applicant shall also submit landscape plans to EMWD for approval and comply with required EMWD inspections. Contact EMWD at 951 928-3777, ext. 4334.
24. **Preliminary Water Quality Management Plan (PWQMP) DPR22-00006 and DPR22-00019.** A Preliminary WQMP was prepared for the proposed project site. All PWQMPs were determined to be in substantial compliance, in concept, with the 2012 Riverside County WQMP Manual requirements. The following conditions apply:
 - a. The development shall be subject to all provisions of City of Perris Ordinance Number 1194, which establishes stormwater/urban runoff management and discharge controls to improve water quality and comply with federal regulations, and any subsequent amendments, revisions, or ordinances pertaining thereto.
 - b. The structural BMPs selected for this project have been approved in concept. The owner shall submit a final WQMP, including plans and details providing the elevations, slopes, and other details for the proposed structural BMPs, including two bioretention basins, a self-retaining landscape, and a covered trash enclosure. The Public Works Department shall review and approve the final addendum WQMP text, plans, and details.
25. **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).

26. **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:

27. **Recorded Map.** Tentative Tract Map 38730 shall be recorded.

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

29. **Off-Site Tree Planting or Funding.** To promote the City's tree planting initiative currently underway to make Perris GREEN providing positive benefits to the local environment from air quality to shading, the developer shall plant one 24-inch box tree per 5,000 square feet of the industrial building size to include irrigation lines and controllers at an off-site location to be determined by the City (i.e., City right-of-way, parks, etc.) to provide funding equivalent to such cost the discretion of the City prior to issuance of the building permit.

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

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;
- 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. Industrial Park Development Impact fees;
- g. Public Art fee;
- h. City Development Impact fees; and
- i. Appropriate City Development Impact Fees in effect at the time of development.

32. **Construction Drawings.** All Planning, Public Works, and Engineering conditions of approval and mitigation measures shall be copied on the construction drawings. The Conditions shall be annotated for ease of reference (i.e. Sheet and detail numbers).

33. **School District.** The proposed project shall adhere to the standard requirements and mitigation fees established by the Val Verde Unified School District.

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

35. **Site Plan Requirements.** The following shall be shown on the building plan check set for Planning staff review and approval:

- a. **Parking Stalls.** Parking stalls for passenger vehicles shall be stripped in accordance with Chapter 19.69.030C.5b of the Zoning Code (double striping).
 - b. **Charging Stations.** The applicant shall install the EV parking spaces as shown on the plans for both sites. Electric Vehicle charging stations for light-duty vehicles, and the station locations and specifications shall be included on the building plans.
36. **LEED Certification.** The building shall be designed to achieve LEED Certification.
37. **Construction Practices.** To reduce potential noise and air quality nuisances, the following items shall be listed as "General Notes" on the construction drawings:
- a. Construction activity and equipment maintenance are limited to weekday hours between 7:00 a.m. and 7:00 p.m. Construction may not occur on weekends or State holidays without the prior consent of the Building Official. Non-noise-generating activities (e.g., interior painting) are not subject to these restrictions.
 - b. Construction routes are limited to City of Perris designated truck routes.
 - c. Water trucks or sprinkler systems shall be used during clearing, grading, earth moving, excavation, transportation of cut or fill materials, and construction phases to prevent dust from leaving the site and to create a crust after each day's activities cease. At a minimum, this would include wetting down such areas in the late morning and after work is completed for the day and whenever wind exceeds 15 miles per hour.
 - d. A person or persons shall be designated to monitor the dust control program and to order increased watering as necessary to prevent the transport of dust off-site. The name and telephone number of such people shall be provided to the City. Also, a board shall be placed at the subject site to include a person and phone number for the public to call in case of dirt and dust issues.
 - e. Project applicants shall provide construction site electrical hook-ups for electric hand tools, such as saws, drills, and compressors, to eliminate the need for diesel-powered electric generators or provide evidence that electrical hook-ups at construction sites are not practical or prohibitively expensive.
38. **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).
39. **Screening of Roof-Mounted Equipment.** Proper screening shall prevent public views of all HVAC equipment and roof-mounted equipment. Also, all vent pipes and similar devices shall be painted to match the building.
40. **Mechanical Equipment.** All mechanical equipment, including air conditioning units, pool equipment, etc., shall be screened from the public right-of-way by a view obscuring fence, wall, or landscaping to the satisfaction of the Planning Division.

41. **Downspouts.** Exterior downspouts are not permitted on building elevations facing the public right of way. Interior downspouts are required for these elevations.
42. **Trash Enclosures.** Trash enclosures shall be screened with landscaping (vines and shrubs) and provide decorative solid trellis cover per the development plans presented to the Planning Commission. Furthermore, all Trash Enclosure locations shall have an ADA path of travel from each one of the buildings to the trash enclosure it is meant to serve.
43. **Utilities.** If applicable, all utilities such as cable TV and electrical distribution lines (including those that provide direct service to the project site and/or currently exist along public right-of-way) adjacent to the site shall be placed underground, except for electrical utility lines rated at 65kv or larger. All utility facilities attached to buildings, including meters and utility boxes, shall be painted to match the wall of the building to which they are affixed. These facilities shall also be screened from the public right-of-way by landscaping.
44. **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.
45. **On-site & Off-site Utilities.** All utilities attached to buildings, including meters and utility boxes, shall be painted to match the wall of the building to which they are affixed. These facilities shall also be screened from the public right-of-way by landscaping.
46. **Industrial Employee Amenity Area.** The applicant shall provide the following amenities:
 - 1) one (1) outdoor shade-covered break area with an overhead shade trellis located at the southwest corner of the building;
 - 2) One (1) indoor break room or employee amenity located inside the building.
47. **Landscape and Irrigation Plans.** Submit three (3) copies of the landscape and irrigation plans to the Planning Division for review and approval. Design modifications may be required as deemed necessary. A separate application and applicable fee are required. Landscape plans shall comply substantially with the conceptual plans approved by the City Council. The plans shall be prepared by a California-registered Landscape Architect and conform to the requirements of Chapter 19.70 – Landscaping of the Perris Municipal Code. The following shall be included:
 - a. **Ramona Expressway.** As provided on the conceptual landscape plans for Commercial component, 36” box trees shall be installed within the landscaped setback adjacent to Ramona Expressway. In addition, the applicant shall install up-lighting on accent trees within the landscaped setback on Ramona Expressway.
 - b. **Good Neighbor Guidelines (GNG) landscape buffer.** 36-inch box evergreen trees shall be planted along the westerly property line as close to each other as determined by Planning Staff.
 - c. **Landscape Berms.** A 6-foot tall, landscaped berm (trees, shrubs, ground cover) shall also be installed in front of the 14-foot-tall screen wall.

- d. **Accent Landscaping.** Large trees (36" box) shall be included in the landscape design at all driveway entrances to both the Industrial and Commercial sites.
 - e. **Passenger Vehicle Parking Areas.** In passenger vehicle parking areas, drive isles, and street frontage, a minimum of 30% of trees shall be 36-inch boxes or larger. Also, a minimum of one 24-inch box tree per six (6) parking stalls shall be provided.
 - f. **Concealed parking lot area.** All parking areas along the street frontages shall be screened by a minimum 36-inch-high shrub border using a double-row of 5-gallon shrubs at 3.6 feet off center.
 - g. **Street Trees.** All street trees within the public right of way shall be 36-inch box size or larger and planted a maximum of 30 feet on center within the parkway.
 - h. **Employee Amenity Areas.** The outdoor employee break area shall be landscaped to include shade trees and shade structures architecturally similar in colors and materials to the warehouse building. The outdoor employee break area shall be landscaped to include shade trees.
 - i. **Enhanced Pavement.** Decorative pavement treatments (accent colors, textures, and patterns) shall be used for the commercial driveway entrances and pedestrian pathways, and a raised landscape median shall be used at the entrance to the commercial shopping center.
 - j. **BMPs for Water Quality.** All BMPs (vegetated swales, detention basins, etc.) shall be indicated on the landscape plans with appropriate planting and irrigation.
 - k. **Shade Tree.** The project shall provide throughout the parking lot.
 - l. **Water Conservation.** Rain-sensing override devices and soil moisture sensors shall be required on all irrigation systems. Landscaping shall comply with Zoning Code Chapter 19.70 (www.cityofperris.org) for mandated water conservation.
 - m. **Maintenance.** All landscaping shall be maintained in a viable growth condition.
48. **Fence and Wall Plan.** Decorative screen walls shall screen views into truck courts from the public right of way (Dawes Street) and adjacent uses. Plans and details for the screen walls shall be included in the landscape plan check submittal package for review and approval by the Planning Division. Any changes to the approved wall and fence plan require review and approval of Planning Division staff. The following shall apply:
- a. **Industrial Screen Walls and Fences.** Industrial walls and fences shall consist of the following:
 - i. Decorative screen walls shall be 14 feet in height (berm to reduce visual height to 8 feet) with pilasters at every 100 linear feet, including a decorative cap along Dawes Street. The decorative screen wall shall wrap around 220 feet along the easterly property line, subject to the review and approval of the Planning Division.

- ii. The remainder of the easterly property line of the industrial project site shall include an eight (8) foot high decorative screen fence with pilasters every 100 linear feet and/or corners with decorative caps, subject to the review and approval of the Planning Division.
 - iii. Along the westerly industrial property line, the project shall include an eight (8) foot high decorative screen fence with pilasters every 100 linear feet and/or corners with decorative caps subject to the review and approval of the Planning Division.
 - iv. All tubular steel gates located at the main entrance to the loading dock area shall be a minimum of eight (8) feet in height and be screened by a high-quality view-obscuring material, subject to Planning review and approval.
- b. **Commercial Walls and Fences.** Along the southerly, westerly, and easterly commercial property lines, the project shall include an eight (8) foot high wrought iron fence with pilasters every 100 linear feet and/or corners with decorative caps subject to the review and approval of the Planning Division.
- c. **Graffiti.** All block/tilt-up walls shall be treated with a graffiti-resistant coat.
- d. **Knox boxes** are required for all gates and shall be approved by the Fire Marshal and issued by the Building Division.
49. **Photometrics Plan (Site Lighting Plan).** The applicant shall submit a Photometrics Plan to the Planning Division for review and approval. The lighting plan shall include photometric, fixture details, and standard light elevations to meet 2700 KV illumination or less (to provide adequate illumination) for all project components. High-efficiency fixtures with full-cut-off shields shall be used to prevent light and glare above the horizontal plane of the bottom of the lighting fixture. At least one foot-candle of light shall be provided in all parking lots, and pedestrian areas for safety and security. All lighting shall be shielded downward to prevent light pollution from spilling onto adjacent parcels or the public right of way.
50. **Sit-down Restaurants** - An applicant who develops one of the two stand-alone site-down restaurant buildings (Building 1 or 2) shall obtain approval of an Administrative Development Plan Review (ADPR) from the Planning Division. A separate application and fee will be required.
51. **Hotel.** If the hotel requires changes to the architecture, minor site layout modifications, or changes to colors or materials, the applicant shall obtain approval of an Administrative Development Plan Review (ADPR) from the Planning Division. A separate application and fee will be required.

During Construction:

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

Prior To Issuance of Occupancy Permits:

53. **Assessment and Community Facilities Districts.** The project shall be annexed into any assessment, community facilities, or similar district that provides funding for maintenance, services, or public improvements that benefit the project. The costs and benefits shall be described in the applicable district and annexation documents. The developer shall complete all actions required to complete such annexation before issuing a Certificate of Occupancy. This condition shall apply only to districts existing when the project is approved (or all requirements have been met for a certificate of occupancy, as applicable). Such districts may include but are not limited to the following:
- a. Landscape Maintenance District No. 1
 - b. Flood Control Maintenance District No. 1
 - c. Maintenance District No. 84-1
 - d. North Perris Community Facilities Assessment District; and
 - e. Any other applicable City Assessment and Community Facilities Districts
54. **On-Site Landscape Inspections.** The project applicant shall inform the on-site project manager and the landscape contractor of their responsibility to call for a final landscape inspection after the installation of all landscaping and irrigation systems is completely operational. Before calling for a final inspection, the City's "Certificate of Compliance" form shall be completed and signed by the designer/auditor responsible for the project and submitted to the project planner. The project planner shall sign off the "Certificate of Compliance" to signify code compliance and acceptance.
55. **Final Inspection.** The applicant shall obtain occupancy clearance from the Planning Division by scheduling a final Planning inspection after final sign-offs from the Building Division and Engineering Department. Planning Staff shall verify that all pertinent conditions of approval have been met. The applicant shall have all the required paving, parking, walls, site lighting, landscaping, and automatic irrigation installed and in good condition.
56. **Dam Inundation Disclosure.** The owner shall disclose to all future tenants indicating the project is adjacent to a dam inundation area making the site subject to flooding in the event of a dam failure.
57. **March Air Reserve Base Disclosure.** All prospective purchasers of the property and tenants of the building shall be given notice regarding proximity to the March Air Reserve Base (i.e., to be provided by March Air Reserve Base).
58. **Outstanding Fees.** Any outstanding processing fees due to the Planning Division shall be paid prior to building occupancy.
59. **Occupancy Clearance.** The applicant shall have all required paving, parking, screen walls, colors, and materials (per approved elevation plans), site lighting, landscaping, and automatic irrigation installed and in good condition prior to Planning sign-off.

Operational Conditions:

60. **Property Maintenance.** The project shall comply with the provisions of Perris Municipal Code 7.06 regarding Landscape Maintenance and Chapter 7.42 regarding Property Maintenance in perpetuity for the life of the development. In addition, the project shall comply with the one-year landscape maintenance schedule identified in the Public Works Department Conditions of Approval No. 4 **July 23, 2024.**
 61. **On-Street Parking.** On-street parking and staging of trucks or trailers associated with the project is strictly prohibited.
 62. **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.
 63. **Truck Routes.** The applicant shall notify all truck drivers of the truck routes adopted by the City Council. Signs shall be provided on-site and within the public right-of-way to direct all trucks to use designated truck routes only as approved by the Engineering and Planning Departments. The Project shall utilize designated truck routes per the Circulation Element and PVCC SP. Truck routes in the area include Dawes Street to Redlands Avenue and Redlands Avenue to I-215/Harley Knox Blvd; or from the I-215/Placentia Avenue Interchange via Placentia Avenue, Indian Avenue, Morgan Street, Redlands Avenue, and Dawes Street. Truck access to and from Ramona Expressway and Perris Blvd is prohibited.
 64. **Truck Engine Idling.** The applicant shall place signage at all guard sheds/entrances into the truck/trailer courtyards letting truck drivers know that truck engine idling is limited to no more than 5 minutes.
 65. **Future Obligation of Buyers and Lessees.** All future buyers and lessees shall be informed of their obligation to comply with these Conditions of Approval. The applicant shall provide a copy of these conditions and inform the buyer or lessee of their obligation to maintain compliance with all local and City ordinances, including but not limited to an annual fire inspection and maintenance of a City business license.
- **ENGINEERING DEPARTMENT**
 66. The project shall adhere to the requirements of the City Engineer as indicated in the attached Engineering Conditions of Approval dated **July 24, 2024.** On and off-site improvement plans shall be submitted for review and approval by the City Engineer.
 - **PUBLIC WORKS DEPARTMENT**
 67. The project shall adhere to the requirements of the Public Works Administration Department as indicated in the attached Conditions of Approval dated **July 23, 2024.**

- **COMMUNITY SERVICES DEPARTMENT**

68. The project shall adhere to the requirements of the Community Services Department as indicated in the attached Conditions of Approval dated **July 16, 2024**.

- **BUILDING & SAFETY DIVISION**

69. The project shall adhere to the requirements of the Building & Safety Division as indicated in the attached Conditions of Approval dated **July 16, 2024**.

- **BUILDING OFFICIAL/FIRE MARSHAL**

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

- **RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION.**

71. **Riverside County Airport Land Use Commission.** The following conditions shall be satisfied in accordance with the Airport Land Use Commission (ALUC) Development Review case file ZAP1589MA23:

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

- operations, wastewater management facilities, artificial marshes, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)
- iv. Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
 - v. Other Hazards to flight.
- c. The attached “Notice of Airport in Vicinity” shall be provided to all prospective purchasers and occupants of the property, and be recorded as a deed notice. Any proposed detention basins or facilities shall be designed and maintained to provide for a maximum 48-hour detention period following the design storm, and remain totally dry between rainfalls. Vegetation in and around the detention basins that would provide food or cover for birds would be incompatible with airport operations and shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature. Landscaping in and around the detention basin(s) shall not include trees or shrubs that produce seeds, fruits, or berries.

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

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

- d. 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.
- e. The project has been evaluated to construct a 271,098 square foot industrial building with mezzanines on 12.55 acres, a 52,008 square foot hotel on 2.29 acres, a restaurant building totaling 5,000 square on 0.94 acres, and a restaurant building totaling 4,000 square feet on 1.06 acres, any change in use to any higher intensity use, change in building location, or modification of the tentative parcel map lot lines and areas will require an amended review to evaluate consistency with the ALUCP compatibility criteria, at the discretion of the ALUC Director.

- **FIRE MARSHAL**

72. The project shall comply with all Conditions of Approval by the Fire Department dated August 14, 2023, consisting of the following requirements.
- a. The project shall comply with all requirements set forth by the California Code of Regulations Title 24 Parts 1-12 respectively.
 - b. The adopted edition of the California Code of Regulations, Title 24, Parts 1 through 12, and the Perris Municipal Code shall apply at the time the architectural plans are submitted for construction permits.
 - c. Prior to the to the issuance of a grading permits a fire department access plan shall be submitted to the City of Perris for review and approval. The fire department access plan shall comply with the requirements specified by the City of Perris Guideline for Fire Department Access & Water Requirements for Commercial & Residential Development, and the California Fire Code, Chapter 5.
 - d. Prior to the to the issuance of a grading permits, evidence of sufficient fire flow of 4,000 GPM for 4 hours shall be provided to the City of Perris. The City of Perris Building and Fire Marshal Water Available/Fire Flow Form shall be utilized.
 - 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. A clear space of not less than 3-feet shall be maintained at all times.
 - h. A minimum of two points of connection to the public water shall be provided for the private fire-line water.
 - i. The private underground fire-line system shall have indicating sectional valves for every five (5) appurtenances.
 - j. The Fire Department Connection (FDC) shall be located within 100 feet of a public fire hydrant. The fire hydrant shall be on the same side of the street. A vehicle access roadway/approach shall not be placed between the FDC and the fire hydrant.
 - k. Prior to construction, a temporary address sign shall be posted and clearly visible from the street.
 - l. The permanent building address shall be provided and either internally or externally lighted during hours of darkness. The address shall be clearly visible from the street fronting the property and comply with California Fire Code Section 505.1 for size and color.
 - m. The building shall be provided with an automatic fire sprinkler system in accordance with NFPA 13. Construction plans shall be submitted for review and approval to the City of Perris prior to installation.
 - n. Prior to the building final, the building shall be provided with a Knox Lock key box located no more than seven feet above the finished surface and near the main entrance door.
 - o. Prior to the issuance of a Certificate of Occupancy, the building shall be provided with an emergency radio communication enhancement system. The emergency radio communication enhancement system shall meet the requirements of CFC § 510 and all

applicable subsections. The system shall be installed and inspected by the City of Perris Building Department before the Certificate of Occupancy is issued. The requirement can be waived by the Fire Marshal if the building is evaluated by an Emergency Radio Communication Specialist license by FCC, who certifies the building meets the emergency communications capability as specified by the California Fire Code § 510. The certification shall be in the form of a written report which outlines the analysis used in determining the building meets the emergency communications without an enhancement system.

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

END OF CONDITIONS



CITY OF PERRIS

ENGINEERING DEPARTMENT

CONDITIONS OF APPROVAL

July 24, 2024

PLN 22-05379 – TPM 38730

PLN 22-00037 – DPR

PLN 22-00038 – DPR

PLN 22-05380 – SPA

Ramona Expressway 1,150 feet west of Redlands Avenue

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

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

General Conditions:

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

2. Prior to commencement of any construction or installation of fencing in public right-of-way, an encroachment permit shall be obtained from the City Engineer's office.
3. In the event that external agencies must review the plans and inspect improvements, the developer/property owner shall be responsible to pay the respective plan check and inspection fees.
4. All trenches shall be securely covered with steel plates until permanent backfill and street repairs have been completed per City of Perris Standards; temporary backfill of trenches is not acceptable.
5. The developer/property owner shall provide for all traffic mitigation measures and improvements as depicted in the Traffic Impact Analysis prepared by Mizuta Traffic Consultants dated October, 2023 and as conditioned below as approved by the City Engineer including but not limited to:
 - The site circulation for the industrial site shall be such that auto and truck access, circulation and parking are distinct and separate.
 - Truck access to and from the industrial site shall be limited to I-215/Harley Knox Boulevard Interchange, Harley Knox Boulevard, Redlands Avenue and Dawes Street or I-215/Placentia Avenue Interchange, Placentia Avenue, Indian Avenue, Morgan Street, Redlands Avenue, and Dawes Street. Trucks are prohibited from using Ramona Expressway and Perris Boulevard.
 - To withstand truck traffic impact, the full width of Dawes Street at the truck designated points of access/driveways shall be concrete paved as determined and as approved by the City Engineer.
 - To withstand truck traffic impact, the intersection of Redlands Avenue and Dawes Street shall be concrete paved as determined and as approved by the City Engineer.
 - The lengths of the designated turn lane pockets shall be a minimum of 150 feet or as determined by the project's Traffic Engineer and approved by the City Engineer.
 - One point of access/driveway is permitted on Ramona Expressway for the Hotel and Restaurant sites.
 - This driveway shall be designated as right-in/right-out.
 - The driveway width shall be a minimum of 46 feet.
 - Two points of access/driveways are permitted on Dawes Street; Driveways from west to east are labeled 1 through 2 respectively.
 - Driveway 1 shall be designated for auto access only.
 - Driveway 1 shall allow for full access movements.
 - Driveway 1 shall be stop controlled for southbound traffic.
 - Driveway 2 shall be designated for truck access only.
 - Driveway 2 shall allow for right-in/left-out movements only.
 - Driveway 2 shall be stop controlled for the southbound traffic.
 - Driveway 2 shall have the western curb return reversed.

- Driveway 2 shall provide for a minimum stacking length of 150 feet from the property line as approved by the City Engineer.
- Ramona Expressway (Expressway 184'/134') from the projects westerly boundary to approximately 60 feet east of the project, to the centerline of the existing adjacent driveway for the Camper Resorts of America within dedicated right of way shall be improved to provide for the following improvements:
 - 8-inch curb and gutter 61 feet south of the southerly edge of the median curb.
 - 22 feet of new pavement south of the existing pavement using a TI of 11, minimum pavement structural section shall be 8" Asphalt Concrete (AC) PG70-10 over 20" Class II Aggregate Base (AB).
 - The parkway shall be 19 feet wide consisting of a 10-foot-wide non-curb adjacent sidewalk, 9 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.
- Dawes Street (Collector 66'/44'), along the property's frontage within dedicated right-of-way, shall be improved to provide for the following improvements:
 - If the existing curb and gutter is in good condition the curb and gutter may remain in place as approved by the City Engineer.
 - 44 feet of new pavement using a TI of 10.0, minimum pavement structural section shall be 8" AC PG70-10 over 16" Class II AB.
 - The parkway shall be 11 feet wide consisting of a 6-foot-wide sidewalk, 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.
- Dawes Street (Collector 66'/44'), from the property's easterly boundary to Redlands Avenue within dedicated right-of-way, shall be improved to provide for the following improvements:
 - If the existing curb and gutter is in good condition the curb and gutter may remain in place as approved by the City Engineer.
 - 44 feet of new pavement using a TI of 10.0, minimum pavement structural section shall be 8" AC PG70-10 over 16" Class II AB.
 - The parkway on the north shall be improved to provide for a minimum 6-foot-wide sidewalk from the back of the curb to the block wall 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.
- A new traffic signal at the intersection of Redlands Avenue and Dawes Street shall be installed and fully operational.
 - The northwest corner of this intersection shall be improved to provide for adequate truck turning.

- A “Case A” curb return per riverside county standard 403 shall be installed at the northwest corner as approved by the City Engineer.
 - The developer/property owner shall extend the existing raised landscaped median on Ramona Expressway to the east to only allow right-in/right-out vehicular movements for the Camper Resorts of America driveway to the east.
6. The driveways shall be per County of Riverside Standard No. 207A and shall include wet set concrete truncated domes in compliance with ADA standards and requirements. The driveways curb returns shall be within the property limits and shall not infringe on adjacent properties.
 7. The developer/property owner shall provide for all drainage mitigation measures and improvements as depicted in the Preliminary Drainage Study prepared by R.A. Smith, Inc. dated August 2023 and as conditioned below as approved by the City Engineer including but not limited to:
 - The developer/property owner shall collect off-site runoff along the south side of Ramona Expressway and convey it to an acceptable outlet.
 - The developer/property owner shall collect on-site treated runoff and convey it to the public drainage facility at the intersection of Morgan Street and Redlands Avenue via either new facility or existing private channel along Dawes Street and Redlands Avenue. Connection to the private channel is subject to permission from the owner and upgrades to the existing system as needed.
 - A private drainage easement shall be provided on the map for conveyance of any runoff within the parcels.
 - If necessary, the developer/property owner shall obtain an encroachment permit from Riverside County Flood Control and Water Conservation District (RCFCD) for the connection to existing facilities at Morgan Street and Redlands Avenue.
 - Catch basin inserts shall be provided as approved by the Public Works Department.
 8. The onsite private basins shall be designed per Riverside County Flood Control and Water Conservation District (RCFCD) and City of Perris design and WQMP standards and guidelines.
 9. The developer/property owner shall submit the following to the City Engineer, Fire Department, Eastern Municipal Water District (EMWD), and RCFCD as applicable, for review and approval:
 - a. Grading Plan and Erosion and Sediment Control Plans
 - b. Street and Storm Drain Improvement Plans
 - c. Traffic Signal Plans
 - d. Signing and Striping Plans
 - e. Water and Sewer Improvement Plans

- f. Street Light Plans prepared by a registered Electrical Engineer per City of Perris Safety Lighting Standards
- g. Geotechnical Report
- h. Hydrology and Hydraulic Report
- i. Final WQMP
- j. Traffic Control Plans

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

10. The developer/property owner shall coordinate improvements with adjacent proposed and approved developments.

Prior to Recordation of the Parcel Map:

11. The following easements and/or rights-of-way shall be offered for dedication to the public or other appropriate agencies in perpetuity and shall continue in force until the City or the appropriate agency accepts or abandons such offers:
 - Ramona Expressway is classified as an Expressway (184'/134') per the Perris Valley Commerce Center Specific Plan. Adequate right-of-way shall be dedicated on Ramona Expressway along the property frontage to accommodate an 86 foot half width dedicated right-of-way as determined and approved by Planning Department, Public Works Department and the City Engineer.
 - Dawes Street is classified as a Collector (66'/44') per Perris Valley Commerce Specific Plan. Adequate right-of-way shall be dedicated on Dawes Street along the property frontage to accommodate a 33 foot half width dedicated right-of-way as determined and approved by Planning Department, Public Works Department and the City Engineer.
 - Property line corner cutbacks shall be dedicated per County of Riverside Standard No. 805.
 - Adequate right-of-way shall be dedicated at the property driveway and Ramona Expressway to accommodate a potential future traffic signal and traffic signal equipment as approved by the City Engineer.
 - A private drainage easement shall be provided on the map for conveyance of any runoff within the parcels.
 - Reciprocal access, parking and drainage easement shall be provided on the map for Parcels 1, 2, and 3.

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

12. The developer/property owner shall relinquish and waive rights of access to and from Ramona Expressway and Dawes Street on the Map other than the access openings as depicted in Engineering condition number 5.
13. The developer/property owner shall make a good faith effort to acquire required offsite property interests for construction of improvements and if he or she should fail to do so, the developer/property owner shall, prior to submittal of the Final Map for recordation, enter into an agreement to complete the improvements. The agreement shall provide for payment by the developer/property owner of all costs incurred by the City to acquire the offsite property interests required in connection with the subdivision. Security of a portion of these costs shall be in the form of a cash deposit in the amount given in an appraisal report obtained by the developer/property owner (at developer/property owner cost). The appraiser shall be approved by the City prior to commencement of the appraisal.

14. The following statement shall be added to the Map:

"Notice of drainage fees" Notice is hereby given that this property is located in the Perris Valley Area Drainage Plan which was adopted by the City of Perris pursuant to Ordinance and Section 66483, et seq, of the Government Code and that said property is subject to fees for said drainage area. Notice is further given that, pursuant to Ordinance 13-01, payment of the drainage fees shall be paid to the City of Perris prior to issuance of the building permit, and that the property owner prior to issuance of the building permit, shall pay the fee required at the rate in effect at the time of issuance of the actual permit.

15. The developer/property owner shall annex into the City's Lighting and Landscape Districts and City's Flood Control District as appropriate. The proposed and existing facilities including but not limited to streetlights, traffic signals and drainage shall be maintained by the City and cost paid by the developer/property owner through the said annexation.
16. The developer/property owner shall have the aforementioned improvement plans and parcel map approved, executed subdivision agreement and posted securities prior to map recordation.

Prior to Issuance of Grading Permit:

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

- e. Water and Sewer Improvement Plans
- f. Street Light Plans prepared by a registered Electrical Engineer per City of Perris Safety Lighting Standards
- g. Geotechnical Report
- h. Hydrology and Hydraulic Report
- i. Final WQMP
- j. Traffic Control Plans

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

Prior to Issuance of Building Permit:

- 18. The developer/property owner shall process Parcel Map 38730 with the City for review and approval and subsequent recordation.
- 19. The project site is located within the limits of Perris Valley Area Drainage Plan (ADP) for which drainage fees have been adopted by City. Drainage fees shall be set forth under the provisions of the “Rules and Regulations of Administration of Area Drainage Plan”. Acreage for the project site’s impervious area shall be provided.
- 20. Paved access shall be provided to the proposed buildings per the Precise Grading Plans.
- 21. The developer/property owner shall submit a compaction certification from the Soils Engineer in compliance with the approved geotechnical/soils report and an elevation certification from the Engineer of Record in compliance with the approved plans.

Prior to Issuance of Certificate of Occupancy:

- 22. There is no phasing of public improvements.
- 23. 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.
- 24. The developer/property owner shall pay to the City \$150,000 for their fair share contribution towards the I-215/Ramona Expressway Interchange and I-215/Harley Knox Boulevard Interchange and other improvements.
- 25. The developer/property owner shall provide for utility trench surface repair per City of Perris Standard and as directed by the City Engineer.

26. 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.



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MEMO

Date: July 23, 2024

To: Nathan Perez, Senior Planner

From: Jessica Galloway, Special Districts Supervisor

By: Chris Baldino, Landscape Inspector

Subject: SPA22-05380, DPR22-00037, DPR22-00038
Proposal to construct 291,000 sq ft, 45,000 sq ft three-story hotel, and two sit down restaurant (4,000 & 6,000 sq ft) within the Perris Valley Commerce Center Specific Plan, along Ramona Expressway and Dawes St, west of Redlands Ave.

- Dedication and/or Landscape Maintenance Easement.** Offer of Dedication and Landscape Maintenance Easement for City landscape maintenance district shall be provided as follows:
 - **Ramona Expressway** - Provide offer of dedication as needed to provide for full half width Street (184'ROW), curb gutter, median, 10' shared use sidewalk, and off-site landscaping requirements, per City General Plan, including a minimum 19' public parkway from face of curb.
 - **Dawes Street** - Provide offer of dedication as needed to provide for full half width Street, (66' ROW, 33' halfwidth) curb gutter, 6' sidewalk, and off-site landscaping requirements, per City General Plan, including a minimum 11' parkway from face of curb.
- 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, if needed.



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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 SPA 22-05380, DPR22-00037, DPR22-00038” 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:
 - **Ramona Expressway** – Per 6.0-13 Streetscape Landscape design guidelines and planting pallet for Expressway and figure 6.0-3 of the PVCCSP for sizing and spacing requirements. Planting will complement the planting pallet east of this project along Ramona Expressway prior to Indian Ave. Primary trees: Platanus acerifolia London plane tree, secondary tree Lagerstroemia Indica Tonto Crape Myrtle, Olea Europaea Majestic Beauty Fruitless olive multi trunk in alternating Groups of three. Use of drought resistant shrubs and ground cover including but not limited to the following: Callistemon Viminalis Dwarf weeping bottle brush, Grevillea Noellii Noel Grevillea, Officinalis rosemarinus Hunting Carpet rosemary, Tulbaghia Violagea Tricolor Society Gralic.
 - **New and Existing Ramona Expressway Median** – (1) Developer shall be required to install new landscape and irrigation within existing median and new median proposed. (2) The proposed development will benefit from existing landscape maintenance district facilities, including the Ramona Expressway Medians, which serves the existing development. Therefore, the project shall annex into a new Landscape District Benefit Zone and pay is fair share of the maintenance of the existing median facilities.



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- **Ramona Expressway to Include 10' Shared Use Bicycle Path.**
Contractor shall remove existing sidewalk along Ramona Expressway and replace with a 10' concrete shared use sidewalk.
 - **Dawes Street** – Per 6.2.1 Streetscape Landscape design guidelines and planting pallet for Collector Road and Figure 6.0-9 of the PVCCSP for sizing and spacing requirements. The planting will consist of the following, Primary Trees Brachychiton populnea “Bottle Tree”. Use of drought resistant shrubs and groundcover including but not limited to the following: Yucca falaccida Gold Garland Yucca, Pennisetum alopecuroides Dwarf Fountain Grass, Lantana swllowiana Trailing Lantana, use of 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, and ET programmed.
- c. Benefit Zone Quantities** – Include a Benefit Zone quantities table (i.e. SF of planting areas, turf, number of trees, SF. of hardscape, etc.) in the lower right-hand corner of the cover sheet for off-site landscape areas, indicating the amount of landscaping the district will be required to maintain.
- d. Meters** – Each District is required to be metered separately. A meter cannot be shared between Flood Control District #1, Landscape Maintenance District #1, and/or Lighting Maintenance District 84-1, nor can a meter servicing on-site improvements be used to provide water and/or power to off-site improvements. All electrical and water meters shall be in locations that are easily accessible to



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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.



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

5. **One Year Maintenance and Plant Establishment Period** - The applicant will be required to provide a minimum of a one (1) year maintenance and plant establishment period, paid at the sole expense of applicant. This one-year maintenance period commences upon the successful completion of Inspection #4 discussed above, and final approval by the City. During this one-year period the applicant shall be required to maintain all landscape areas free of weeds, debris, trash, and graffiti; and keep all plants, trees, and shrubs in a viable growth condition. Prior to the start of the one-year maintenance period, the Developer shall submit a weekly Landscape Maintenance Schedule for review and approval by the City's Special Districts Division. The City shall perform periodic site inspections during the one-year maintenance period. The purpose of these periodic inspections is to identify any and all items needing correction prior to acceptance by the City at the conclusion of the one-year maintenance period. Said items needing correction may include but are not limited to replacement of dead or diseased plant materials, weeding, replenishment of mulches, repair of damaged or non-functioning irrigation components, test of irrigation controller communications, etc. During this period, the City shall begin the annual assessment of the benefit zone in preparation for the landscape installation turnover to City maintenance staff.

6. **Street/Off-Site Improvements.** The applicant shall submit street improvement plans, accompanied by the appropriate filing fee to the City Engineering Department. Details of treatments off-site improvements, including lighting, shall meet both the City Engineer's Design Guidelines, and the additional requirements of the Engineering and Special Districts Division. Components shall include, but not be limited to:
 - a. **Street Lighting**-If Street lighting is required, lighting shall meet the type, style, color, and durability requirements necessary for energy efficiency



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goals, maintenance, and longevity of improvements of the City Engineer's Office. Streetlights will be owned by City of Perris not SCE. Streetlights shall be constructed per LS-3 account billing standard, which shall include an individually metered pedestal for streetlights.

- b. Acceptance By Public Works/Special Districts-** Lighting District facilities required by the City Engineer's Office shall be installed and fully operational and approved by final inspection by the City Engineer's Office, and the City's Consulting Traffic Signal Inspection Team (Riverside County TLMA) at (951) 955-6815. Prior to acceptance for maintenance of "Off-site" traffic signal and lighting facilities by the Public Works Special Districts Division, 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 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



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call for both “ON-SITE” and OFF-SITE” WQMP Inspections at the appropriate stages of construction. Contact CGRM at (909) 455-8520 to schedule inspections.

- **Acceptance By Public Works/Special Districts**-Both on-site and off-site flood control/water quality facilities required for the project, as depicted in the Final WQMP, shall be installed and fully operational, and approved by final inspection by the City’s WQMP Consultant, CGRM. The Developer shall obtain a final Clearance Letter from CGRM indicating compliance with all applicable Conditions of Approval for the approved WQMP. The developer shall deliver the same to the Public Works’ Special Districts Division. 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’ 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’ Special Districts Division the developer shall contact the Public Works Special Districts Division at (951) 657-3280 to schedule the delivery of all required turn-over submittal items including as-built storm drain plans in electronic PDF format, one large format photo-copy of as-built plans, storm drain video report in electronic format, and hardcopy of video report with industry standard notations and still photos made during video runs (i.e. facilities sizes, off-sets or damage, facility type, dirt and debris, etc.). The flood control facilities shall be turned over in a condition acceptable to the City, and the developer shall make all necessary repairs and perform initial maintenance to the satisfaction of the City.

9. **Assessment Districts.** **PRIOR TO FINAL MAP RECORDATION the developer shall annex into the special districts, posting an adequate maintenance performance bond to be retained by the City as required by the Public Works Department.** The applicant shall deposit \$5,250 per district, \$15,750 total due. Payment is to be made to the City of Perris, and the check



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delivered to the City Engineer's Office. Upon receipt of deposit and Consent and Waiver Forms, the developer shall work with City to meet all required milestones for annexations. Payment shall be accompanied by the appropriate document for each district indicating intent and understanding of annexation, to be notarized by property owner(s):

- ***Consent and Waiver for Maintenance District No. 84-1 - New Street*** lighting and traffic signal 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 Ramona Expressway & Dawes St. and pay a fair share of the existing median landscape maintenance cost.
- ***Petition for Flood Control Maintenance District No. 1*** - New Off-site Flood Control Facilities proposed by the project, and existing storm drain pipes, catch basins, and downstream earthen channels, 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

- i. City prepares the Engineer's Reports which includes a description of the improvements to be maintained, an annual cost estimate and annual assessment amounts.
- ii. Reports are reviewed and approved by the property owner. The assessment ballots will be based on the Reports.
- iii. The Reports and corresponding resolutions are placed, for approval, on the City Council Meeting Agenda. City Council action will include ordering the assessment ballots and setting a Public Hearing for no sooner than 45 days. Property owner attendance at this City Council Meeting is not required.
- iv. The assessment ballots are sent to the property owner and are opened by the City Clerk at the close of the Public Hearing. With a "YES" vote by the property owner the City Council can move forward with the Resolution that Confirms



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the Annexation. Property owner attendance at this Public Hearing is not required.

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



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COMMUNITY SERVICES

MEMO

Date: July 16, 2024

To: Nathan Perez, Senior Planner

From: Sabrina Chavez, Director of Community Services

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

Subject: **Specific Plan Amendment (SPA) 22-05380, Tentative Parcel Map 22-05328 (TPM 38730), Development Plan Review (DPR) 22-00037, and Development Plan Review (DPR) 22-00038** – A proposal to consider the following entitlements to facilitate the construction of a 291,098 square-foot industrial warehouse building, two (2) freestanding sit-down restaurants, and a 52,008 square foot, four-story hotel on 17.1 acres: 1) Specific Plan Amendment to rezone 12.6 acres of the 17.1-acre site from Commercial (C) Zone to Light Industrial (LI) Zone within the Perris Valley Commerce Center Specific Plan (PVCC-SP); 2) Tentative Parcel Map to consolidate two (2) parcels into four (4) parcels; and 3) Development Plan Reviews for review of the industrial and commercial site plan and building elevations. The project site is generally located on the south side of Ramona Expressway, between Perris Boulevard and Redlands Avenue. Applicant: Marwan Alabassi.

Community Services Staff reviewed Specific Plan Amendment (SPA) 22-05380, Tentative Parcel Map 22-05328 (TPM 38730), Development Plan Review (DPR) 22-00037, and Development Plan Review (DPR) 22-00038 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): SPA 22-05380 & DPR #22-00037 & DPR 22-00038 & TPM

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

Applicant: Corine Mostad

Location: South of Ramona Expressway, & 1,260 feet East of Perris Blvd

Project: Proposal to construct a 291,098 SF Industrial Building, a 45,000 SF three-story Hotel, and two sit-down restaurants at 4,000 SF and 6,000 SF

APN(s): 303-100-012 and 014

Reviewed By: Jorge Caballero, CBO

Date: 07-16-24

BUILDING AND SAFETY COMMENTS

To assist in providing an expeditious review, please cloud all corrections on the revised exhibit. Items labeled as "Corrections" must be addressed prior to entitlement approval. Items labeled as "Conditions" shall be satisfied at the time before permit issuance or final inspection. Include a comment response list addressing each correction on the comment list. Thank You.

BUILDING AND SAFETY CORRECTIONS

ACCESSIBLE PATH OF TRAVEL:

Please provide a revised site plan to indicate the required continuous accessible paved path of travel. The accessible path of travel details shall include

1. Accessible path construction type (Asphalt or concrete).
2. Accessible path width.
3. Accessible path directional slope % and cross slope %.
4. All accessible ramp and curb cut-out locations and details where applicable.

The Accessible path of travel shall:

1. Connect to the public R.O.W.

2. Connect to all building(s).
3. Connect to all accessible parking loading/unloading areas.
4. Connect to accessible sanitary facilities. (Notification only can be shown on building plans)
5. Connect to areas of public accommodation.
6. Connect to trash enclosure locations.

Please be aware that a site plan with accessibility requirements should be included with any building plan submittals. The plan review staff may have additional comments depending on the additional information or revisions provided during the plan review process. Additional accessible requirements within the structure shall be reviewed during the building plan review.

EV PARKING:

Revise the site plan to show the required designated EV parking per CGC.

DISABLED ACCESS GUIDELINE:

EVCS are not considered parking spaces by the code. In addition, the required accessible parking spaces shall not double as required by EVCS. 11B-208.1.

Required Number of Accessible EVCS

Where EVCS are provided for public use or common use, accessible EVCS shall be provided in accordance with the table below. (11B-228.3.1) (11B-228.3.2) (11B-228.3.2.1)

Electric Vehicle Charging Stations for Public Use and Common Use

Electric Vehicle Charging Stations for Public Use and Common Use

Total Number of EVCS at a Facility ¹	Minimum Number (by type) of Accessible EVCS Required		
	Van Accessible	Standard Accessible	Ambulatory
1 to 4	1	0	0
5 to 25	1	1	0
26 to 50	1	1	1
51 to 75	1	2	2
76 to 100	1	3	3
101 and over	1, plus 1 for each 300, or fraction thereof, over 100	3, plus 1 for each 60, or fraction thereof, over 100	3, plus 1 for each 50, or fraction thereof, over 100

1. Where an EV charger can simultaneously charge more than one vehicle, the number of EVCS provided shall be

EV PARKING:

Revise the site plan to show the required designated EV parking per CGC.

DISABLED ACCESS:

EVCS are not considered parking spaces by the code. In addition, the required accessible parking spaces shall not double as required EVCS. 11B-208.1.

Required Number of Accessible EVCS

Where EVCS are provided for public use or common use, accessible EVCS shall be provided in accordance with the table below. (11B-228.3.1) (11B-228.3.2) (11B-228.3.2.1)

BUILDING AND SAFETY CONDITIONS

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

NOTE: The new updated 2022 California Building Codes will be in effect as of January 1st, 2023, as mandated by the state of California. Any building plan and fee payment submitted to the building department on or after January 1st, 2023, will be subject to the new updated California Building Code(s).

- A. 2022 California Building Code
 - B. 2022 California Electrical Code
 - C. 2022 California Mechanical Code
 - D. 2022 California Plumbing Code
 - E. 2022 California Energy Code.
 - F. 2022 California Fire Code
 - G. 2022 California Green Building Standards Code.
2. GREEN BUILDING CODE WASTE REDUCTION (Non-Residential):
Included within the building plan submittal documents to the Building Department for plan review, the applicant shall provide a copy of the approved construction waste management plan that:
 - a. Identifies the materials to be diverted from disposal by efficient usage, reuse on the project, or salvage for future use or sales.
 - b. Determines if materials will be sorted on-site or mixed.

- c. Identifies diversion facilities where material collected will be taken.
 - d. Specifies that the amount of materials diverted shall be calculated by weight or volume, but not both.
3. It will be required to provide proper fire access to the entire site.
 4. The proposed development will have to comply with the new EV charging station regulations.
 5. You will have to comply with the Title 24 and ADA Access regulations for any recreational uses, the hotel, restaurants, the complex, and the entire site,
 6. The proposed structures will require fire sprinklers
 7. The proposed structures cannot be built across any property lines. The Parcel Map will have to be recorded prior to the issuance of any building permits
 8. Riverside County Health Department review and approval is required.
 9. The hotel will require an elevator for access to each floor.

PRIOR TO ISSUANCE OF BUILDING/CONSTRUCTION PERMITS

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

FIRE CONDITIONS: To Be provided by Dennis Grubb

Exhibit B

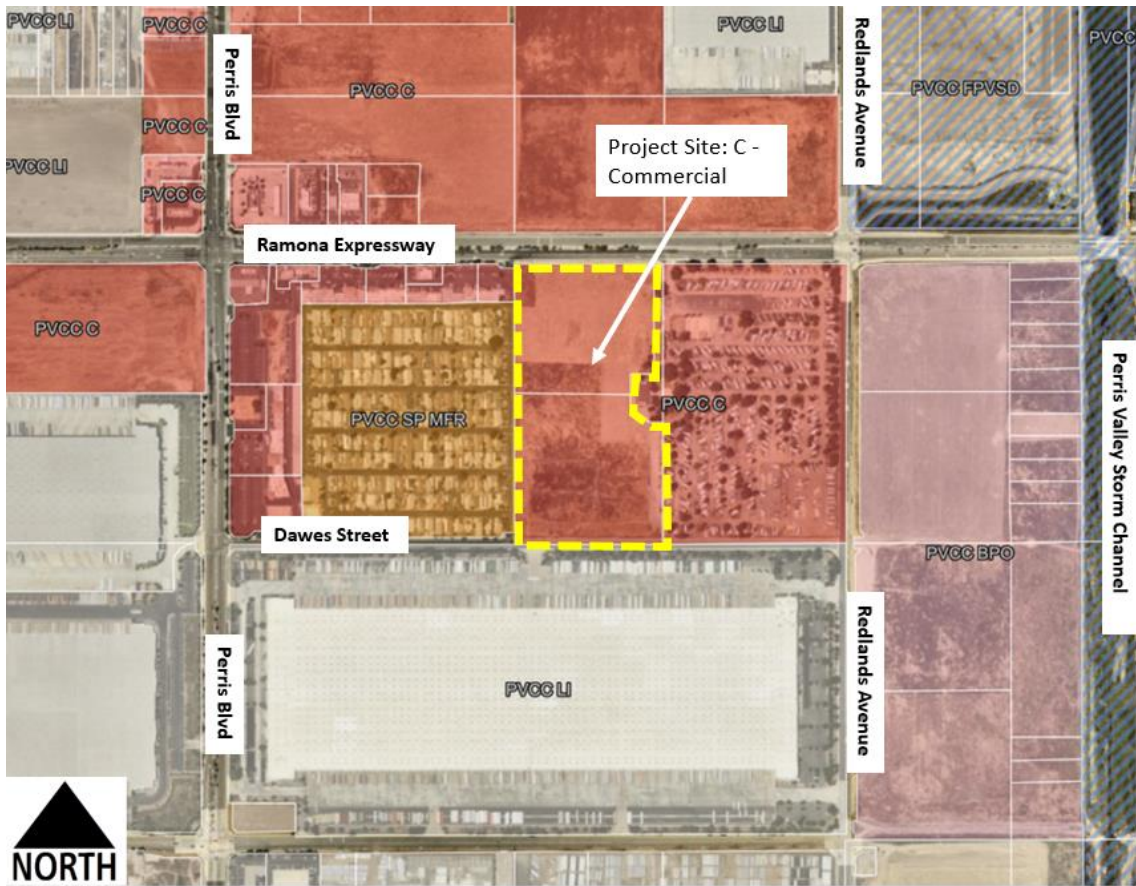
Vicinity/Aerial Map

Vicinity Map

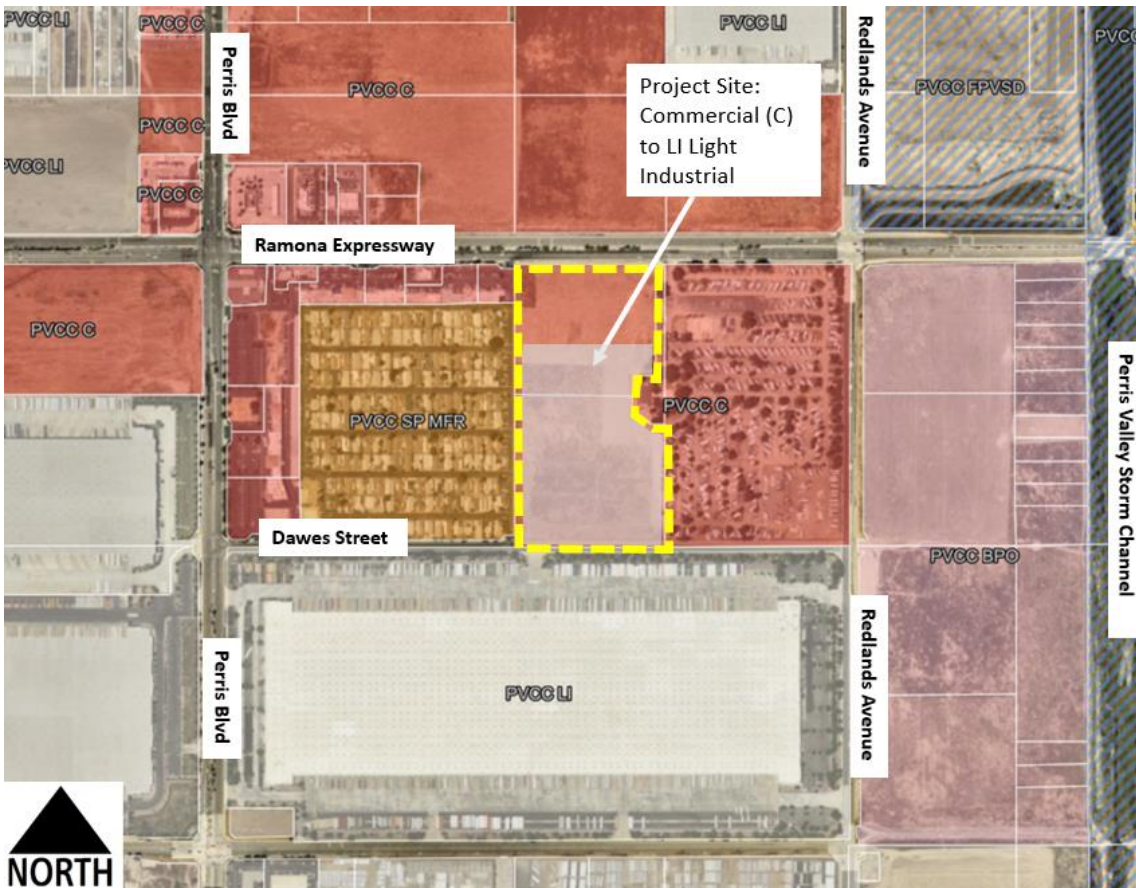


Exhibit C

Existing and Proposed Modifications to PVCCSP Specific Plan Land Use Designation Map



Existing Land Use

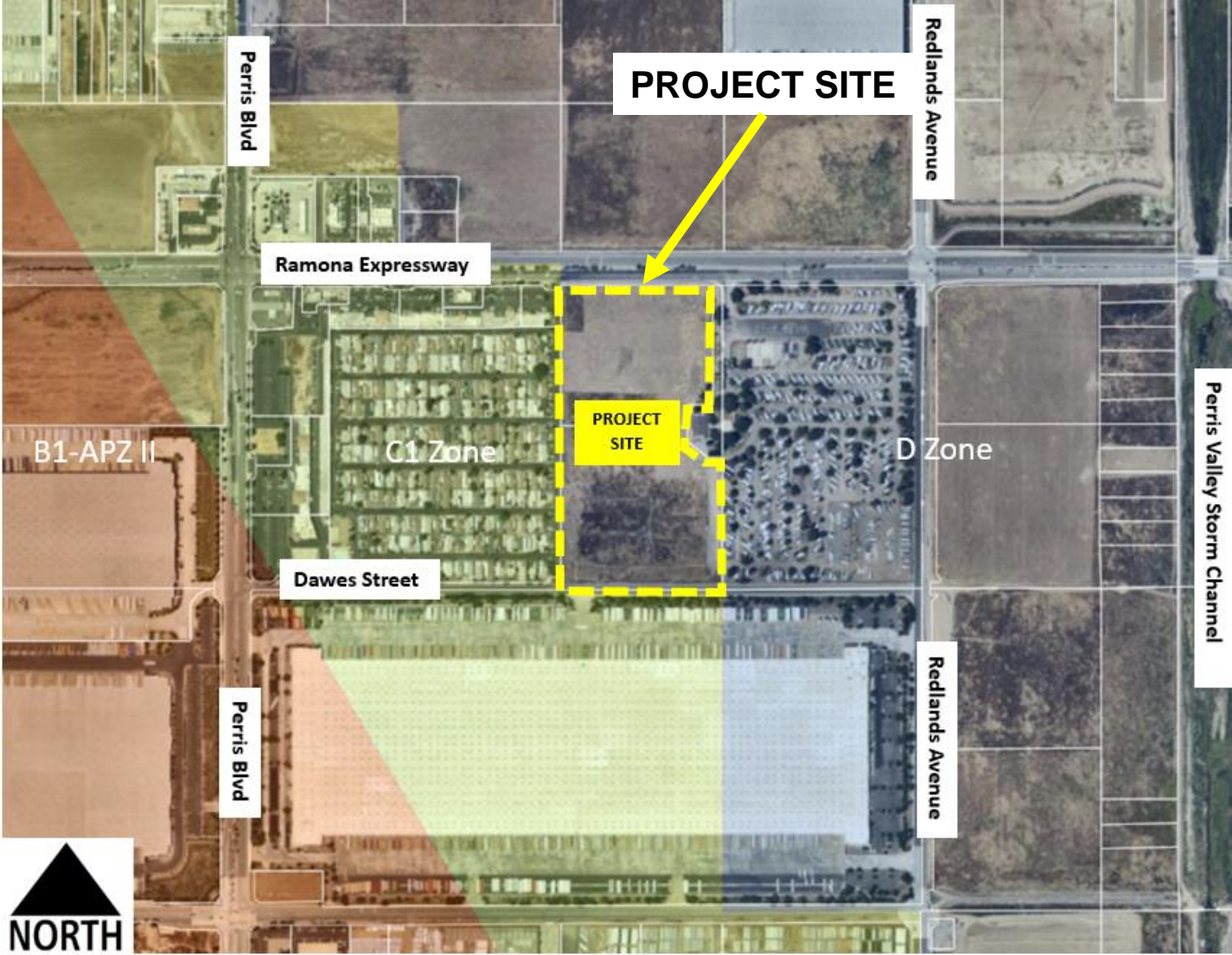


Map Proposed Land Use Map

Exhibit D

MARB/IPA ALUCP MAP

MARB/IPA ALUCP Map



- Parcels
- Perris Boundary

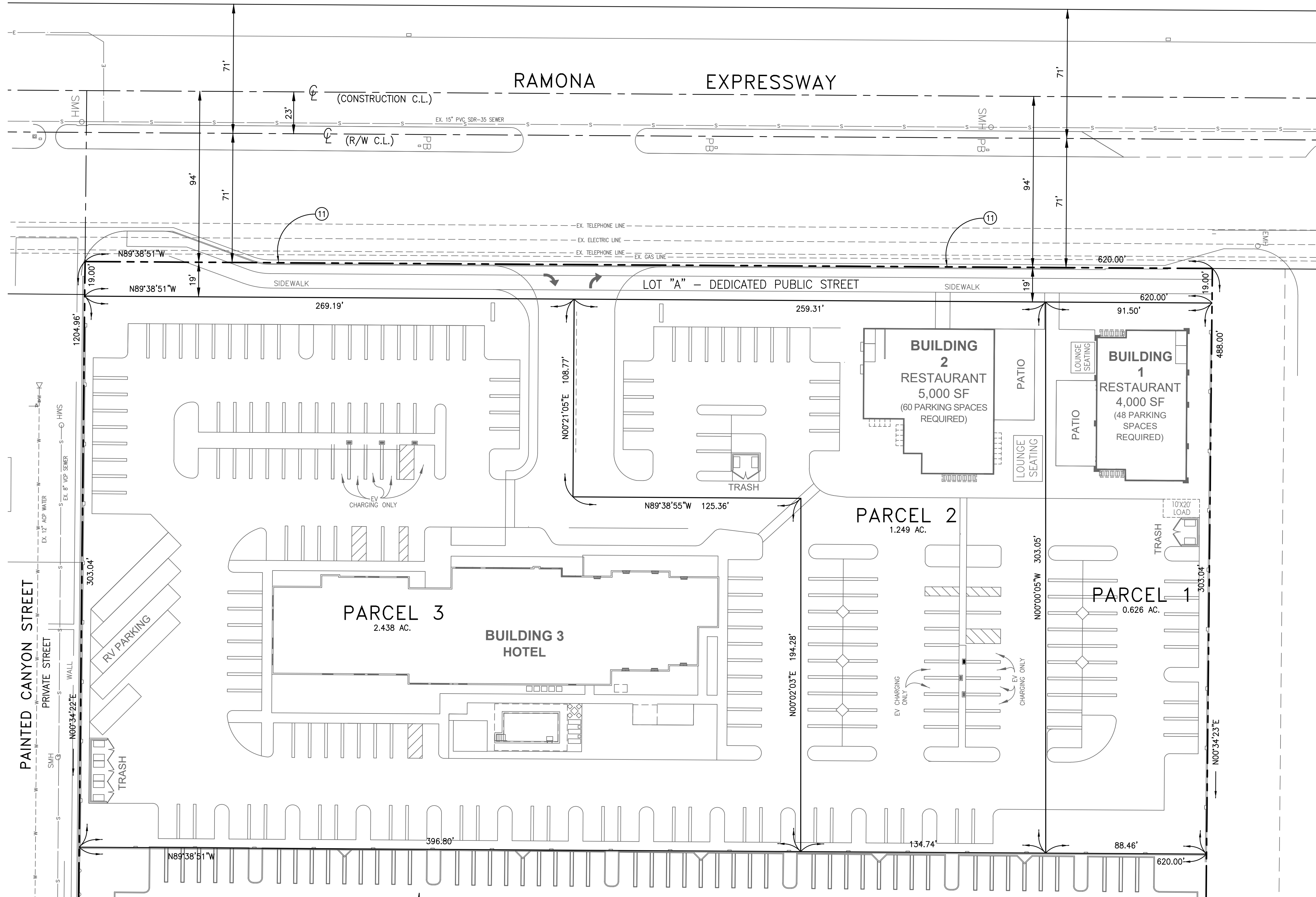
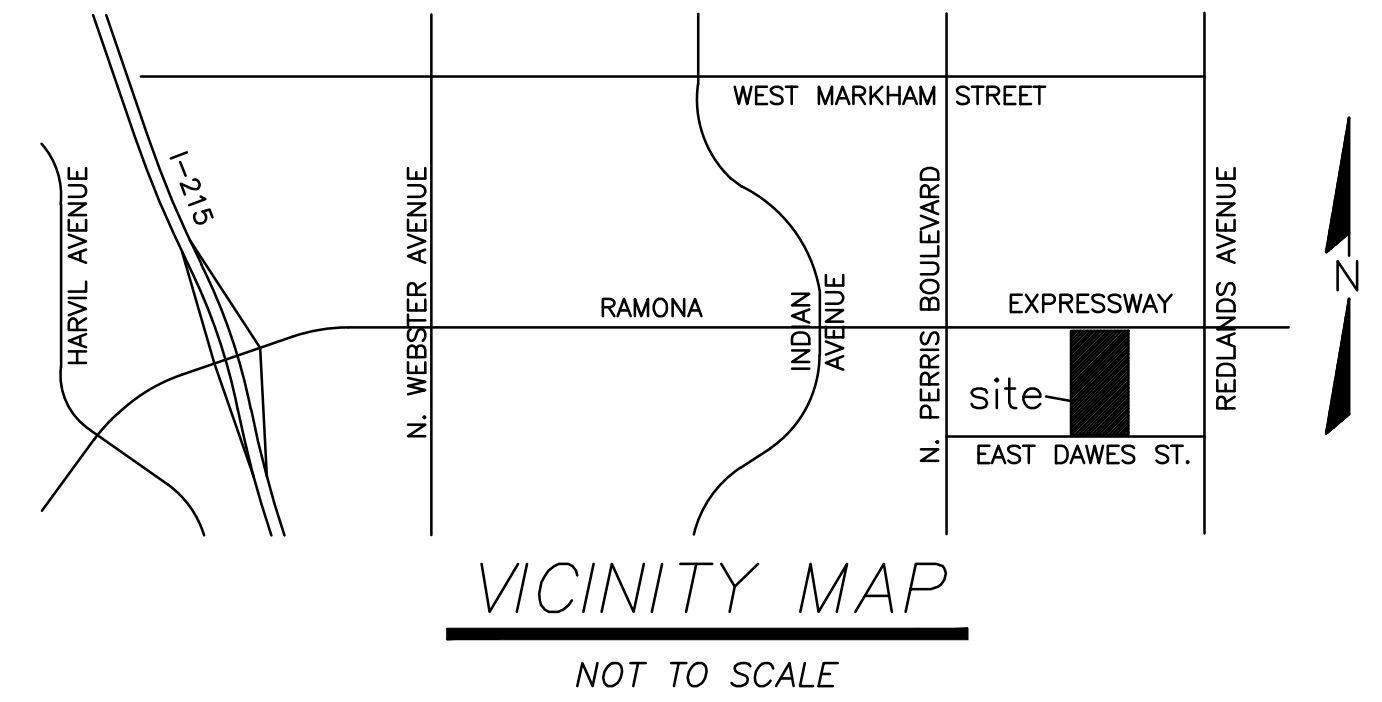


Exhibit E

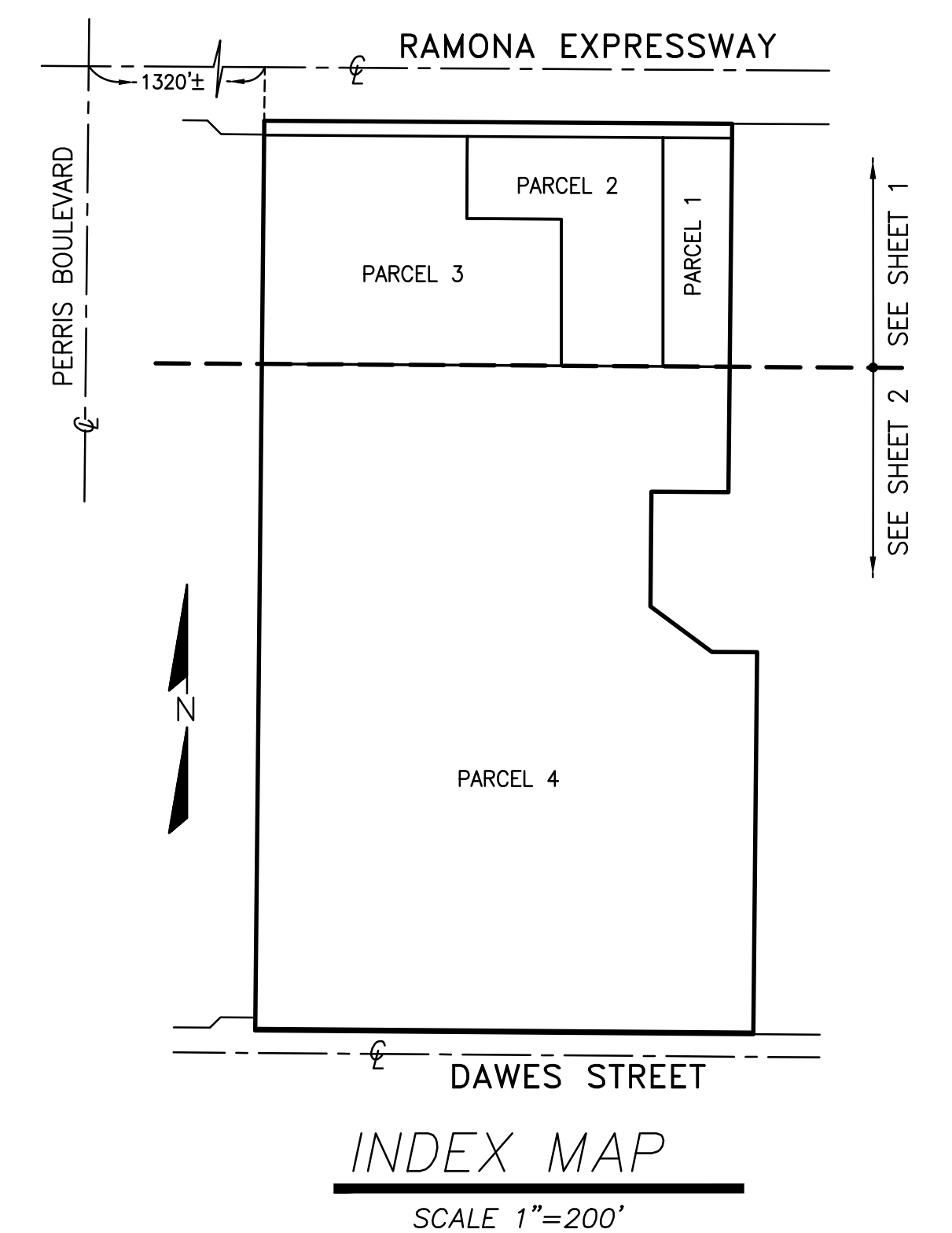
Tentative Parcel Map (TPM) 38730

TENTATIVE PARCEL MAP NO. 38730

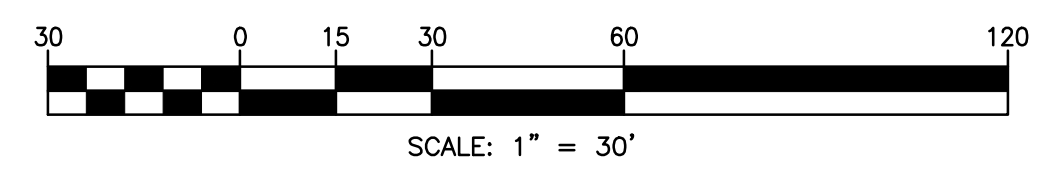
IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



- LEGAL DESCRIPTION**
 PARCELS 1 AND 2 AS SHOWN ON CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT #012-87 AS EVIDENCED BY DOCUMENT RECORDED SEPTEMBER 17, 1987 AS INSTRUMENT NO. 1987-270637 OF OFFICIAL RECORDS.
- EASEMENT NOTES** ○ INDICATES EASEMENT PLOTTED HEREON.
- EASEMENT NUMBERS CORRESPOND TO EXCEPTION NUMBERS OF PRELIMINARY REPORT NO. NCS-1119554-ONT1, DATED MARCH 14, 2022, PREPARED BY FIRST AMERICAN TITLE COMPANY.
- 11. ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM THE STREET OR HIGHWAY KNOWN AS RAMONA EXPRESSWAY HAVE BEEN RELINQUISHED IN THE DOCUMENT RECORDED NOVEMBER 7, 1958 AS BOOK 2360, PAGE 501, AS INSTRUMENT NO. 80353 OF OFFICIAL RECORDS. THIS PRIVATE RIGHT TO ACCESS WAS INCREASED TO 20.00 FEET IN WIDTH BY INSTRUMENT RECORDED: DECEMBER 23, 1958 IN BOOK 2386, PAGE 9, AS INSTRUMENT NO. 92692 OF OFFICIAL RECORDS
 - 12. AN OFFER OF DEDICATION FOR PUBLIC ROAD AND PUBLIC UTILITY AND PUBLIC SERVICE USES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 15, 1977 AS INSTRUMENT NO. 1977-181600 OF OFFICIAL RECORDS.
 - 13. AN EASEMENT FOR ITS FACILITIES, CONSISTING OF UNDERGROUND CONDUITS, MANHOLES, PEDESTALS, CABLES, WIRES AND APPURTENANCES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 9, 1977 AS INSTRUMENT NO. 1977- 224096 OF OFFICIAL RECORDS. IN FAVOR OF: GENERAL TELEPHONE COMPANY OF CALIFORNIA, A CORPORATION AFFECTS: AS DESCRIBED THEREIN THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.



Owner
 Alabbasi Construction & Engineering
 764 Ramona Expressway, Suite C
 Perris, CA 92751



PREPARED UNDER THE SUPERVISION OF:

 KENT COOPER P.L.S. 9322



DATE	DESCRIPTION
3/20/23	REVISED PL
5/24/23	ADDED PARCEL 4
6/05/23	REVISED SITE PLAN
8/22/23	REVISED SITE PLAN
7/02/24	REVISED SITE PLAN
--	--
--	--
--	--

raSmith
 CREATIVITY BEYOND ENGINEERING

8911 Research Drive
 Irvine, CA 92618-4237
 (949) 872-2378
 rasmith.com

TENTATIVE PARCEL MAP NO. 38730

VACANT LAND - APN 303-100-012
 PERRIS, CALIFORNIA

DATE:	8/22/2023
SCALE:	30
JOB NO.	3220220
PROJECT MANAGER:	ERIC ROBLES
DESIGNED BY:	TFW
CHECKED BY:	KEC
SHEET 1 OF 2	

Exhibit F

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

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

[https://www.cityofperris.org/departments/
development-
services/planning/environmental-
documents-for-public-review/-folder-
405#docan1206_1313_479](https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-405#docan1206_1313_479)





WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



14' HIGH SCREEN WALL



14' HIGH SCREEN WALL



14' HIGH SCREEN WALL

COLORED ELEVATION DESIGN

Exhibit G

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

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

[https://www.cityofperris.org/departments/
development-
services/planning/environmental-
documents-for-public-review/-folder-
405#docan1206_1313_479](https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-405#docan1206_1313_479)



DISTRIBUTION PARK
Perris, California

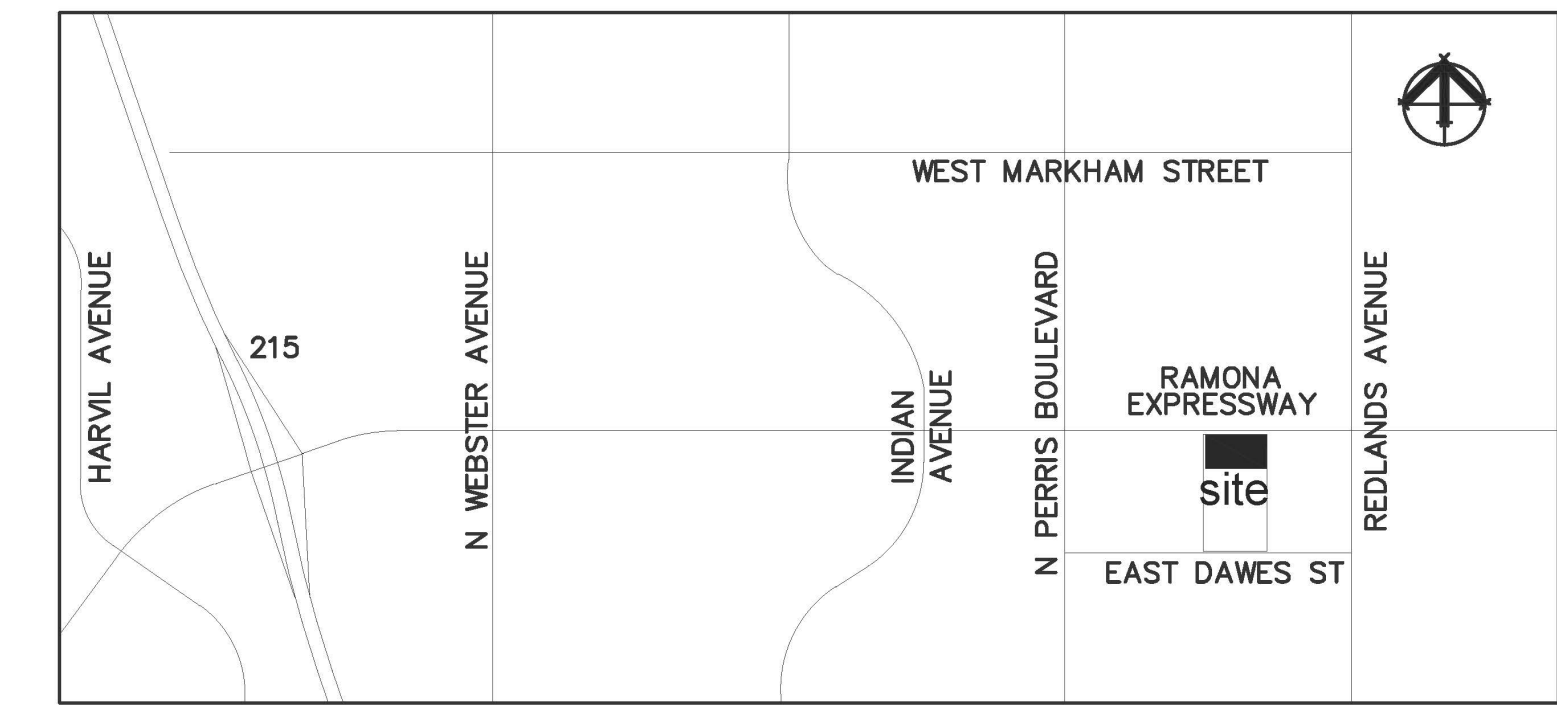
AERIAL RENDER
July 03, 2024



SMSARCHITECTS

RAMONA EXPRESSWAY

Vicinity Map



Project Summary

Site Area
Zone - Commercial _____ 4.58 Acres

Perris Valley Commerce Center Specific Plan
Planning Area 3
Flight Corridor Buffer - Zone D

Building Summary

Building 1	4,000 sf
Building 2	5,000 sf
Building 3	52,008 sf
Total	61,008 sf

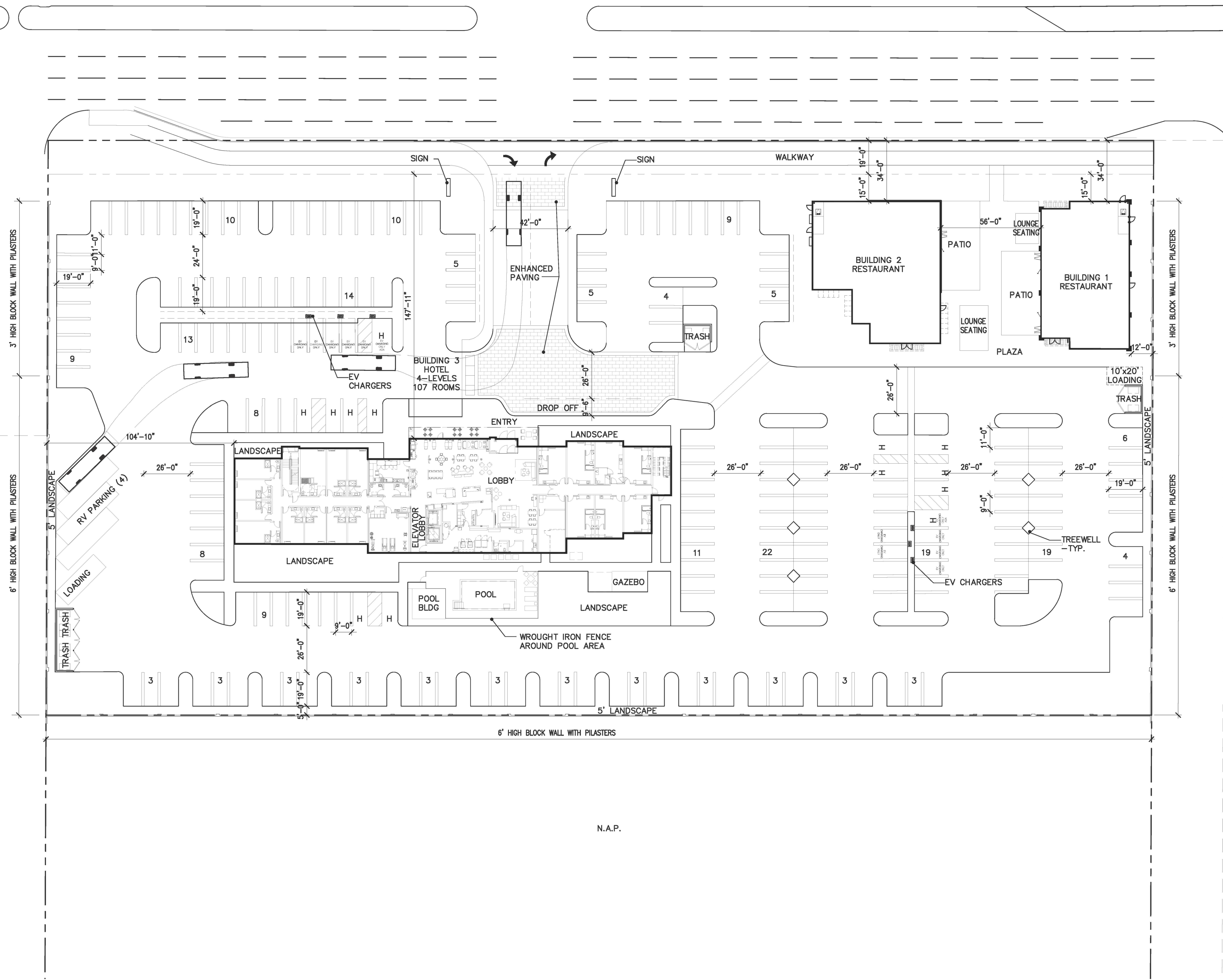
Parking Summary

Requirements:

Restaurant	1 space per 50 SF of dining area	
Hotel	1.1 space per guest room	
Building 1 (restaurant / 2,400 SF indoor dining)		48 spaces
Building 2 (restaurant / 3,000 SF indoor dining)		60 spaces
Hotel (107 rooms, 4-levels)		117 spaces
Required		225 spaces required
Provided		226 spaces provided

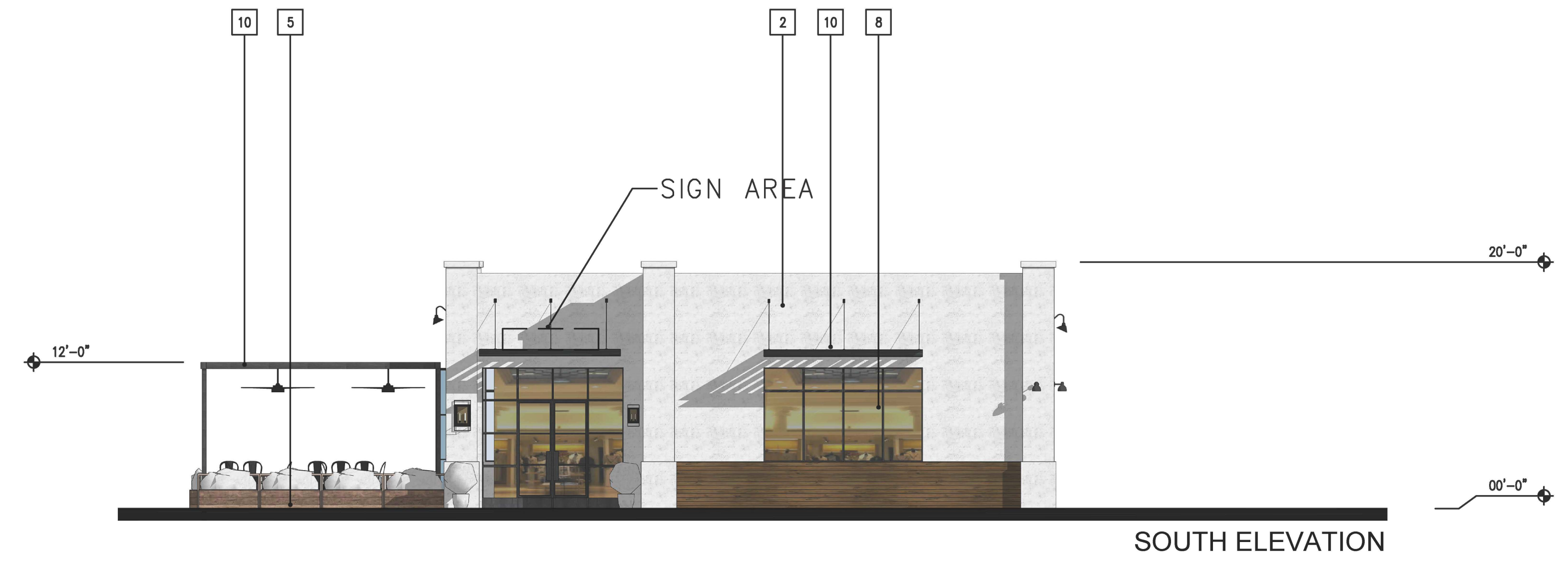
Owner
Alabbasi Construction & Engineering
764 Ramona Expressway, Suite C
Perris, CA 92751

Architect
SMS Architects
100 Progress, Suite 250
Irvine, CA 92618

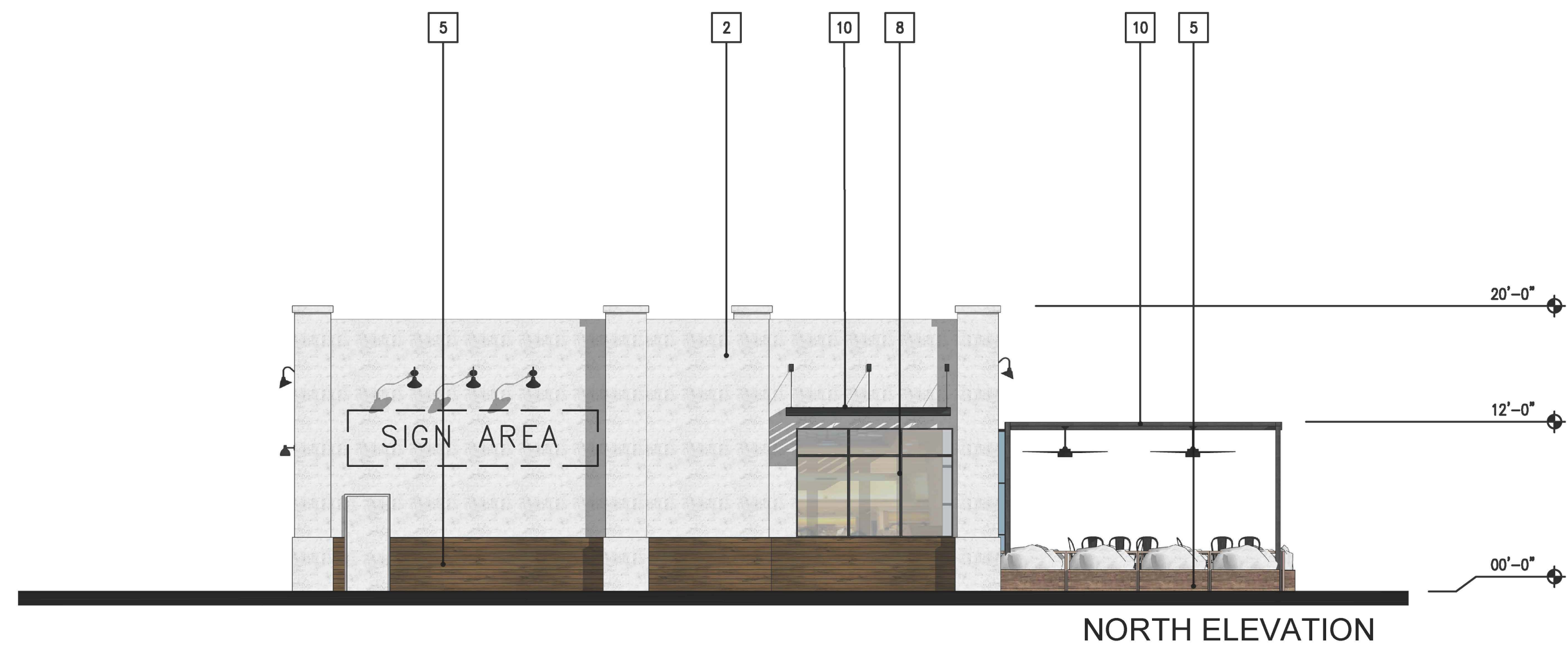




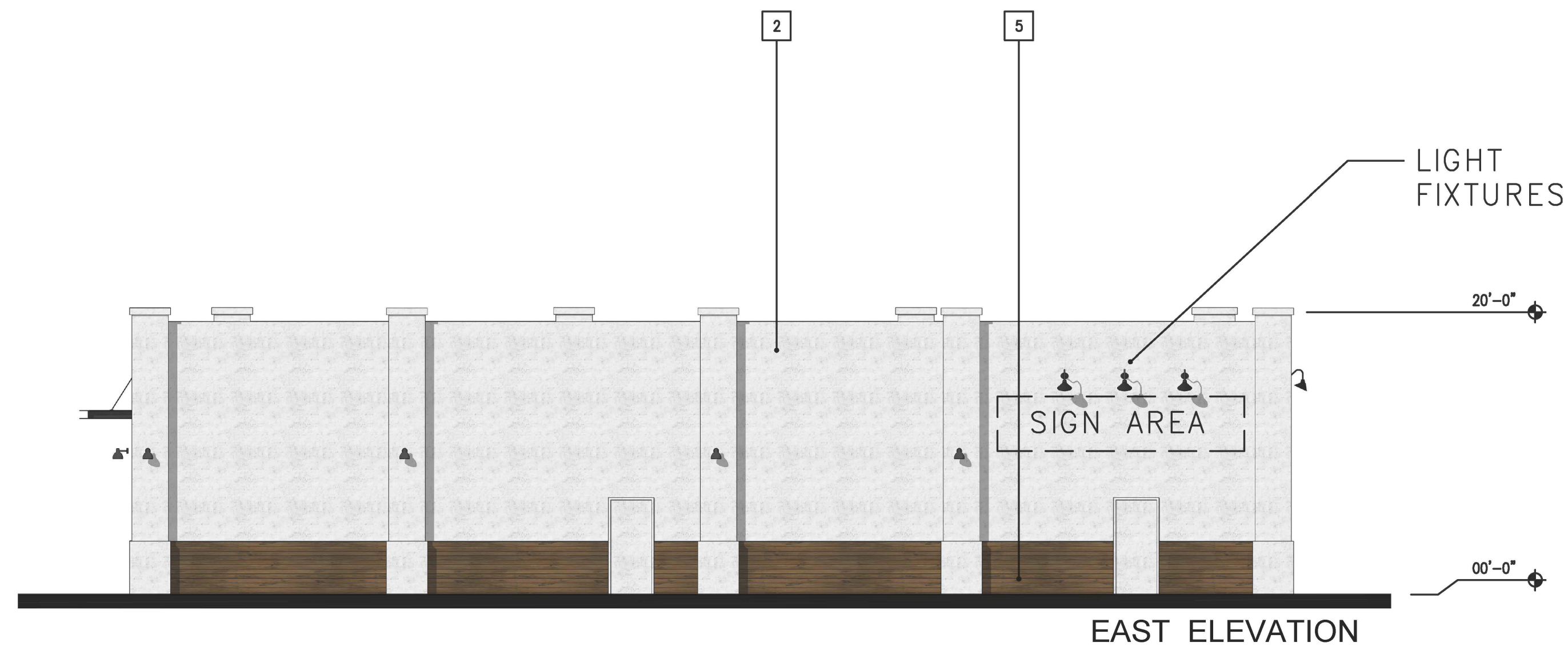
WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION

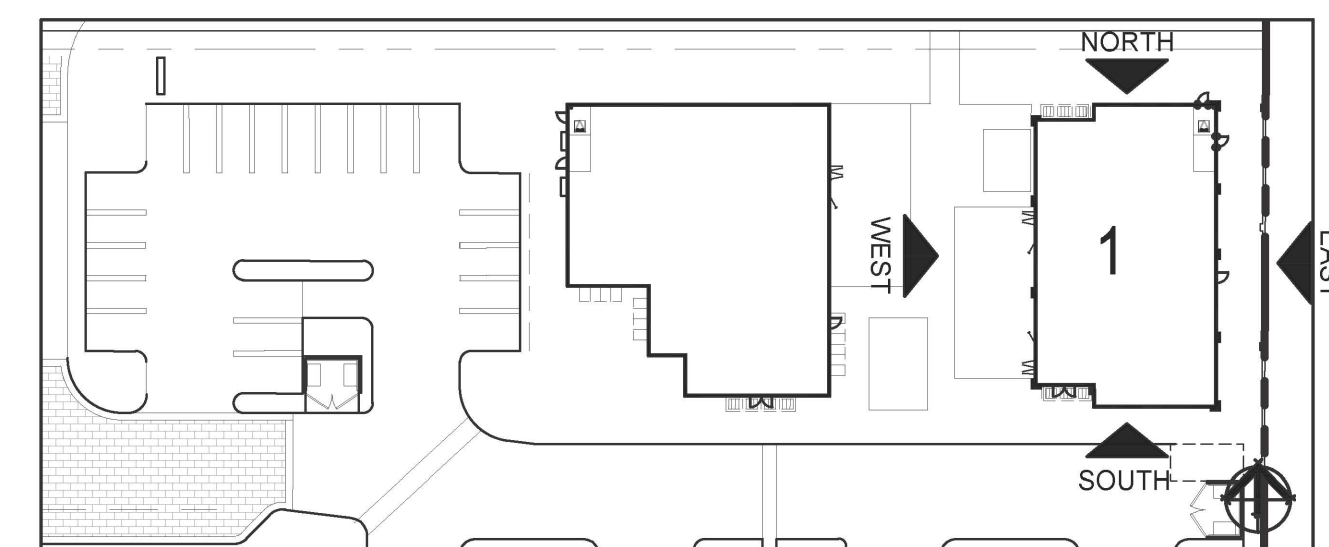
COLORS AND MATERIALS		
1	Metal Roof	Western States Metal, Charcoal Gray
2	Paint	Sherwin Williams, sw 7006 Extra White
3	Paint	Sherwin Williams, sw 7640 Fawn Brindle
4	Paint	Sherwin Williams, sw 7974 Peppercorn
5	Wood	Wood, Natural Stain
6	Stone Veneer	Eldorado Stone, Ledgecut33 - Whitecap
7	Stone Veneer	Eldorado Stone, River Rock Rio Grande
8	Storefront	Anodized Aluminum, Dark Bronze
9	Metal Awning	to match Sherwin Williams, sw6197 Aloof Gray
10	Metal Awning	to match Sherwin Williams, sw7974 Peppercorn

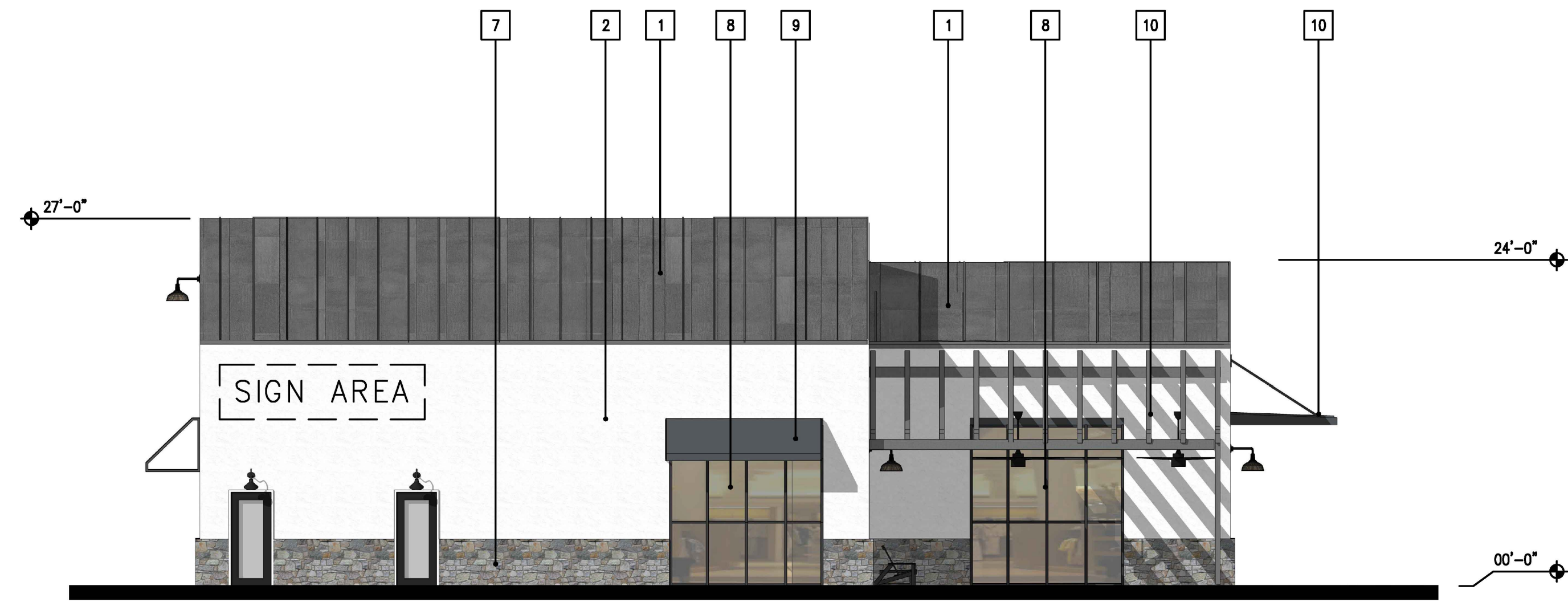
Wall Signs

For each use or occupancy with lease space or building frontage with a minimum width of less than 80 feet, one wall sign per building frontage oriented toward a parking lot, mall, street, driveway, alley or freeway, a maximum of one square foot of sign per lineal foot of frontage of the lease space or building occupied by the use, but not to exceed 200 square feet of total sign area.

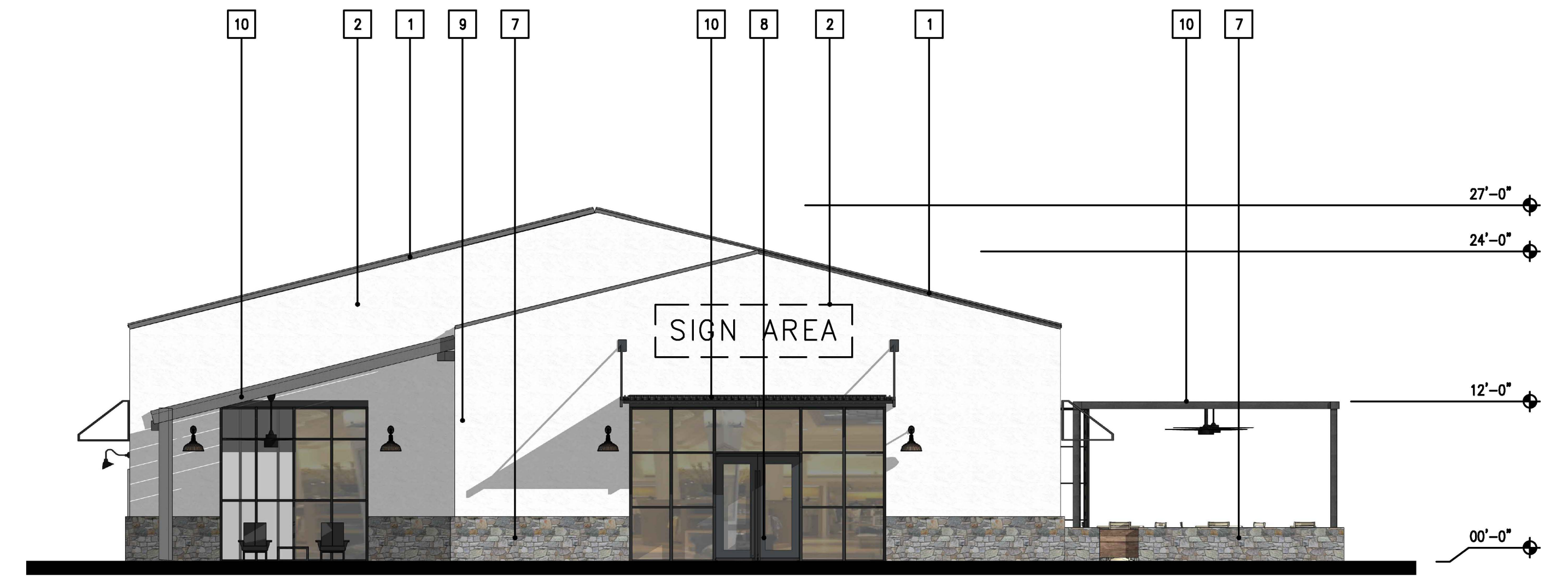
For each lease space or building with more than 80 feet of building frontage, a maximum of two wall signs shall be allowed on each building frontage oriented toward a parking lot, mall, street, driveway, alley or freeway. Total square footage of all signs on each building frontage shall not exceed one square foot of sign per lineal foot of building frontage, up to a maximum of 200 square feet combined area of all signs on a given frontage.

The width of each wall sign shall not exceed 80% of the linear width of the building elevation.

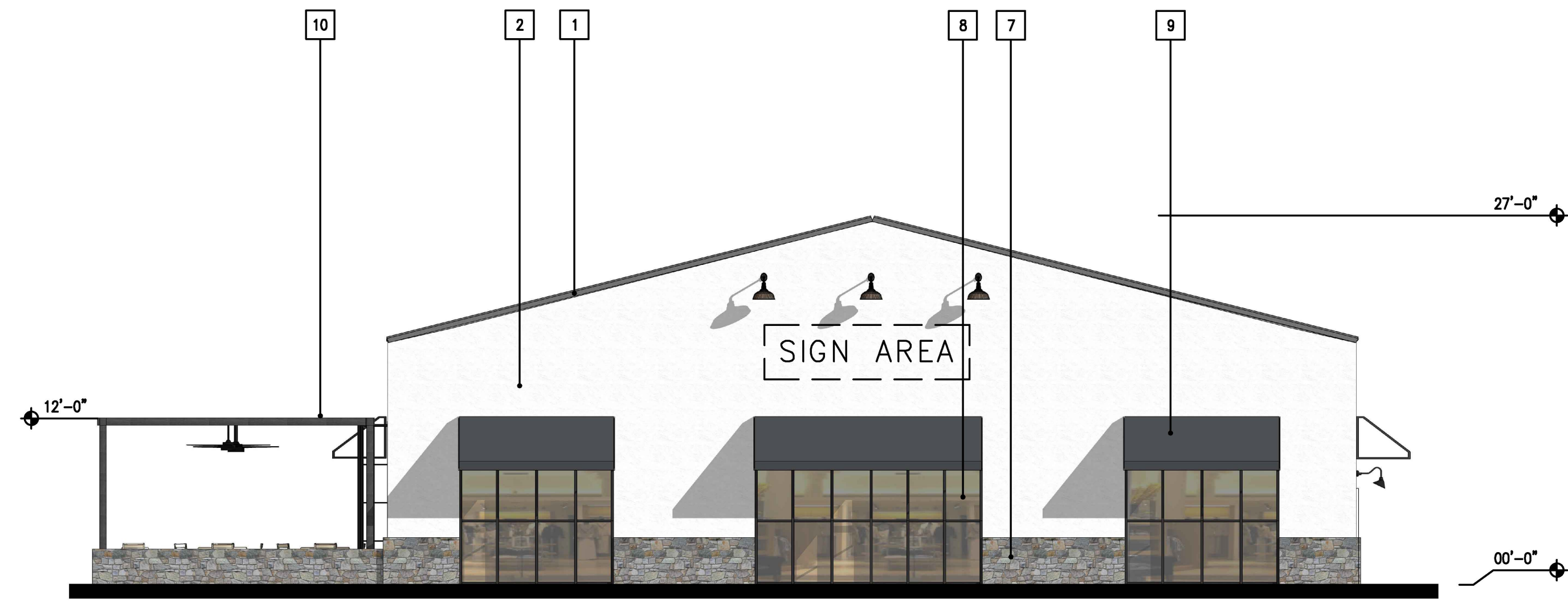




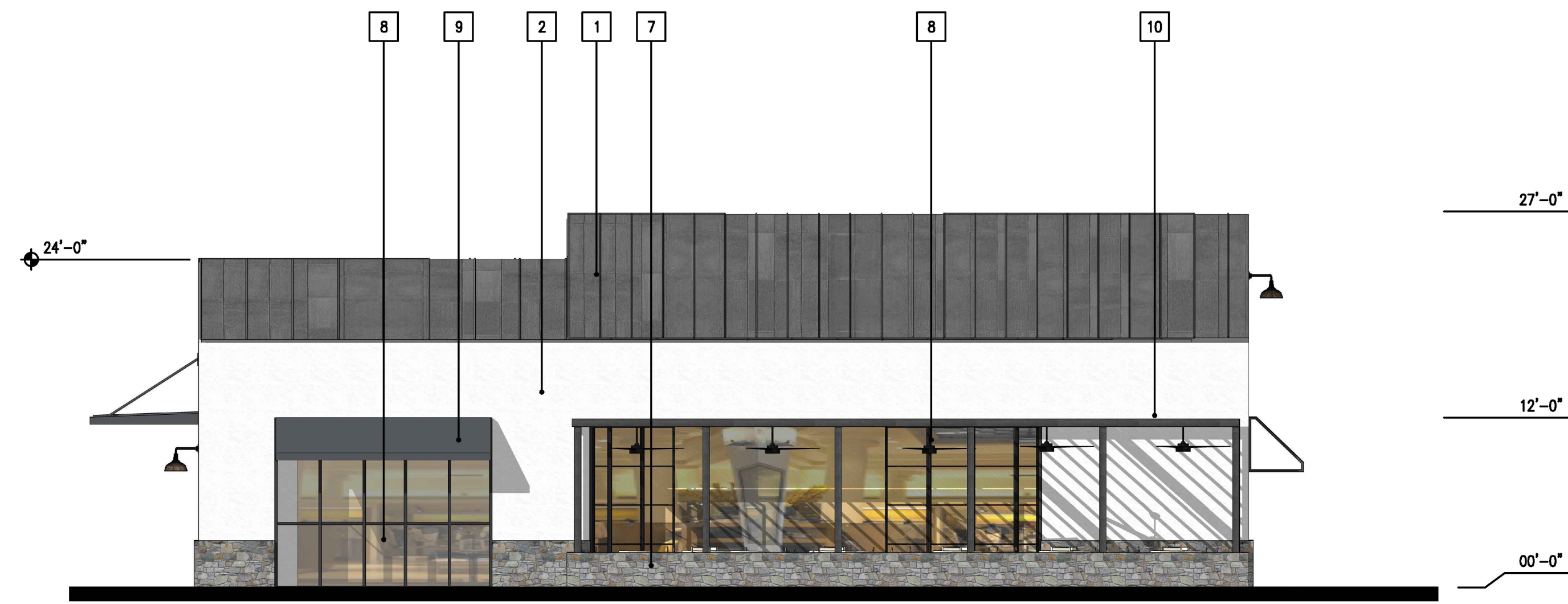
WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION

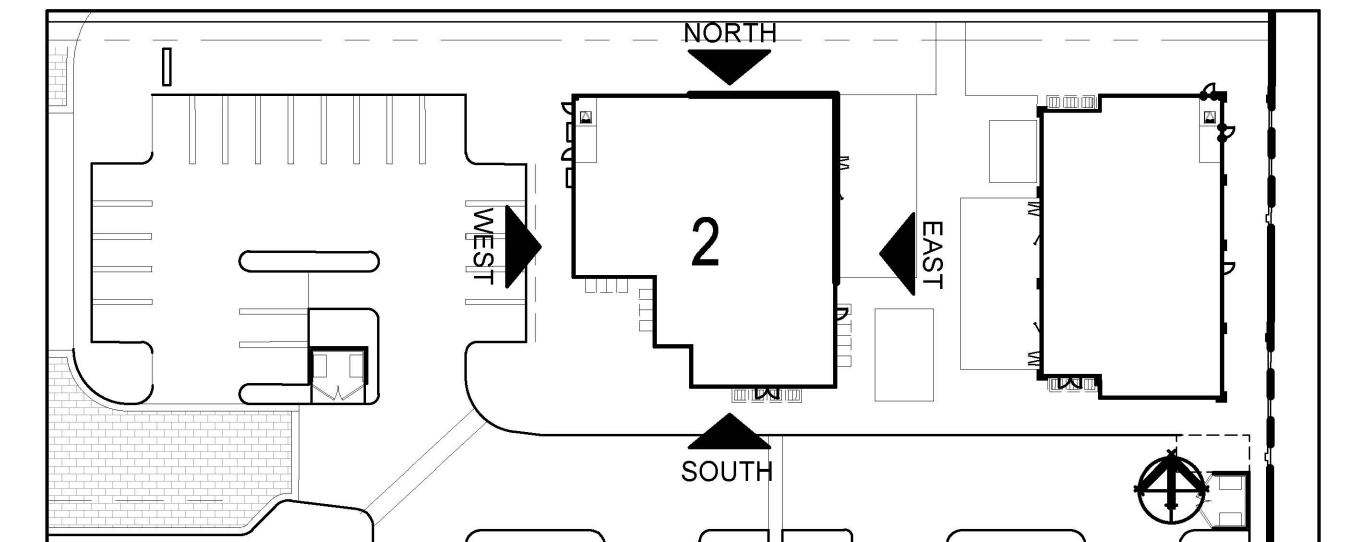
COLORS AND MATERIALS		
1	Metal Roof	Western States Metal, Charcoal Gray
2	Paint	Sherwin Williams, sw 7006 Extra White
3	Paint	Sherwin Williams, sw 7640 Fawn Brindle
4	Paint	Sherwin Williams, sw 7974 Peppercorn
5	Wood	Wood, Natural Stain
6	Stone Veneer	Eldorado Stone, Ledgecut33 - Whitecap
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Wall Signs

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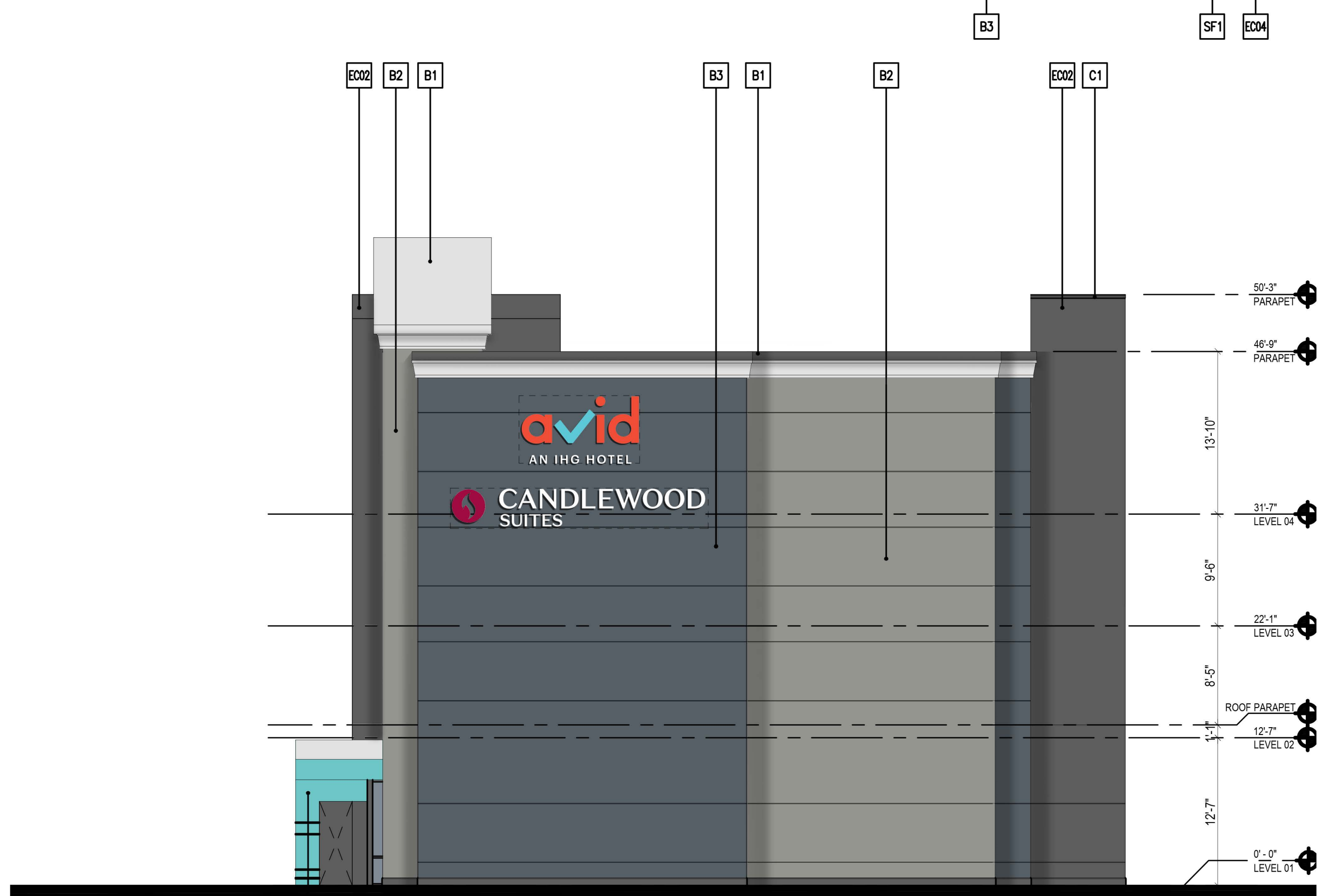
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The width of each wall sign shall not exceed 80% of the linear width of the building elevation.





NORTH ELEVATION



WEST ELEVATION

COLORS AND MATERIALS	
Exterior Window Finishes (for avid Hotels wing):	
W1	Public Windows at Red Walls: Aluminum, Clear Anodized or Powder-Coated finish to match (ex: "Resembles Clear Anodized")
W2	Public Windows at Dark Gray Walls: Aluminum, Dark Bronze Anodized or Powder-Coated finish to match (ex: "Resembles Dark Bronze Anodized - Dark Range" or "2604/2605 Dark Bronze")
W2	Guestroom Windows at Light Gray Walls: Aluminum, Dark Bronze Anodized or Powder-Coated finish to match (ex: "Resembles Dark Bronze Anodized - Dark Range" or "2604/2605 Dark Bronze")
W2	Guestroom Windows at Dark Gray Walls: Aluminum, Dark Bronze Anodized or Powder-Coated finish to match (ex: "Resembles Dark Bronze Anodized - Dark Range" or "2604/2605 Dark Bronze")
Exterior Window Finishes (for Candlewood Suites wing):	
W1	Public and Guestroom Windows: Aluminum, Clear Anodized or Powder-Coated finish to match (ex: "Resembles Clear Anodized")
G1	PTAC Grill / Louver Finish (for avid Hotels wing): Aluminum, Dark Bronze Anodized or Powder-Coated finish to match (ex: "Resembles Dark Bronze Anodized - Dark Range" or "2604/2605 Dark Bronze")
G2	PTAC Grill / Louver Finish (Candlewood Suites wing): Varies by location - match adjacent EIFS color
C1	Coping Finish: Varies by location - match adjacent EIFS color (see finishes in table below)
SF1	Exterior/Interior Storefront Finish: Clear Anodized Aluminum
SF1	Automatic Sliding Door Finish: Clear Anodized Aluminum

COLORS AND MATERIALS				
Color/Elev Legend	Parex (7 year color warranty, w/ special pigment)	Sherwin Williams (5 year color warranty)	Dryvit (5 year color warranty)	Sto (10 year color warranty, together with the system)
B1 - Ice Cube	Parex Sand Fine LB (color to match SW6252 'Ice Cube')	Ultracrete Texture Coating Fine SW 6252 'Ice Cube'	Sandblast 582 'Diamond Blue'	Fine Sand Finish Color SW 6252
B2 - Gray	Parex Sand Fine LB (color to match SW7659 'Summit Gray')	Ultracrete Texture Coating Fine SW 7659 'Summit Gray'	Sandblast 618 'Antique Gray'	Fine Sand Finish Color SW 7659
B3 - Dark Blue	Parex Sand Fine LB (color to match SW6251 'Outerspace')	Ultracrete Texture Coating Fine SW 6251 'Outerspace'	Sandblast 623A 'Gray Steele'	Fine Sand Finish Color SW 6251
E002 - Dark Gray	Parex Sand Fine LB NAC185282 DK GRAY (PHYSICAL)	Ultracrete Texture Coating Fine SW 7019 'Savariel Gray'	AVID 01 1030S Sandblast Dark Gray	STOLIT X Fine Color NA18-0032
E003 - Red	Parex Sand Fine LB NAC185280 RED (PHYSICAL)	Ultracrete Texture Coating Fine SW6864 'Cherry Tomato'	AVID 03 1030S Sandblast Red	STOLIT X Fine Color NA18-0031
E004 - Aqua	Parex Sand Fine LB NAC185281 BLUE (PHYSICAL)	Ultracrete Texture Coating Fine SW9045 'BoraBora Shore'	AVID 02 1030S Sandblast Turquoise	STOLIT X Fine Color NA18-0029

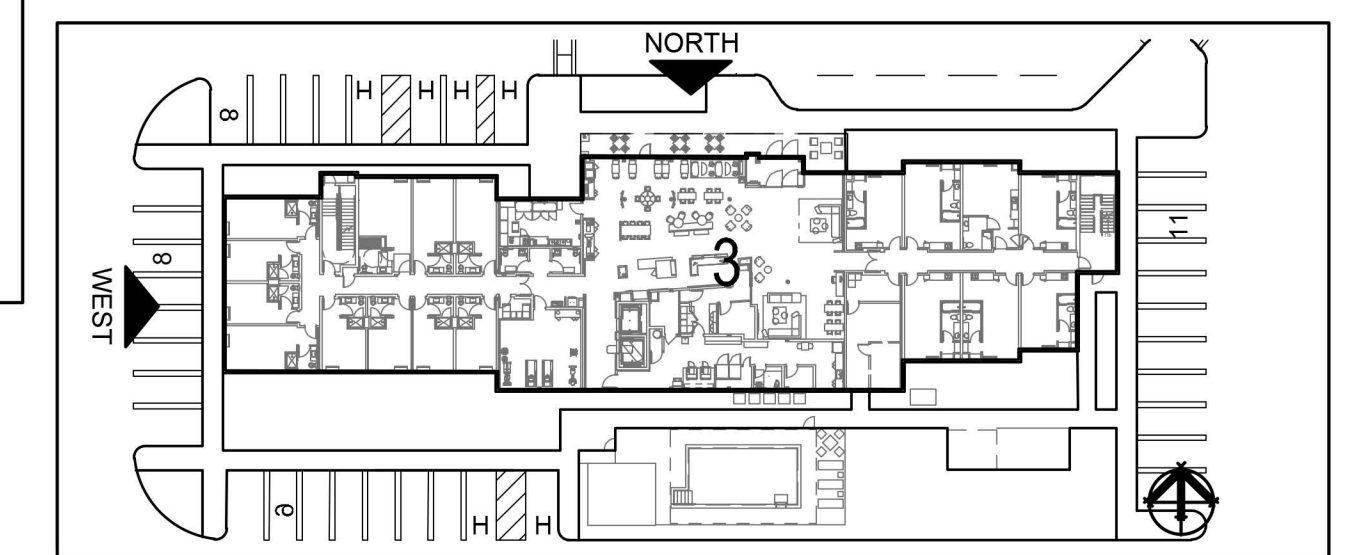


Exhibit H

Applicant Prepared Public Outreach Flyer



alabbasi

LAKESHORE PLAZA

11 de enero de 2023

RE: Ramona Expy Development

Estimado vecino:

Estamos dando seguimiento a nuestra correspondencia anterior con fecha 5 de junio de 2023 y 21 de septiembre de 2023, con respecto a nuestro proyecto de desarrollo de la Autopista Ramona entre Redlands y Perris Blvd. Como se mencionó anteriormente, estamos proponiendo construir un restaurante de 4,000 y 5,000 pies cuadrados, un hotel de 58,000 pies cuadrados y un edificio industrial ligero de 291,000 pies cuadrados. El proyecto requerirá una Enmienda Específica del Plan para rezonificar una parte del proyecto de comercial a industrial ligero, dos revisiones del Plan de Desarrollo para las elevaciones de edificios comerciales e industriales ligeros, y un Mapa de Parcelas Tentativo que consolide dos parcelas en cuatro.

Nuestro objetivo es ser un buen socio de la comunidad y nos estamos comunicando con usted para hacerle saber que estamos disponibles y ansiosos por escuchar sus comentarios, positivos o negativos, y cualquier inquietud o pregunta que pueda tener. Tendremos una reunión de alcance comunitario en nuestra oficina el jueves 29 de febrero a las 5:30 p.m. si desea recibir más información sobre los emocionantes planes que tenemos para este proyecto.

Oficinas de Alabbasi

764 Ramona Expy, Suite C
Perris, CA 92571

Por favor, confirme su asistencia si planea asistir a esta dirección de correo electrónico:

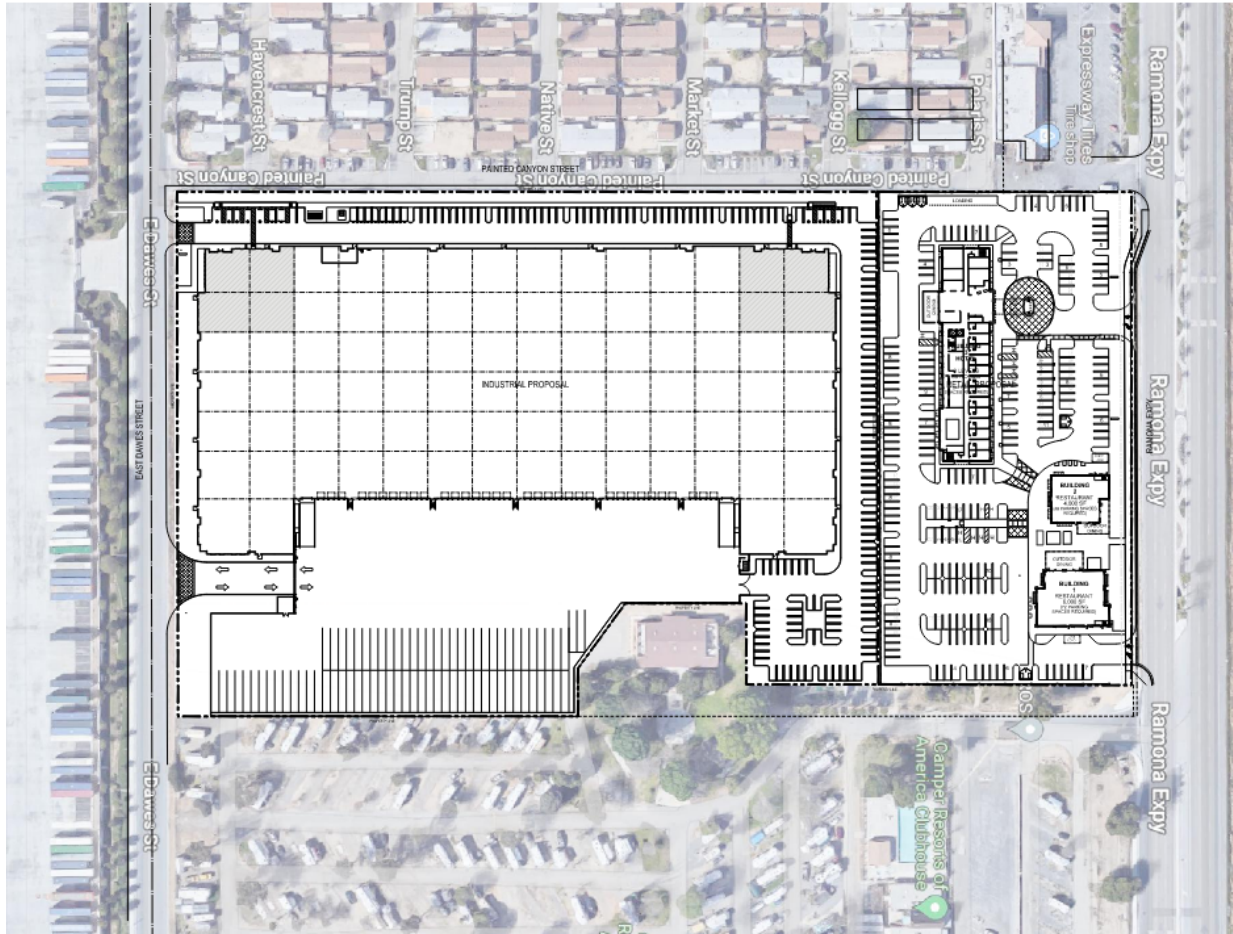
Lakeshoreplaza@alabbasi.biz, o puede llamar al (951) 483-0648.

Si no puede asistir, no dude en enviar un correo electrónico con su apoyo al proyecto o cualquier comentario, pregunta o inquietud.

Esperamos tener noticias tuyas.

Sinceramente

Corinne Mostad
Director de Desarrollo Territorial
Hinoodeh Holdings, LLC
Perris, CA 92571





alabbasi

LAKESHORE PLAZA

January 11, 2023

RE: Ramona Expy Development

Dear Neighbor:

We are following up regarding our previous correspondence dated June 5, 2023, and September 21st, 2023, regarding our Ramona Expressway development project between Redlands and Perris Blvd. As previously mentioned, we are proposing to construct a 4,000 & 5,000 sq. ft. sit-down restaurant, 58,000 sq. ft. hotel and a 291,000 sq. ft. light industrial building. The project will require a Specific Plan Amendment to rezone a portion of the project from commercial to light industrial, two Development Plan reviews for the commercial and light industrial building elevations, and a Tentative Parcel Map consolidating two parcels into four.

Our goal is to be a good community partner and we are reaching out to let you know we are available and eager to hear your comments, positive or negative, and any concerns or questions you may have. We are having a community outreach meeting at our office on Thursday February 29th at 5:30pm if you would like to receive more information regarding the exciting plans we have for this project.

Alabbasi Offices

764 Ramona Expy, Suite C
Perris, CA 92571

Please RSVP if you plan to attend at this email address: Lakeshoreplaza@alabbasi.biz, or you may call (951) 483-0648.

If you are unable to attend, please feel free to email your support of the project or any comments, questions, or concerns.

We look forward to hearing from you.

Sincerely,

Corinne Mostad
Director of Land Development
Hinoodeh Holdings, LLC
Perris, CA 92571

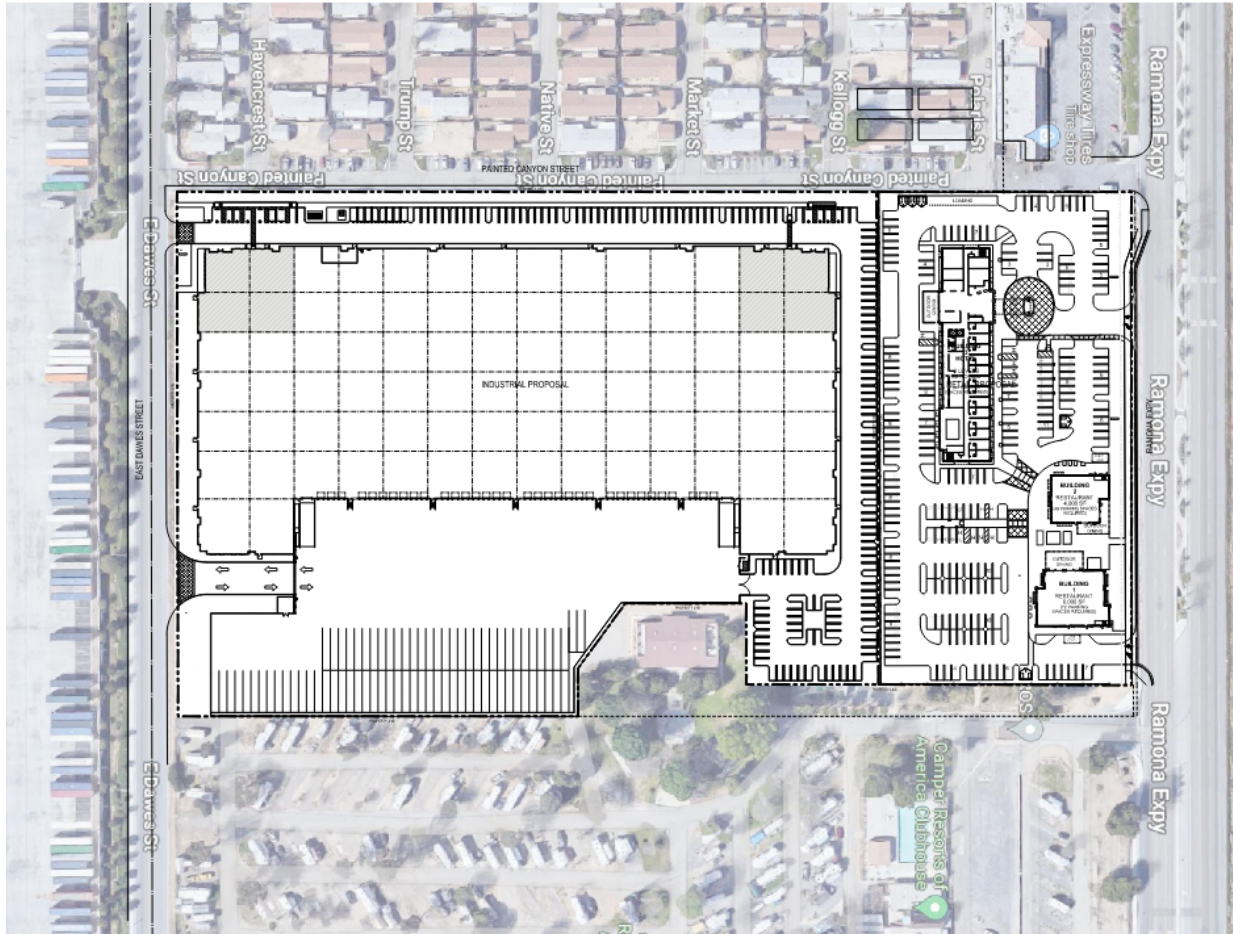


Exhibit I

Public Comments and Responses to
Comments. *Due to the size of the file, the
documents are available online at:*

https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-405#docan1206_1313_479

Exhibit J

Final Environmental Impact Report (SCH 2023110588), along with "Statement of Overriding Consideration," Mitigation Monitoring and Reporting Program, Associated Technical Studies.

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

[https://www.cityofperris.org/departments/
development-
services/planning/environmental-
documents-for-public-review/-folder-
405#docan1206_1313_479](https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-405#docan1206_1313_479)