



CITY OF PERRIS PLANNING COMMISSION

AGENDA

November 20, 2019

City Council Chambers
Meeting to convene at 6:00 P.M.
101 North "D" Street
Perris, CA 92570

1. CALL TO ORDER:

2. ROLL CALL:

Commissioners: Hernandez, Jimenez, Perez;
Vice-Chair Hammond, Chair Shively

3. INVOCATION:

4. PLEDGE OF ALLEGIANCE: Commissioner Hernandez

5. PRESENTATION:

6. CONSENT CALENDAR:

A. Planning Commission Minutes for November 6, 2019

7. PUBLIC HEARING:

A. **Development Plan Review 18-00002 and Tentative Parcel Map 18-05058 (TPM 37457) (IDI Indian & Ramona)** – Proposal to consolidate four parcels into one lot to facilitate the construction of a 428,730 square feet (SF) warehouse building, on 24.2 acres in the Light Industrial zone of the Perris Valley Commerce Center Specific Plan (PVCCSP), located at the northwest corner of Indian Avenue and Ramona Expressway. **Applicant:** IDI Logistics, Inc.

REQUESTED ACTION: ADOPT Resolution No. 19-15 adopting Mitigated Negative Declaration 2342, and approving Development Plan Review 18-00002 and Tentative Tract Map 18-05058 to facilitate the development of a 428,730 square foot industrial warehouse distribution building on a 24.2-acre site located at the northwest corner of Ramona Expressway and Indian Avenue, based on the findings and subject to Conditions of Approval.

8. BUSINESS ITEM:

9. PUBLIC COMMENTS:

Anyone who wishes to address the Planning Commission regarding items not on the agenda may do so at this time. Please walk up to the podium and wait for the Chairperson to recognize you. Please speak clearly, give your name, spell your last name, and address for accurate recording in the minutes. Each speaker will be given three (3) minutes to address the Planning Commission.

10. COMMISSION MEMBERS ANNOUNCEMENTS OR REPORTS:

11. DIRECTOR OF DEVELOPMENT SERVICES REPORTS AND/OR INFORMATION:

12. ADJOURNMENT

Planning Commission Agenda

**CITY OF PERRIS
November 20, 2019**

Item 6A

Planning Commission Minutes for November 6, 2019

CITY OF PERRIS

MINUTES:

Date of Meeting: November 6, 2019

06:02 PM

Place of Meeting: City Council Chambers

Commission Members Present: Commissioner Perez, Commissioner Jimenez, Commissioner Hernandez, Vice Chair Hammond, and Chair Shively.

1. CALL TO ORDER:

2. ROLL CALL: Commissioners: Perez; Hernandez, Jimenez, Vice Chair Hammond, Chair Shively

Commission Members Present: Commissioner Perez, Commissioner Jimenez, Commissioner Hernandez, Vice Chair Hammond, and Chair Shively.

3. INVOCATION:

4. PLEDGE OF ALLEGIANCE: Commissioner Perez

5. PRESENTATION:

6. CONSENT CALENDAR:

A. Planning Commission Minutes for October 16, 2019

The Chair called for a motion.

M/S/C: Moved by Commissioner Hernandez, seconded by Vice Chair Hammond to Approve Planning Commission Minutes for October 16, 2019.

AYES: Commissioner Perez, Commissioner Jimenez, Commissioner Hernandez, Vice Chair Hammond, Chair Shively.

NOES:

ABSENT:

ABSTAIN:

7. PUBLIC HEARING:

A. Development Plan Review 18-00011 (Duke @ Perry & Barrett) – A proposal to develop a 148,297 SF industrial building on a 7.26-acre lot in a Light Industrial (LI) zone within the Perris Valley Commerce Center Specific Plan (PVCCP) located at the southeast corner of Perry Street and Barrett Avenue. Applicant: Duke Realty, Mr. Adam Schmid

REQUESTED ACTION: ADOPT Resolution No. 19-22 adopting Mitigated Negative Declaration 2343 and approving Development Plan Review (DPR) 18-00011 to facilitate the construction a 148,297 SF industrial building on a 7.26-acre lot located at the southeast corner of Perry Street and Barrett Avenue, based on the findings and subject to the Conditions of Approval.

Contract Planner Blais, presented a proposal to develop a 148,297 SF industrial building to the Commission.

Commissioners Perez, Jimenez and Hammond acknowledged that they visited the site prior to the meeting.

Vice Chair Hammond, commented on the truck access route, screening, COA #4 regarding labor agreement, and the adjacent nonconforming residential structures.

Chair Shively, inquired about access and truck routes.

Commissioner Jimenez, commented on access concerns with the truck access and auto driveway on Perry St.

Chair Shively, requested clarification on the gate locations.

Applicant Adam Smead with Duke Realty, presented to the Commission.

Neighboring parcel owner Kelly Kaus, presented to the Commission.

Senior Engineer Pourkazemi, commented on the easement access road south of the screen wall.

Chair Shively, commented on the locations of the screening walls.

Commissioner Perez, asked Mr. Kaus if he plans to utilize this property for a residential use after construction of the project.

Commissioner Hernandez, appreciated the aesthetics of the building, and mentioned the errors in the Conditions numbering.

Commissioner Jimenez, approved of the color palette utilized for this project.

Commissioner Perez, discussed his concern for the warehouse size and the traffic congestion in this area.

Vice Chair Hammond, appreciated the quality of the project and the wall screening proposed.

Chair Shively, approved of the architecture, and proposed removal of truck access from the eastern driveway along Perry St.

Applicant Adam Smead with Duke Realty, expressed concern with removal of the eastern truck driveway access.

The Commission discussed truck access and the various driveways for the project.

Senior Engineer Pourkazemi, commented on an option for restricting access for the eastern truck driveway.

The Chair called for a motion.

M/S/C: Moved by Vice Chair Hammond, seconded by Chair Shively to Adopt Resolution No. 19-22 adopting Mitigated Negative Declaration 2343 and approving Development Plan Review (DPR) 18-00011 to facilitate the construction a 148,297 SF industrial building on a 7.26-acre lot located at the southeast corner of Perry Street and Barrett Avenue, based on the findings and subject to Conditions of Approval with the revisions to include restricting the eastern driveway to allow left out only and correcting the numbering for the Conditions of Approval.

AYES: Commissioner Hernandez, Vice Chair Hammond, Chair Shively.

NOES: Commissioner Perez, Commissioner Jimenez.

ABSENT:

ABSTAIN:

- B. Scoping Meeting for an Environmental Impact Report (EIR) 19-05180, associated with Development Plan Review (DPR) 19-00004, Tentative Parcel Maps 37437 (TPM 19-05058) and 37438 (TPM 19-05096) aka IDI Rider 2 & 4 – A proposal to construct two industrial buildings totaling 1,373,449 SF and improvements to the Perris Valley Storm Drain Channel on 94.7-acres located north of Rider Street, east of Redlands Avenue and south of Morgan Street in the Light Industrial (LI) zone within the Perris Valley Commerce Center Specific Plan (PVCC Specific Plan). Applicant: Mr. Steve Hollis, IDI Logistics REQUESTED ACTION: Conduct a public Scoping Meeting to review, discuss and provide direction to staff regarding the proposed project, and provide feedback for integration into the Draft Environmental Impact Report for the IDI Rider 2 & 4 project.

Commissioners Hammond, Perez, and Jimenez acknowledged that they visited the site prior to the meeting.

Contract Planner Blais, presented the proposal to construct two industrial buildings.

Tina Anderson for T&B Planning, presented the environmental portion of the presentation.

Commissioner Perez, requested clarification on the exclusion of population and housing impacts from the EIR.

Tina Anderson for T&B Planning, addressed the reason for the exclusions per the CEQA guidelines.

Commissioner Jimenez, expressed the importance to highlight air quality, transportation, and traffic in the upcoming EIR in light of proximity to residential and nearby schools.

Tina Anderson for T&B Planning, spoke on the health risk assessment that will be conducted and that the schools will be included.

Vice Chair Hammond, commented that the primary concern is transportation with regards to truck routes and traffic.

Tina Anderson for T&B Planning, discussed the traffic analysis will be evaluated for two different options due to the Placentia interchange expected opening in summer of 2022.

Commissioner Perez, expressed concern on the issues this development may create for the adjacent residential.

Chair Shively, spoke on emissions, green house gasses, and the different truck routes.

8. BUSINESS ITEM:

9. PUBLIC COMMENTS: Anyone who wishes to address the Planning Commission regarding items not on the agenda may do so at this time. Please walk up to the podium and wait for the Chairperson to recognize you. Please speak clearly, give your name, spell your last name, and address for accurate recording in the minutes. Each speaker will be given three (3) minutes to address the Planning Commission.

Steven Hollis of IDI, spoke to the Commission on a Rider development open house being held on November 7th at 4:00 pm at Redlands and Rider.

10. COMMISSION MEMBERS ANNOUNCEMENTS OR REPORTS:

Commissioner Jimenez, commented on the Ulta grand opening and the new Wienerschnitzel.

Vice Chair Hammond, attended the Veteran's parade and spoke on the future Christmas parade.

11. DIRECTOR OF DEVELOPMENT SERVICES REPORTS AND/OR INFORMATION:

Planning Manager Phung, discussed the upcoming Planning Commission dinner, future development of the September restaurant and brewery, the next Planning Commission meeting on November 20th, and special meeting with City Council on December 6th at 6:30 pm.

12. ADJOURNMENT 1 Page 2 of 2

Planning Commission Agenda

CITY OF PERRIS
November 20, 2019

Item

7A

**Development Plan Review 18-00002, Tentative Parcel Map 18-05058
(TPM 37457), Certificate of Agricultural Diminishment / Partial
Tentative Cancellation #18-05219 (IDI Indian & Ramona)**



CITY OF PERRIS

PLANNING COMMISSION AGENDA SUBMITTAL

MEETING DATE:

November 20, 2019

SUBJECT:

Development Plan Review 18-00002, Tentative Parcel Map 18-05058 (TPM 37457), – Proposal to consolidate four parcels into one lot to facilitate the construction of a 428,730 square feet (SF) warehouse building, on 24.2 acres in the Light Industrial zone of the Perris Valley Commerce Center Specific Plan (PVCCSP), located at the northwest corner of Indian Avenue and Ramona Expressway.. **Applicant: IDI Logistics, Inc.**

REQUESTED ACTION:

ADOPT Resolution No. 19-15 adopting Mitigated Negative Declaration 2342 and approving Development Plan Review 18-00002, and Tentative Tract Map 18-05058 to facilitate the development of a 428,730 square foot industrial warehouse distribution building on a 24.2-acre site located at the northwest corner of Ramona Expressway and Indian Avenue, based on the findings and subject to Conditions of Approval.

CONTACT:

Kenneth Phung, Planning Manager

BACKGROUND/DISCUSSION:

The applicant, IDI Logistics, Inc., is proposing to consolidate four parcels into one lot to facilitate the construction of a 428,730 square feet (SF) warehouse building, including 8,800 SF of supporting office on 24.2 acres in the Light Industrial zone of the Perris Valley Commerce Center Specific Plan (PVCCSP), located at the northwest corner of Indian Avenue and Ramona Expressway. The project also involves a Partial Tentative Cancellation of the Perris Agricultural Preserve No. 1, Map 56 Williamson Land Contract (the "Land Contract") to remove approximately 18.32 gross acres of the 24.2-acre site, out of the Land Contract, which will be accomplished by City Council as separate actions. A condition of approval has been added to require removal of the land area affected from the Williamson Land Contract, prior to grading permit issuance.

The proposed Project site is located just over 1 mile southeast of the March Air Reserve Base (MARB) and is subject to the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (MARB/IPA LUCP, 2014). The MARB/IPA LUCP divides the area close to the airport into zones based on proximity to the airport and perceived risks. The proposed Project site is within the Horizontal Surface of the Federal Aviation Regulations (FAR) Part 77 Imaginary Surface, and Accident Potential Zones (APZ) I & II and Compatibility Zone B1. The northern portion of the project is located within APZ I, and the southern part is within APZ II. APZ I limits non-residential intensity to a maximum of 25 people per acre and a maximum lot coverage of 50%. As such, the northern portion of the site has specifically been designed to contain the parking, landscaping, access, and other improvements, in order to comply with the more restrictive intensity restrictions, while the southern portion contains the warehouse building, parking, and access. The Project complies with the MARB/IPA LUCP intensity requirements.

The architectural style of the proposed 428,730 SF building is a modern architecture style with large expanses of window glazing, horizontal form-lined panels, color accents and treatments that comply with all applicable standards and guidelines outlined in Section 4.2.3 of the PVCC Specific Plan related to

architecture including scale, massing, and building relief, roofs and parapets, design and color, and materials. The proposed project has been designed to comply with the development standards set forth in the PVCC Specific Plan for Industrial uses relative to minimum size, parking, frontage, width, depth of lots, structure size/floor area ratio, lot coverage by structure, height requirements, setback requirements, and landscape coverage.

The Project site will provide three access points including, a right-in/right-out driveway access from Ramona Expressway for passenger cars only with a reduced turning radius to physically discourage trucks from taking an eastbound movement; a right-in/right-out access only for passenger cars from the southerly Indian Avenue driveway; and a signalized access from Indian Avenue at Perry Street providing full access for trucks, only. The signalized access from Indian Avenue at Perry Street is designed to direct trucks north to Harley Knox Boulevard and ultimately to the I-215 Freeway. The intersection is intended to be designed in such a way as to prohibit trucks heading to the south towards Ramona Expressway. This will be enforced through posted on-site signage directing truck drivers to use adopted City truck routes only to connect with Harley Knox Boulevard to the north to access Interstate I-215.

An Initial Study (IS) was prepared for the project in accordance with the City's guidelines, which implement the California Environmental Quality Act (CEQA). The IS was undertaken for the purpose of determining whether the project may have a significant effect on the environment. On the basis of the IS, staff concluded that the project's potential significant impacts could be avoided or mitigated to a point where there are clearly no significant effects on the environment through mitigation measures, revisions to the site design, conditions of approval and the application of the City's zoning ordinance standards and criteria and that there is no substantial evidence in light of the whole record that the project, as revised may have a significant effect on the environment. As such, a Mitigated Negative Declaration (MND) No. 2342 was prepared with a Mitigation Monitoring and Reporting Program that will be implemented for the proposed project. Pursuant to §15703 (a) of CEQA, the IS/ MND was circulated for a 30-day period to the State Clearinghouse, Responsible Agencies, and interested parties for review and comment and no new effects were identified during the 30-day public comment period. During the draft IS/MND review period, the Draft IS/MND was available for public review at the Development Services public counter, Cesar Chavez Library, and on the City's website.

All potential effects of the proposed project have been reduced to less than significant levels with the implementation of mitigation measures. Therefore, a final Mitigated Negative Declaration (No. 2342) has been prepared.

BUDGET (or FISCAL) IMPACT: All costs associated with the project are borne by the applicant.

Prepared by: Mary Blais, Contract Planner

REVIEWED BY: Kenneth Phung, Planning Manager

Attachments:

- Exhibit A – Conditions of Approval (Planning, Engineering, Public Works, Fire, and Building)
- Exhibit B – Vicinity Map
- Exhibit C – Aerial Map
- Exhibit D – PVCCSP Land Use Plan
- Exhibit E – MARB Zone
- Exhibit F – Site Plan, Landscape, Architecture
- Exhibit G – Resolution 19-15

MND, MMRP, Initial Study - MND 2342, Initial Study and Associated Studies are on File at the Planning Department and available online at:

<http://www.cityofperris.org/city-hall/departments/development/planning.html>

Consent:

Public Hearing: November 20, 2019

Workshop:

Presentation:

Other:

CITY OF PERRIS
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING DIVISION

PROJECT REPORT

Date: November 20, 2019 - Planning Commission

Cases(s): Development Plan Review 18-00002
Tentative Parcel Map 18-05058 (TPM 37457)
Mitigated Negative Declaration No. 2342

Environmental Determination: An Initial Study has been prepared for the proposed project, which determined that subject to mitigation measures, there is no substantial evidence of adverse environmental effects; therefore, a Mitigation Negative Declaration (MND) No. 2342 has been prepared.

Project Planner: Mary Blais, Contract Planner

Applicant/Owner: IDI Logistics, Inc.
Mr. Steve Hollis
8 Corporate Park, Suite 300-34
Irvine, CA 92606

Location: Northwest corner of Indian Avenue and Ramona Expressway

PROJECT DESCRIPTION: Proposal to consolidate four parcels into one lot to facilitate the construction a 428,730 square feet (SF) warehouse building on 24.2 acres in the Light Industrial zone of the Perris Valley Commerce Center Specific Plan (PVCCSP), located at the northwest corner of Indian Avenue and Ramona Expressway.

Related Cases: N/A

Acreage/APN's: 24.2-acres: APN's: 302-060-005 & 006, 302-060-038, 302-050-036

ZONING AND LAND USE:

Existing Zoning: Perris Valley Commerce Center Specific Plan (PVCCSP) – Light Industrial (LI)

Surrounding Zoning:

<i>Direction</i>	<i>Zoning</i>
North	PVCCSP – LI

South	PVCCSP – LI
East	PVCCSP – Commercial
West	PVCCSP – LI

Surrounding Land Uses:

<i>Direction</i>	<i>Land Use</i>
North	Perry Street Right-of-way; Distribution Centers, Vacant land
South	Ramona Expressway Right-of-way
East	Indian Avenue Right-of-way; Vacant land, non-conforming residence
West	General Mills Distribution Center

ANALYSIS & REVIEW:

PROJECT DESCRIPTION:

The applicant, IDI Logistics, Inc., is proposing consolidate four parcels into one lot to facilitate the construction of a 428,730 square feet (SF) Warehouse building, including 8,800 SF of supporting office on 24.2 acres in the Light Industrial zone of the Perris Valley Commerce Center Specific Plan (PVCCSP), located at the northwest corner of Indian Avenue and Ramona Expressway. The project also involves a Partial Tentative Cancellation of the Perris Agricultural Preserve No. 1, Map 56 Williamson Land Contract (the “Land Contract”) to remove approximately 18.32 gross acres of the 24.2-acre site, out of the Land Contract, which was recorded as Instrument No. 19066, February 27, 1970, in Riverside County, in order to facilitate redevelopment of the site. Removal of a portion of the land from the Agricultural Preserve Williamson Act Land Contract must occur in accordance with Government Code 51282, et seq., and involves a two-step process that includes both a Partial Tentative Cancellation action, followed by a Partial Final Cancellation action, which will be accomplished by City Council as separate actions. A condition of approval has been added to require removal of the land area affected from the Williamson Land Contract, prior to grading permit issuance.

The proposed Partial Tentative Cancellation Petition (i.e., Case No.18-05219) includes the following Assessor Parcel Numbers within the project area:

APN	Land Use	Acreage
302-060-005	Vacant	6.9 net acres
302-060-006	Vacant	2.02 net acres
302-060-038	Vacant	8.78 net acres
Total Net Acres		17.7 net acres (18.32 gross)

The proposed Project includes the construction and operation of a 428,730 SF, speculative high-cube, non-refrigerated warehouse/distribution use, including approximately 8,800 square feet of supporting office. The warehouse building will feature approximately 66 dock doors on the northern side of the building. The Project will also provide approximately 196 standard automobile parking stalls and approximately 205 trailer parking stalls on site. The Project site will also include employee

break areas, and associated landscape as well as on-site water quality basin and best management practices (BMP) facilities for stormwater quality treatment. Embellished landscaping and screen walls and fences would be provided on-site, adjacent to roadways as required for screening, privacy, and security. The Project site will include onsite landscaping along all four sides of the site in varying widths, including the water quality basins. In total, approximately 12.9% landscaping is provided.

The primary access for the Project site is proposed to be a signalized, full-access intersection at Perry Street. The four-legged intersection access is designed to be the sole egress and ingress for trucks. In the event the intersection at this location should not be able to be built, an optional primary entrance will be constructed approximately 330 feet north of the intended intersection and designed as a cul-de-sac. The cul-de-sac will also be a full access signalized intersection to allow the same access to the site. In addition, the Project is required to construct various other on-site and off-site improvements, as discussed further below.

The area surrounding the Project site is currently dominated by warehouse/distribution center uses to the north, south, and west; on the east by Indian Avenue right-of-way followed a legal non-conforming single-family residential. The Project site is relatively flat and composed of disturbed vegetation with generally flat undeveloped terrain that receives frequent weed abatement. An existing concrete-lined and bottomed roadside ditch exists along the southern portion of the site along with a dirt access road. The roadside ditch drains the upland areas and will connect to the Perris Valley Storm Drain Channel. There is also an existing concrete-lined and bottomed flood control channel located off-site, in areas west of the site that discharges into a drain located westerly of the project boundary. Flows from this off-site channel discharge into the storm drain system before entering the project site.

PLANNING AREA:

The Project is located within General Plan Planning Area 1 (North Industrial) and bordered by Planning Area 3 (Agricultural Conversion Area), which is intended to gradually convert from agricultural uses to uses compatible to support surrounding commerce and industry (Perris General Plan Land Use Element, page 4). Planning Area 1 is generally made up of “industrial” land use designations and uses, and heavy truck traffic occurs and will intensify as the surrounding area is converted to industrial uses as contemplated. The proposed development is located in Planning Area 1, “North Industrial,” of the General Plan, which is primarily designated for industrial-based land uses and development. Planning Area 1 is bound to the north by March Air Reserve Base and the City of Moreno Valley, to the west by the 215 Interstate, to the east by Lake Perris, and to the south by Ramona Expressway. The General Plan describes Planning Area 1 as including land uses that are compatible with March Global Port, such as air-cargo support and air-cargo dependent businesses, and uses that would not be disturbed by air cargo or military plane over-flights. It also assumes that heavy truck traffic can be expected in this area.

PROJECT ANALYSIS:

GENERAL PLAN AND ZONING CONSISTENCY

The Project is designated as Light Industrial (LI) within the PVCC Specific Plan, which was adopted by the City of Perris in January 2012 (Ordinance No. 1284) and has subsequently been amended through April 2018. The project expands the existing warehouse distribution use and associated improvements, which is a use permitted within the LI Zone as contemplated by the

PVCCSP and the City's General Plan. More specifically, as identified in the PVCC Specific Plan, the LI designation allows for light industrial uses and related activities, including manufacturing, research, warehousing/distribution, related office, assembly of non-hazardous products, and materials, and retailing related to manufacturing. No outdoor storage is permitted, and the applicant is not proposing outdoor storage.

The project is also consistent with the surrounding LI zoning land use. As designed and conditioned, the project provides for the development of an industrial use that will support a wide range of manufacturing and non-manufacturing uses, from large-scale warehouse and warehouse/distribution facilities to outdoor industrial activities, which are consistent with the PVCC Specific Plan. The proposed expansion project implements the PVCC Specific Plan and is therefore consistent with the City's General Plan. It has been designed in compliance with the applicable development and design standards, policies and guidelines outlined in the PVCC Specific Plan, including but not limited to landscape, parkway, setback, lot coverage, Floor Area Ratio (FAR), and architectural requirements and is consistent with Regional Plans including the March Air Reserve Base (MARB), discussed in more detail below. As such, the proposed project is consistent with the PVCCSP land use designation of the LI and the General Plan-identified uses for the Northern Industrial planning area of the General Plan.

MARB AIRPORT LAND USE COMPATIBILITY PLAN

The proposed Project site is located just over 1 mile southeast of the March Air Reserve Base (MARB) and is subject to the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (MARB/IPA LUCP, 2014). The MARB/IPA LUCP divides the area close to the airport into zones based on proximity to the airport and perceived risks. The proposed Project site is within the Horizontal Surface of the Federal Aviation Regulations (FAR) Part 77 Imaginary Surface, and Accident Potential Zones (APZ) I & II and Compatibility Zone B1.

Compatibility Zone B1 is the Inner Approach and Departure Zone for MARB and encompasses areas of high noise (i.e., levels in excess of 65dB CNEL) and high accident potential risk within the inner portion of the runway approach and departure corridors. APZ's I & II prohibit new residential uses and well as uses that involve hazardous materials. Additionally, APZ I has more stringent non-residential intensity limitations than APZ II (i.e., limited to 25 people per acre in the APZ I and limited to 50 people per acre in the APZ II).

The northern portion of the project is located within APZ I, and the southern portion is within APZ II. APZ I limits non-residential intensity to a maximum of 25 people per acre and a maximum lot coverage of 50%. As such, the northern portion of the site has specifically been designed to contain the parking, landscaping, access, and other improvements to comply with the more restrictive intensity restrictions, while the southern portion contains the warehouse building, parking, and access.

The project is an allowed use in the adopted MARB ALUC and is designed and conditioned to meet the 2014 MARB/Inland Port Airport Compatibility Plan to protect flight paths and minimize impacts to residents and employees within the subject area. There was no requirement to forward the project to the Airport Land Use Commission (ALUC) for a consistency determination since no legislative action is included in the project proposal. The PVCCSP requires this project to comply with various mitigation measures relating to the APZ I & II and Compatibility Zone B1, Avigation Easement, noise, land use and density limitations, property disclosures, lighting, development restrictions, and others, all of which have been incorporated as conditions of project approval.

PVCCSP DEVELOPMENT STANDARDS

Development Standards

The proposed Project has been designed in compliance with the applicable industrial development and design standards, policies and guidelines outlined in the PVCC Specific Plan and underlying LI zoning district, relative to minimum size, parking, frontage, width, depth of lots, structure size/floor area ratio, lot coverage by structure, height, setbacks and landscape coverage. In addition, the site design, building elevations, bio-retention, fencing, and other required improvements have been reviewed by staff to verify and ensure compliance with development codes for the LI Zone. Table 1 below summarizes compliance with PVCCSP Development Standards for LI:

TABLE 1: DEVELOPMENT STANDARD SUMMARY (PVCCSP Table 4.0)			
PVCCSP (LI) Development Standards	Required	Provided	Complies
Min. Lot Size	15,000 SF	1,065,526 SF	Yes
Lot Coverage	50% max	40.3%	Yes
Floor Area Ratio (FAR)	.75 max	40.2	Yes
Structure Height	50' max	46'5"	Yes
Front Setback (Ramona)	20' (10'+5' per 10' of structure height over 20')	71+	Yes
Street Side Setback (Indian)	20' (10'+5' per 10' of structure height over 20')	55+	Yes
Side Yard	0'	51+	Yes
Rear Setback (loading/unloading activities)	0'	500+	Yes
Landscape Coverage	12%	12.9	Yes
Perimeter Landscaping (P.M.C. 19.02 and 19.44.060)	5'	26+	Yes
Entries/parking/loading Enhanced Landscape Screening	Required	Provided	Yes
Employee Indoor/Outdoor Amenities	Required for buildings >100,000SF	Provided	Yes
MARB Employee Density/Acre	50 people/acre or 100 people/single acre	50 people per acre in the APZ II	Yes

As demonstrated in the Table above, the proposed Project adheres to the PVCCSP development standards for LI. Also, the proposed project also complies with the on-site design standards and guidelines in the PVCC Specific Plan, relating to site layout, architecture, lighting, and residential buffers, as well as off-site and others) off-site circulation, infrastructure, and landscaping standards as further detailed below.

Parking

The Parking and Loading Standards of the P.M.C. Section 19.69 applies to Project and requires that all industrial developments provide off-street parking. The parking requirement calculation is derived by applying the ratio for high-cube warehousing. Table 2 below provides a summary of the type and the required number of parking stalls by use compared to the number of stalls provided.

Table 2. PARKING REQUIREMENTS (Per Section 19.69 of the PMC)					
Use	SF of use	City Ratio	Spaces Required	Spaces Provided	Complies
Warehousing:	20,000	1:1,000 SF/1st 20,000 SF	20	20	<i>Yes</i>
	20,000	1:2,000 2 nd 20,000 SF	10	10	<i>Yes</i>
	379,930	1:5,000 SF >40k	78	166	<i>Yes</i>
Office:	8,800	0 – less than 10% GFA	0	Included	<i>Yes</i>
Totals	428,730	-	108	196	<i>Yes</i>
Handicap Spaces	-	101-150 spaces required	5	5	<i>Yes</i>
Tractor Trailer Stalls	-	1:5,000 SF	85	205	<i>Yes</i>

Table 2 shows that the proposed parking meets or exceeds the City’s Parking Code, with regard to standard and accessible parking and loading facilities. The project also provides bicycle parking as required.

ACCESS, TRAFFIC CIRCULATION

The proposed Project site is an L-shaped property of approximately 24.2 acres located at the northwest corner of Indian Avenue and Ramona Expressway. The site is undeveloped and unimproved and is relatively flat, sloping from northwest to east/southeast.

On-Site Access

The Project site will provide three access points, as follows:

- A right-in/right-out driveway access from Ramona Expressway for passenger cars only with a reduced turning radius to physically discourage trucks from taking an eastbound movement;
- A right-in/right-out access only for passenger cars from Indian Avenue; and
- A signalized access from Indian Avenue at Perry Street providing full access for trucks, only

The signalized access from Indian Avenue at Perry Street is designed to direct trucks north to Harley Knox Boulevard and ultimately to the I-215 Freeway. The intersection is intended to be designed in such a way as to prohibit trucks heading to the south towards Ramona Expressway. This will be enforced through posted on-site signage directing truck drivers to use adopted City truck routes only to connect with Harley Knox Boulevard to the north to access Interstate I-215.

Improvements

The approximately 2.64-acre off-site improvements include the construction of a 4-legged signalized intersection at West Perry Street Indian Avenue, which includes a signal and median. The Project applicant is in the process of acquiring this area from this owner for these off-site improvements.

In addition, the proposed Project would include roadway improvements to Ramona Expressway, Indian Avenue, and Perry Street. The Project applicant will construct Ramona Expressway to its ultimate half-section width as an Expressway (184-foot right-of-way) between the western Project boundary and Indian Avenue consistent with the PVCCSP and the City's General Plan Circulation Element. Indian Avenue would also be constructed to its ultimate half-section width as a Secondary Arterial (94-foot right-of-way), including sidewalk between the northern Project boundary and Ramona Expressway consistent with the PVCCSP and City's General Plan Circulation Element. Additionally, a portion of Perry Street will be vacated and will remain as right-of-way with a proposed 10-foot EMWD easement.

The proposed project also involves other infrastructure improvements including the extension of water, sewer, recycled water, and stormwater facilities, as well as a \$250,000 contribution towards the implementation of interim and ultimate improvements required to I-215/Ramona Expressway Interchange, I-215/Harley Knox Boulevard and payment of the project's fair share of Development Impact Fees (DIFs), and RBBB impact fees.

LANDSCAPING

The PVCCSP requires landscaping to be provided at a minimum rate of 12% for the Light Industrial zone across the site. The conceptual landscape plan proposes about 12.9%, as summarized in Table 1, above. Landscaping is provided at the base of the building, in parking areas, and along with decorative screen walls. As permitted by the PVCCSP, landscaping is not provided at the base of the north elevation of the building, as this area is intended for delivery and loading activities. Shade trees are provided at a rate that exceeds the required rate of one (1) tree for every six (6) vehicles and enhanced native and drought-tolerant tree, landscaping, and decorative concrete is proposed at driveway entries. To enhance the street scene, off-site (i.e., Parkway) street large trees and ground cover are proposed in the parkway along each street frontage at required intervals.

In addition to parkway street trees, the frontages along Indian Avenue and Ramona Expressway are further enhanced by a double row of shrubs and on-site trees, which also serve to soften the building and screen walls. A portion of the onsite landscape areas also serves as stormwater bio-retention with best management practices (BMP) facilities for stormwater quality treatment in the northeast corner of the site. Overall, the landscape design provides for a mix native and drought-tolerant trees (on-site and off-site street trees), as well as shrubs, ground cover and seasonal color to effectively frame and embellish access points and building entries and screen and soften screen

walls and parking areas, which is consistent with the PVCCSP.

PERIMETER WALLS, FENCING

Consistent with the PVCCP Design Guidelines, the proposed Project will utilize a combination of 14' screen walls that include 6' berms along a portion of the site visible from Indian Avenue to shield tractor-trailer storage and docking activities as well as privacy, noise control, and security. The screen wall will be architecturally integrated with the building. In addition, 8' wrought iron fencing with pilasters at 75' intervals will be installed along a portion of the western boundary, as well as 8' wrought iron fencing around the detention basin at the north side of the site. An 8' architecturally integrated screen wall will be constructed near the northwest portion of the building to screen activities from Ramona Expressway.

BUILDING ARCHITECTURE

The architectural style of the proposed 428,730 SF building is a modern architecture style with large expanses of window glazing, horizontal form-lined panels, color accents and treatments that comply with all applicable standards and guidelines outlined in Section 4.2.3 of the PVCC Specific Plan related to architecture including scale, massing, and building relief, roofs and parapets, design and color, and materials. The building will provide contrast through material changes, travertine stone, and color accents that provide visual interest and provide a matching color palette consisting of whites and grays. The proposed building is intended to integrate with other IDI buildings in the vicinity to project a recognizable architectural theme in the City.

TENTATIVE PARCEL MAP

As part of this project, the applicant has applied for a Tentative Parcel Map 18-05058 (TPM 37457) to consolidate four parcels into one lot one, vacate a portion of unimproved Perry Street that crosses the property, convey required right-of-way dedications and easements and provide for reciprocal access easements for the property owner/developer immediately adjacent on the north. Two separate reciprocal access easements are required to be provided for ingress and egress for the property owner immediately adjacent on the north, including a reciprocal access easement that provides access through the property to the southerly right-in/right-out driveway on Indian Avenue, as well as a reciprocal access easement that provides access through the property to the northerly driveway on Indian Avenue

AGRICULTURAL PRESERVE PARTIAL TENTATIVE CANCELLATION:

Approximately 18.32-acres of the proposed project site is located within the Perris Agricultural Preserve No. 1, Map 56, which is an existing land conservation contract, recorded as Instrument No. 19066, February 27, 1970, in Riverside County. Before the project can be developed as proposed, the applicant was required to petition the City to remove 18.32-acres within the Land Development Contract. The process to remove a portion of land within a land conservation contract is known as a Partial Cancellation and involves a two-step process consisting of a Partial Tentative Cancellation action, followed by a Partial Final Cancellation action by the Council. The Partial Tentative Cancellation is the process currently underway and will involve separate City Council actions

Per Government Code §51284.1(a), after receiving the applicant's petition, the City served the California Department of Conservation (DOC) with a 30-day notice, petition and background data, informing the DOC that 18.32-acres within the project site was proposed to be removed from the land

conservation contract through the required Partial Tentative Cancellation process.

The City received a response from DOC on August 16, 2019, stating that the DOC reviewed the petition and background information had no comments to offer and further noted that the evidence submitted to the Department, was sufficient to meet the findings required by Government Code Section 51282..

Additionally, pursuant to Government Code § 51283(a), the City requested that Riverside County Assessor's Office provide an Assessor's Certificate of Cancellation Value for the project, assessing the cancellation valuation of the 18.32-acres and the cancellation value. The County Assessor has certified to the City that the cancellation valuation of the subject property for the Tentative Partial Cancellation is \$4,600,000 (four million six hundred thousand) and that the cancellation valuation of 12.5% results in a cancellation fee of \$575,000.00 (five hundred and seventy five thousand. This fee must be paid prior to the City Council's action on the Partial Final Cancellation hearing.

ENVIRONMENTAL DETERMINATION:

An Initial Study (IS) was prepared for the project in accordance with the City's guidelines, which implement the California Environmental Quality Act (CEQA). The IS was undertaken for the purpose of determining whether the project may have a significant effect on the environment. On the basis of the IS, staff concluded that the project's potential significant impacts could be avoided or mitigated to a point where there are clearly no significant effects on the environment through mitigation measures, revisions to the site design, conditions of approval and the application of the City's zoning ordinance standards and criteria and that there is no substantial evidence in light of the whole record that the project, as revised may have a significant effect on the environment. As such, a Mitigated Negative Declaration (MND) No. 2342 was prepared with a Mitigation Monitoring and Reporting Program that will be implemented for the proposed project.

Pursuant to §15703 (a) of CEQA, the IS/ MND was circulated for a 30-day period between June 21, 2019, and July 22, 2019, to the State Clearinghouse, Responsible Agencies, and interested parties for review and comment and no new environmental effects were identified during the 30-day public comment period. During the draft IS/MND review period, the Draft IS/MND was available for public review at the Development Services public counter, Cesar Chavez Library, and on the City's website.

Seven (7) responses/comments were received during the comment period, including comments from the County of Riverside Airport Land Use Commission, Cal Fire, Southern California Air Quality Management District, Golden State Environmental Justice Alliance, Mr. Adam Salcido, Department of Toxic Substances Control and the State Clearinghouse.

The City prepared a Response to Comments to address the comment letters received and included the comment letters and City responses in the Final IS/MND draft. All written comments have been made a part of the public record. The textual changes made to the Final IS/MND did not constitute a "substantial revision" as defined by CEQA; therefore, recirculation of the IS/MND was not required.

All potential effects of the proposed project have been reduced to less than significant levels with the implementation of mitigation measures. Therefore, a final Mitigated Negative Declaration (No. 2342) has been prepared.

PUBLIC/AGENCY COMMENTS

A notice of the public hearing was published 10 days prior to the meeting and mailed to all landowners within 300' of the affected land. As required, all public notice requirements were completed.

As of the writing of this report, no additional comments have been received by staff other than those noted above.

RECOMMENDATION

Staff recommends that the Planning Commission:

ADOPT Resolution No. 19-15 adopting Mitigated Negative Declaration 2342, and approving Development Plan Review 18-00002 and Tentative Parcel Map 18-05058 (TPM 37457), for the development of a 428,730 square foot industrial warehouse distribution building on a 24.2-acre site located at the northwest corner of Ramona Expressway and Indian Avenue within a Light Industrial (LI) zone in the Perris Valley Commerce Center Specific Plan (PVCCSP) area, based on the findings and subject to Conditions of Approval.

EXHIBITS:

- Exhibit A – Conditions of Approval (Planning, Engineering, Public Works, Fire, and Building)
- Exhibit B – Vicinity Map
- Exhibit C – Aerial Map
- Exhibit D – PVCCSP Land Use Plan
- Exhibit E – MARB Zone
- Exhibit F – Site Plan, Landscape, Architecture
- Exhibit G – Resolution 19-15

MND, MMRP, Initial Study - MND 2342, Initial Study and Associated Studies are on File at the Planning Department and available online at:
<http://www.cityofperris.org/city-hall/departments/development/planning.html>

EXHIBIT A

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

CONDITIONS OF APPROVAL

Development Plan Review 18-00002

Tentative Parcel Map 18-05058 (TPM 37457)

Planning Commission: November 20, 2019

Project: Proposal for a 428,730 square feet (SF) Warehouse building, including 8,800 SF of supporting office on 24.2 acres in the Light Industrial zone of the Perris Valley Commerce Center Specific Plan (PVCCSP), located at the northwest corner of Indian Avenue and Ramona Expressway.

Applicant: IDI Logistics, Mr. Steve Hollis

GENERAL CONDITIONS:

1. **Approval Period for Development Plan Review 18-00002.** In accordance with P.M.C. Section 19.50.080, Expiration and Extension of Time, this approval shall expire three (3) years from the date of Planning Commission approval. Within three years, the applicant shall demonstrate the beginning of substantial construction as contemplated by this approval, which shall thereafter be diligently pursued to completion, or substantial utilization. A maximum of three (3) one-year extensions may be requested. A written request for extension shall be submitted to the Planning Division at least ten (10) days prior to the initial (and any subsequent extension) expiration of the Development Plan Review.
2. **Approval Period for Tentative Parcel Map 18-05058 (TPM 37457).** In accordance with the Subdivision Map Act, the recordation of the final map shall occur within two (2) years from the City Council approval, unless an automatic extension is granted by the State of California. The applicant may apply for a maximum of five (5) one-year extensions to permit additional time to record the final map. A written request for an extension shall be submitted to the Planning Division at least thirty (30) days prior to the initial (and subsequent extensions) expiration of Tentative Parcel Map approval.
3. **City Ordinances and Business License.** The subject business shall maintain compliance with all local and City Ordinances, including but not limited to an annual fire inspection and maintenance of a City business license.
4. **Mitigation Monitoring & Reporting Program (MND #2342).** The project shall fully comply with all provisions of the adopted Mitigation Monitoring and Reporting Program (MMRP) of the MND #2343 and shall be implemented in accordance with the timeline, reporting and monitoring intervals listed.
5. **Specific Plan Compliance.** The project shall conform to the General Industrial (GI) zone standards of the Perris Valley Commerce Center Specific Plan (PVCCSP).
6. **Adjacent Property Owner Reciprocal Accesses.** The property owner/developer shall provide for two separate reciprocal access easements for ingress and egress for the property

owner/developer immediately adjacent on the north, including a reciprocal access easement that provides access through the property to the southerly right-in/right-out driveway on Indian Avenue, as well as a reciprocal access easement that provides access through the property to the northerly driveway on Indian Avenue.

7. **Partial Tentative and Partial Final Cancellation Process Completion.** Approval of this Project is conditioned upon the applicant completing the Partial Tentative and Partial Final Cancellation process through the City Council of the City of Perris, in accordance with Government Code § 51200 et seq, pursuant to the Williamson Act of 1965, and Perris Municipal Code Chapter 19.74, prior to grading permit issuance.
8. **Building Occupancy.** The proposed shall not exceed the intensity ratio established by the Mitigation Monitoring Program. The use of the building shall comply with Tables 2.0-2, Land Use, and 12.0-1, Land Use Restrictions, of the PVCCSP.
9. **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.
10. **Phasing.** Any phasing plan shall be reviewed and approved by the Development Services Department and the City Engineer. Each phase of the project shall provide adequate drainage and at least two points of paved access.
11. **Expansion of Use.** No expansion of the site or the use shall occur without subsequent reviews and approvals from the Planning Division.
12. **Graffiti.** Graffiti located on-site shall be removed within 48 hours. The site shall be maintained in a graffiti-free state at all times.
13. **Trash Enclosures.** Trash enclosures are required to be screened with landscaping and a solid trellis cover.
14. **Conformance to Approved Plans.** Development of the project site, building elevations, and conceptual landscaping shall conform substantially to the set of plans approved by the Planning Commission on November 20, 2019, or as amended by these conditions. Any deviation shall require appropriate Planning Division review and approval.
15. **Building Official/Fire Marshal.** The project shall adhere to all requirements of the Building Official/Fire Marshal in the attached conditions of approval. Fire hydrants shall be located on the project site pursuant to the Fire Marshal, and a fire access and fire underground plan shall be submitted for approval prior to submittal of construction drawings. Water, gas, sewer, electrical transformers, power vaults and separate fire/water supply lines (as applicable) shall be shown on the final set of construction plans.
16. **Public Works Department.** The project shall adhere to all requirements of the Public Works Department.

17. **ADA Compliance.** The project shall conform to all disabled access requirements in accordance with the State of California, Title 24, and Federal Americans with Disabilities Act (ADA).
18. **City Engineer.** The project shall adhere to the requirements of the City Engineer as indicated in the attached (Revised) Engineering Conditions of Approval dated November 7, 2019. On and off-site improvement plans shall be submitted for review and approval by the City Engineer.
19. **Indemnification.** The developer/applicant shall indemnify, protect, defend, and hold harmless, the City and any agency or instrumentality thereof, and/or any of its officers, employees and agents from any and all claims, actions, or proceedings against the City, or any agency or instrumentality thereof, or any of its officers, employees and agents, to attack, set aside, void, annul, or seek monetary damages resulting from an approval of the City, or any agency or instrumentality thereof, advisory agency, appeal board or legislative body including actions approved by the voters of the City concerning this project. The City shall promptly notify the applicant of any claim, action, or proceeding for which indemnification is sought, and shall further cooperate fully in the defense of the action.
20. **Southern California Edison (SCE).** The developer/owner shall contact the Southern California Edison for Savings by Design information (909 357-6509) and the SCE area service planner (951 928-8323) to explore energy conservation benefit options and to complete the required forms prior to 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.
21. **Waste Hauling and Disposal.** The project shall use only the City-approved waste hauler for all construction and other waste disposal.
22. **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. Any graffiti located on the site shall be removed within 48 hours.
23. **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.
24. **Performance Standards.** The applicant shall comply with all Performance Standards listed in Chapter 19.44.070.
25. **Glazing.** Highly-reflective glass shall not be used for architectural elevations.
26. **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.
27. **Downspouts.** Exterior downspouts are not permitted on building elevations facing the public right of way. Interior downspouts are required for these elevations.

28. **Fish and Game Fee.** Within three (3) days of Planning Commission approval, the applicant shall submit a check to the City Planning Division, payable to "Riverside County Clerk-Recorder" for payment of State Fish and Game filing fees and the County documentary handling fee. In accordance with Section 711.4 of the State Fish and Game Code, no project shall be operative, vested, or final until the filing fees have been paid.
29. **Signage.** The project approval does not include signage. All monument signage is required to include the Perris Valley Commerce Center logo (per PVCCSP Chapter 4.2.5). Any proposed wall or monument sign will require a sign application and shall be reviewed and approved by the Planning Division prior of building permit issuance.
30. **Preliminary Water Quality Management Plan (PWQMP).** A Preliminary WQMP was prepared for the proposed project site. All PWQMPs were determined to be in substantial compliance, in concept, with the Riverside County WQMP Manual requirements. Additional Engineering Department review is required to determine if the proposed retention basin is adequately sized to meet the minimum 100 year storm event volumes. The following two 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 the Retention Basin. The Public Work Department shall review and approve the Final WQMP text, plans and details.
31. **Construction Practices.** To reduce potential traffic, noise, and air quality impacts, the mitigation measures listed in the SEIR Mitigation Monitoring and Reporting Plan (MMRP) shall be listed and included with the "General Notes" on the construction drawings, and implemented in accordance with the timeline, reporting and monitoring intervals listed in the MMRP.
32. **Vehicle Parking.** Parking for high-occupancy vehicles (HOV) and rideshare vans, and for High-Efficiency Vehicles (HEV) and other fuel-efficient vehicles shall be provided as required by Section MM Air 14, of the Mitigation Monitoring and Reporting Plan (MMRP). Design of parking stalls shall comply with PMC 19.69.030C.5b (double-striping). Specially-designated parking stalls shall be marked as such.
33. **LEED Certification.** The building may be designed to achieve LEED Certification. The design, construction, and operation of the proposed building may incorporate a series of green building strategies which may include, but not be limited to, the following:
 - The parking area shall include designated parking spaces for high-occupancy vehicles (HOV) and rideshare vans. Parking stall design shall comply with Perris

Municipal Code, Section 19.69.030C.5b (required by mitigation measure MM Air 14 of the PVCC Specific Plan EIR).

- The parking area shall include parking spaces for alternative-fueled vehicles.
- The parking area shall include electric vehicle charging stations for light-duty vehicles. Electrical lines shall be designed and sized to add additional charging stations when a demand is demonstrated.
- All parking areas shall be concrete, and may include pervious concrete, if feasible.
- Automobile parking areas shall include 24-inch box trees from the list provided in the PVCC Specific Plan Landscape Standards Section 6.0 to provide 50 percent shade coverage.
- Energy-efficient street lighting shall be installed throughout the project site (as required by the Mitigation, Monitoring & Reporting Program).
- The building's energy efficiency shall be increased by approximately 20 percent above the current Title 24 Energy Standards, as adopted by the City, which exceeds the 15 percent requirement of the PVCC Specific Plan EIR (see mitigation measure MM Air 20).
- Indoor water use shall be reduced by 25 percent (required by mitigation measure MM Air 20 of the PVCC Specific Plan EIR).
- Irrigation water use shall be reduced through the use of a native and/or drought-tolerant plant palette and "smart" irrigation system that includes drip irrigation and a weather controller.
- Recycled water shall be used for landscape irrigation.
- Potable water use shall be reduced by selecting high efficiency fixtures, reducing indoor use, and using recycled water for landscaping irrigation.
- Light-colored, high-albedo paving and/or roofing materials that reduce the heat island effect shall be incorporated.

PRIOR TO THE ISSUANCE OF GRADING PERMITS:

34. **Precise Grading Plans.** Precise grading plans shall be submitted to the City for review and approval. Grading plans shall be consistent with approved development plans.
35. **Traffic Control Plan.** A Traffic Control Plan shall be submitted for approval to the City Engineer.
36. **Construction Staging Areas.** Prior to the issuance of grading permits, any temporary nighttime lighting installed for security purposes shall be downward facing and hooded or shielded to prevent security light spillage outside of the staging area or direct broadcast of security light into the sky.
37. **Final Water Quality Management Plan (FWQMP).** 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 a 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).

PRIOR TO THE ISSUANCE OF BUILDING PERMITS:

38. **Tentative Parcel Map.** The Tentative Parcel Map shall be approved, prior to the issuance of the first building permit.
39. **Landscaping Plans.** Prior to issuance of building permits, three (3) copies of Construction Landscaping and Irrigation Plans shall be submitted to the Planning Division for approval accompanied by the appropriate filing fee. The plans shall be prepared by a California-registered landscape architect and conform to the requirements of Chapter 19.70 of the Municipal Code. The location, number, genus, species, and container size of the plants shall be shown. The following treatments, consistent with the conceptual landscape plan or as conditioned herein, are required:
 - a. **Project Boundary.** Mature trees (24" to 36" box) shall be planted along the project boundary. Where tubular steel fencing is used, solid landscape screening is required in addition to mature trees.
 - b. **Water Quality Basins and Large Swales.** Tiered landscaping with mature trees (24" to 36" box) shall be planted in these areas, including berms.
 - c. **Accent Landscaping.** Large trees (24" to 36" box) shall be included in the landscape design at all driveway entrances to the project site
 - d. **Parking Areas.** A minimum of 30 percent of trees shall be 36-inch box or larger. Also, a minimum of one 24-inch box tree per 6 parking stalls shall be provided.
 - e. **Parking Lot Area Buffer.** A minimum 3-foot high hedge is required to screen all non-truck parking areas from view of the public rights-of-way.
 - f. **Street Trees.** All street trees within the public right of way shall be 24-inch box size or larger and planted an average of 30 feet on center within the parkway.
 - g. **Landscape Berms.** Screen walls along frontages shall include a 4:1 sloped landscape berm to visually reduce the screen wall height to eight feet or less, where possible.
 - h. **Enhanced Pavement.** Decorative pavement treatments (accent colors, textures, and patterns) should be used for driveway entrances and pedestrian pathways.
 - i. **BMPs for Water Quality.** All BMPs (vegetated swales, detention basins, etc.) shall be indicated on the landscape plans with appropriate planting and irrigation.
 - j. **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.
 - k. **Maintenance.** Required landscaping shall be maintained in a viable growth condition.
 - l. **Landscape Inspections.** The project applicant shall inform the on-site project manager and the landscape contractor of their responsibility to call for final landscape inspection after installation of all landscaping and irrigation system is completely operational. Before calling for a final inspection, the City's "Certificate of Compliance" form shall be completed and signed by the designer/auditor

responsible for the project, and submitted to the project planner. The project planner shall sign off the "Certificate of Compliance" to signify code compliance and acceptance.

40. **Screen Walls and Fencing.** Decorative screen walls shall screen views into truck courts from the public right of way 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. The following shall apply:
 - a. **Decorative Screen Walls.** Decorative screen walls along the eastern boundary as shown on the site plan presented at the November 20, 2019, Planning Commission meeting.
 - b. **Tubular fencing.** Shall be provided, as shown as presented at the Planning Commission meeting of November 20, 2019.
 - c. **Gates.** Any tubular steel gates in public view shall have high-quality view-obscuring mesh material, subject to Planning review and approval.
 - d. **Graffiti.** All block/tilt-up walls shall be treated with a graffiti-resistant coat.
 - e. **Knox boxes** are required for all gates and shall be approved by the Fire Marshal and issued by the Building Division.

41. **Building Plan Requirements.** The following shall be shown on the building plan check set for Planning staff review and approval:
 - a. Charging Stations. The applicant shall install charging stations for Electric Vehicles, and the station locations and specifications shall be included on the building plans.
 - b. Parking stalls for passenger vehicles shall be striped in accordance with Chapter 19.69.030C.5b of the Zoning Code (double striping).

42. **Site Lighting Plan.** A site lighting plan shall be approved that complies with the City's Outdoor Lighting Regulations and Mount Palomar Observatory's Dark Sky Ordinance. The lighting plan shall include photometrics, fixture details, and light standard elevations. 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 lot and pedestrian areas for safety and security.

43. **March Air Reserve Base.** As required by the Perris Valley Commerce Center Specific Plan (PVCCSP), the following Accident Potential Zones I & II measures shall be implemented to address the project's location within Accidental Zone I & II and compatibility Zone, B1:
 - a. Prior to issuance of building permits, the landowner shall have conveyed an avigation easement to the March Inland Port Airport Authority.
 - b. Any outdoor lighting installed shall be shielded to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
 - c. The following uses shall be prohibited:
 - 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 climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an 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 climb following takeoff or towards an aircraft engaged in a straight 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, artificial marshes, wastewater management facilities, composting operations, trash transfer stations that are open on one or more sides, recycling centers contain putrescible wastes, construction and demolition debris facilities, fly ash disposal and incinerators.)
 - iv) Any use that would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
- d. A "Notice of Airport in the Vicinity" shall be provided to all potential purchasers and tenants.
 - e. Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
 - f. All retention and water quality basins shall be designed to dewater within 48 hours of a rainfall event.
 - g. A minimum of 45 days prior to submittal of an application for a building permit for the project, the project applicant shall consult with the City of Perris Planning Division to determine whether any implementing project-related vertical structures or construction equipment would encroach into the 100-to-1 imaginary surface surrounding the MARB. If so, the implementing development project applicant shall file a FAA Form 7460-1, Notice of Proposed Construction or Alteration.
44. **Construction Plans.** All Planning Division and Engineering Department Conditions of Approval, proposed employee amenities, LEED requirements that are included with the Supplemental & Original Final EIR Mitigation Monitoring and Reporting Plan, and the Mitigation Monitoring Plan itself shall be reproduced in full on construction drawings and grading plans, immediately following the cover sheet of such plans. Each Condition shall be annotated on the construction plans for ease of reference (i.e., sheet and detail numbers).
45. **Fees.** The developer shall pay the following fees according to the timeline noted:
- Prior to the issuance of building permits, the applicant shall pay:
- a. Stephen's Kangaroo Rat Mitigation Fees of \$500.00 per acre;
 - b. Multiple Species Habitat Conservation Plan fees currently in effect;
 - c. Current statutory school fees to all appropriate school districts;
 - d. Any outstanding liens and development processing fees owed to the City;
- Prior to issuance of the Certificate of Occupancy, the applicant shall pay:
- e. Appropriate City Development Impact Fees (DIF) in effect at the time of development; and

- f. Appropriate Transportation Uniform Mitigation Fees (TUMF) in effect at the time of development, or
 - g. Appropriate Road and Bridge Benefit District fees.
46. **Assessment and Community Facilities Districts.** The project shall be annexed into any assessment, community facilities, or similar district that provides funding for maintenance, services, or public improvements that benefit the project. The costs and benefits shall be described in the applicable district and annexation documents. The developer shall complete all actions required to complete such annexation prior to issuance of a Certificate of Occupancy. This condition shall apply only to districts existing at the time the project is approved (or all requirements have been met for a certificate of occupancy, as applicable). Such districts may include but are not limited to the following:
- Landscape Maintenance District No. 1;
 - Flood Control Maintenance District No. 1;
 - Maintenance District No. 84-1;
 - North Perris Road and Bridge Benefit District; and
 - Future Fire Protection Community Facilities District.

PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:

- 47. **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 Conditions of Approval have been met.
- 48. **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.
- 49. **Maintenance Agreement.** The applicant shall provide a recorded document in the form of a Covenant Declaration and/or a Maintenance Agreement to the Development Services Department that specifies maintenance responsibilities for on-site improvements not dedicated to public use including, but not limited to, walkways, decorative pavement, landscaping, fences and walls, signage, lighting fixtures, detention basins and water quality BMP's.

PUBLIC WORKS DEPARTMENT REQUIREMENTS

- 50. **Off-site Landscaping Plans.** Similar to onsite landscape submittal, three copies of conceptual Construction Landscaping and Irrigation Plans shall be submitted to the Planning Division accompanied by the appropriate filing fee. These plans will be forwarded to Public Works Administration for review and approval. The landscape plans shall be prepared by a California-registered landscape architect and conform to the requirements of Chapter 19.70 of the Zoning Code. The location, number, genus, species, and container size of the plants shall be shown. This landscape plan shall be titled "LMD Conceptual Off-site Landscape Plan 17-05075," and exclude private on-site landscaping, unless intended to be included in landscape easement and annexation. The Conceptual

Landscape Plan shall include but not be limited to:

- a. **Landscape Limits** – Limits of right-of-way areas or easement areas, defined by concrete mow curb and fully dimensioned, 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.
- b. **Irrigation** – A list of irrigation system components intended to meet the performance, durability, water efficiency, and anti-theft requirements for Special District landscape areas as determined by the Engineering Administration and Special Districts Division. Components shall include, but not be limited to Salco or GPH flexible PVC risers, an ET based controller with weather station (Hunter or equal), Sentry Guard Cable Guard and Union Guard, and backflow Wilkens Model 375 (or equal) (if one is not already in place).
- 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** – If landscape system will be separate from on-site meter water and power, provide new water meter and electrical service. If system is separate, system and accounts to be turned over to landscape district, and district will assume costs for water and power. Each district is required to be metered separately. Show locations of water and electrical meter for landscape district.

[End of Conditions]



CITY OF PERRIS

HABIB MOTLAGH, CITY ENGINEER

CONDITIONS OF APPROVAL

P8-1322

November 7, 2019

DPR 18-00002, TPM 37457 (18-05058)

IDI Logistics, NWc of Ramona Expressway & Indian Avenue

With respect to the Conditions of Approval for the above referenced project, the City of Perris requires that the developer/property owner 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 their omission may require the site plan to be resubmitted for further consideration. These ordinances and the following conditions are essential parts and requirement occurring in ONE is as binding as though occurring in all. They are intended to be complimentary and to describe the conditions for a complete design of the improvements. Unless otherwise noted, all offsite improvements as conditioned shall be installed prior to issuance of any occupancy permits. All questions regarding the true meaning of the conditions shall be referred to the City Engineer's office.

In the even 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 issuance of any permit, the developer/property owner shall secure City's and appropriate agencies' approvals of the improvement plans.

3. Prior to commencement of any construction or installation of fencing in public right-of-way, an encroachment permit shall be obtained from the City Engineer's office.
4. Truck access to the site shall be limited to and from I-215 and Harley Knox Boulevard and Indian Avenue. Truck access to and from Ramona Expressway is prohibited.

Prior to Issuance of Grading Permit:

5. Prior to issuance of any permit for this project it is contingent upon the developer/property owner's successful acquisition of the required offsite rights-of-way to accommodate acceptable access to the project site per the two scenarios specified in below Engineering Conditions #24 and #25 otherwise, the developer/property owner shall revise and resubmit the development application for review and approval.
6. The developer/property owner shall sign the consent and waiver form to join the Lighting and Landscape District. The developer/property owner shall maintain all onsite and offsite landscaping. The proposed streetlights and existing and new traffic signals shall be maintained by the City and cost paid by the developer/property owner through the said annexation. In the event Riverside County Flood Control and Water Conservation District (RCFCD) does not maintain the drainage facilities, latter shall be annexed into City's Flood Control District for maintenance.
7. The developer/property owner shall submit the following to the City Engineer for review and approval:
 - a. Onsite Grading Plan and Erosion Control Plan – All pads shall be graded to be a minimum of 1' above adjacent finished grade. Plans shall show the approved WDID No.
 - b. Final Drainage Improvement Plan, Hydrology and Hydraulic Report
 - c. Final WQMP (for reference)
 - d. Water and Sewer Plan – Fire Department and Eastern Municipal Water District (EMWD) approvals are required prior to City Engineer's approval.
 - e. Street Improvement Plan
 - f. Signing and Striping Plan
 - g. Street Light Plan prepared by a registered Electrical Engineer per City of Perris Street and Safety Lighting Standard Guidelines.

The design shall be in compliance with EMWD, RCFCD, Riverside County Transportation Department, Caltrans, City of

Perris, and ADA's most recent standards, criteria and requirements and in effect at the time of construction and shall be coordinated with the approved plans of adjacent developments.

8. The developer/property owner shall comply with RCFCD correspondence dated October 16, 2018 as attached. Storm drain improvement plans, and hydrology and hydraulic calculations shall receive RCFCD approval prior to issuance of grading permit.
9. The developer/property owner shall construct an underground double 14' w x 7' h Reinforced Concrete Box (RCB) to collect runoff discharged from the existing drainage facility to the west, convey it through the property, and discharge the flows on the east side of Indian Avenue. A low flow pump lift station shall be installed on the east side of Indian Avenue to discharge the runoff to the existing gunite ditch along Ramona Expressway. The pumps shall be operated by the developer/property owner.
10. The project is located within the limits of Perris Valley Area Drainage Plan (ADP) for which drainage fees have been adopted by the City. The developer should contact City Engineering about ADP fee credit for constructing Perris Valley Line E.

Prior to Issuance of Building Permit:

11. Parcel map 37457 shall be filed and recorded.
12. All rights-of-way dedications along the property frontage on Ramona Expressway, Indian Avenue, and Perry Street and Indian Avenue ultimate intersection configuration including the corner cut backs, and drainage easements shall be offered to the public in perpetuity. Dedications shall be free from all encumbrances as approved by the City Engineer.
13. Paved access shall be provided to the proposed building per the Precise Grading Plan.
14. The developer/property owner shall submit a compaction certification from the Soils Engineer in compliance with the approved geotechnical/soils report.

Prior to Issuance of Certificate of Occupancy:

15. Ramona Expressway (Expressway - 184'/134') along the property frontage within the 92' half width dedicated right-of-way shall be improved to provide for 6' wide sidewalk and street lights.

16. Indian Avenue (Secondary Arterial - 94'/64') along the property frontage within the 47' half-width dedicated right-of-way shall be improved to provide for 6' wide sidewalk and street lights.
17. Existing power poles (under 66 kv) on Perry Street along the property boundary shall be removed and cables undergrounded.
18. This and other similar projects will significantly impact the transportation infrastructure within the City and adjacent communities. Subsequently, ensuing transportation infrastructure improvements will be required to mitigate the initial and ongoing impacts therefore, the project shall participate in the City's RBBB.
19. The developer/property owner shall pay the City \$250,000 for their contribution towards the implementation of interim and ultimate improvements to I-215/Ramona Expressway interchange, I-215/Harley Knox Boulevard interchange and other improvements. This one-time contribution is above and beyond TUMF, DIF, RBBB and other City fees, and is not reimbursable.
20. The developer/property owner shall provide for utility trench surface repair as directed by the City Engineer.
21. 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.
22. The driveway on Ramona Expressway shall be restricted to right-in/right-out movement only. Truck access is not permitted at this driveway.
23. The southerly driveway on Indian Avenue shall be restricted to right-in/right-out movement only. Truck access is not permitted at this driveway.

This southerly driveway on Indian Avenue shall provide a reciprocal access easement to accommodate ingress and egress by the adjacent property/parcel to the north.
24. The developer/property owner shall realign the intersection of Perry Street and Indian Avenue to a full turn/four-way intersection accommodating truck turning movements and shall install a traffic signal.

The northerly driveway on Indian Avenue shall connect to the intersection of Indian Avenue and Perry Street. The developer/property owner shall provide a reciprocal access easement to accommodate ingress and egress to the adjacent properties/parcels. The driveway shall be constructed according to the typical section for Perry Street, with appropriate mitigation for truck impacts.

25. In the event that the developer/property owner cannot obtain the required right-of-way to construct the signalized realigned intersection of Perry Street and Indian Avenue and/or northerly driveway, access shall be obtained from the property to the north. The developer/property owner shall construct a full turn/three-way intersection accommodating full truck turning movements and shall install a traffic signal. Moreover, this driveway on Indian Avenue shall include a cul-de-sac per City standards and provide reciprocal access easements to accommodate ingress and egress to the adjacent properties/parcels to the north and south.

Sincerely,

A handwritten signature in blue ink that reads "Stuart E. McKibbin". The signature is stylized and includes a long horizontal line extending to the right.

Stuart E. McKibbin
City Engineer



CITY OF PERRIS

PUBLIC WORKS DEPARTMENT

Engineering Administration

. NPDES .

Special Districts (Lighting, Landscape, Flood Control)

MEMORANDUM

Date: May 06, 2019

To: Mary Blais, Associate Planner

From: Public Works

Subject: Condition of Approval for DPR 18-00002 – Development Plan Review (DPR) 18-00002, Tentative Parcel Map 18-05058, Agricultural Preserve Diminishment (pending) – Proposed 428,730 S.F. distribution warehouse on 24+ acres, within the PVCCSP/Light Industrial (L!) Zone – Request for Final Conditions of Approval.

1. **Dedication and Landscape Easement** - Offer of Dedication and/or Landscape Easements for City Maintenance shall be provided as follows:
 - a. **Ramona Expressway:** Provide Offer of Dedication, as needed to provide for street curb and gutter, sidewalk and off-site landscaping requirements, per City General Plan and as requested by the City Engineer.
 - b. **Indian Avenue:** Provide Offer of Dedication, as needed to provide for street curb and gutter, sidewalk and off-site landscaping requirements, per City General Plan and as requested by the City Engineer.
2. **Landscape Maintenance Easement and Landscape Easement Agreement** - The Developer shall provide, for review and approval, a Landscape Easement for areas identified by City Staff. Offer of Dedication and Landscape Easement by City Staff Agreement, and certificate of acceptance to the City of Perris. The City shall record the same with the Riverside County Recorder's Office, and the recorded instrument shall be returned to the City Clerk of the City of Perris for filing.
3. **Landscaping Plan Review** – The Developer shall provide the City with Landscape and Irrigation Plans, titled "LMD Off-Site Landscape Plan DPR# 18-00002 & TPM#18-05058" and shall be mutually exclusive of any private property and on-site landscaping, during the plan review process for review and approval. **The full set of Landscape and Irrigation Plans shall be submitted for City review and approved prior to the start of construction.** The landscape and irrigation plans shall be prepared by a registered landscape architect and conform to the requirements of Chapter 19.70 of the Municipal Code, the Perris Valley Commerce Center Standards and Guidelines, and approved City of Perris plant list. The location, number, genus, species, and container size of the plants shall be shown. Elements of this Conceptual Landscape and Irrigation Plan shall include but not be limited to the following:
 - a. **Landscape Limits:** Limits of right-of-way areas and/or easement areas clearly defined on

plans as well as limits defined by a concrete mow curb, fully dimensioned, that are to be annexed into the Landscape Maintenance District (LMD). A planting palette and hardscape plan intended to meet the design intent of the Landscape Guidelines in effect for the area; and/or the design intent of neighboring development, as determined by the Special Districts Division.

- a. **Irrigation:** A list of irrigation system components intended to meet the performance, durability, water efficiency, and anti-theft requirements for Special District landscape areas, as determined by the Special Districts Division. Components shall include, but not be limited to Salco or GPH flexible PVC risers for a point to point irrigation system. No drip line will be used in the LMD landscape areas. Sentry Guard Cable Guard and Union Guard, and backflow Wilkens Model 375xl, or approved equal. "SMART" Controller shall include an ET based controller with weather station that is centrally controlled capable and Wi-Fi ready (Weather-Trak or approved equal). At the discretion of the Special Districts Division, public landscape areas utilizing no more than 8 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 Weather Trak System, or approved equal. Proposed system shall be complete with wireless weather station, a five year bundle service, blade antenna, flow sensor and master valve. Coordinate locations of irrigation lines on all components of Architectural Plans, Landscape, Engineering, and all other plans.
- b. **Benefit Zone Quantities:** Landscape Plans to 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 Landscape Maintenance District will be required to maintain.
- c. **Meters:** Each Maintenance District is required to be metered separately. 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 Maintenance District; Flood Control District; Street Lighting District; Traffic Signal on respective plans. Electrical meter pedestals are to be located in the ROW, easily accessible to maintenance staff while not visually obtrusive in the street scene, and away from street intersections. Coordinate locations of meters on all components of Architectural Plans, Landscape, Engineering, and all other plans.
- d. **Controllers:** The off-site irrigation controller, electrical meter, and water meter are to be located within the right of way (within the off-site landscape area). All points of connection equipment including irrigation controller pedestals, electrical meter pedestals, and backflow preventers are to be located in locations that are easily accessible to maintenance staff while not visually obtrusive in the street scene, and away from street intersections and located in the LMD area. Backflow preventers are to be screened on all sides with five (5) gallon plant material land be enclosed in a metal cage. Coordinate locations of controllers on all components of Architectural Plans, Landscape, Engineering, and all other plans.

4. **Eastern Municipal Water District (EMWD) Approval** – The project landscape architect shall submit a complete copy of the project irrigation plans and specifications to EMWD for review and approval.
5. **Landscape Inspections** - The project applicant shall inform the on-site project manager and the landscape contractor of their responsibility to call for only “OFF-SITE” landscape and irrigation inspections at the appropriate stages of construction, reference attached Inspection Form to be used at the various inspection stages. Inspections shall be scheduled 48-Hours in advance prior to actual inspection (Monday-Friday). Contact Special Districts Supervisor at (951) 657-3280 ext. 617 to schedule inspections.
 - a. **Inspection #1** – Trenches open, irrigation installed, and system pressurized to 150 PSI for four (4) hours.
 - b. **Inspection #2** – Soil prepared, and plant materials positioned and ready to plant.
 - c. **Inspection #3** – Landscaping installed, irrigation system fully operational, and request for “start of a 1 year maintenance period” submitted, with all required turn over submittal items provided to Public works Special Districts. Developer to repair and replace all existing plant material and irrigation damaged during construction activities, City to approve final site conditions.
 - d. **Turn-Over Inspection** – On or about the one year anniversary of Inspection #3, Developer shall call for an inspection to allow the City to review and identify any of the following: potential irrigation defects; dead plant material and weeding; debris or graffiti needing removal; stressed, diseased, or dead trees; mulch condition; hardscape; and/or other concerns with the landscape installation; or to accept final turn over of the landscape installation. At the sole expense of the Owner/Developer, shall be responsible for rectifying irrigation 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 Supervisor to accept turn-over of water and electrical accounts, Wi-Fi communication contracts and the entire landscape installation.

Note: The City reserves the right for the Contractor and/or Developer to pot hole or uncover all irrigation components at the sole expense of the Contractor and/or Developer, if inspection requirements are not met and/or missed inspection, as the City deems necessary.

6. **One Year Maintenance and Plant Establishment Period** – The applicant will be required to provide at a minimum a one (1) year maintenance and plant establishment period, paid at the sole expense of applicant. This one year maintenance period commences upon the successful completion of inspection #3, discussed above, and final approval by the City. During this one year period the applicant shall be required to maintain all landscape areas free of weeds, debris, trash, and/or graffiti removal; and keep all plants, trees and shrubs in a viable growth condition. Prior to start of the one year maintenance period, the developer shall submit a weekly Landscape Maintenance Schedule for

the review and approval by the City's Special Districts Supervisor. The City shall perform periodic site inspections during the one year maintenance period, 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; and/or repair of damaged or non-functioning components; test of irrigation controller communications; etc. During this period, the City shall begin the annual assessment of the benefit zone in preparation for the landscape installation turn over to the City maintenance staff. The applicant to provide a site point of contact for any site repairs that are needed, prior to final site sign off.

7. **Acceptance into Flood Control District (FCD) #1** - Prior to acceptance into FCD#1, the Developer shall deliver two (2) hard copies and one (1) electronic copy of the Storm Drain Plan As-Builts. Developer to also include one (1) copy (CD or USB Flash Drive) of video of the complete storm drain pipe intersections/transitions, if applicable. The plans and CD to be submitted to the Department of Public Works attention:

Luis Natera
1015 South G Street
Perris, CA 92570
Cell: (951) 634-1187
E-mail: lnatera@cityofperris.org

8. **Street Lights** – Prior to acceptance into Lighting District 84-1, coordinate turn over information pertaining to street lights, and traffic signal electrical/SCE service meters with City's Special Districts Supervisor at (951) 657-3280 ext. 617. (i.e. provide electrical meter number, photo of pedestal, pole number, and a completed Riverside County Transportation Department Punch List). As-Builts of street lights must be provided, to include one (1) hard copy and a Flash Drive containing As-Builts. Coordinate "request for transfer of billing information" with SCE and City of Perris for all new service meter(s). The Developer shall pay 18 month energy charges to the City of Perris for all site street lighting. Call Daniel Louie, Project Manager at Willdan Financial Services at 951-587-3564 dlouie@willdan.com for amount due and obtaining a receipt for payment.
9. **Assessment District** - Prior to permit issuance, developer shall deposit \$5,250 per District, \$15,750 total due for FCD1, LMD1, 84-1. Payment is to be made to the City of Perris, and check delivered to the City Engineer's Office. Payment shall be accompanied by the appropriate document for each District indicating intent and understanding of annexation, to be notarized by property owner(s):
 - a. **Consent and Waiver for Maintenance District No. 84-1:**
 - b. **Consent and Waiver for Landscape Maintenance District No. 1:**
 - c. **Petition for Flood Control Maintenance District No. 1:**
 - d. **Original notarized document(s) to be sent to:**

Attn: Daniel Louie

Willdan Financial Services
27368 Via Industria #200
Temecula, Ca 92590
P (951) 395-6670 or (951) 587-3500

- e. Additional information related to the annexation process can be obtained by contacting Willdan Financial Services.
 - f. Confirmation by the City Council completes the annexation process and the condition of approval has been met.
- 10. Landscaping Plans** – The developer shall provide three (3) hard copies and one (1) electronic copy of the Landscape and Irrigation As-Built Plans, and a plan titled ““LMD Off-Site Landscape Plan DPR# 18-00002 & TPM#18-05058”. As-Built copies shall be submitted to the Planning Department for approval and shall be accompanied by the appropriate filing fee.
- 11. Water Quality Management Plans** - The applicant shall submit a Preliminary and final WQMP, accompanied by the appropriate filling 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 City Engineer and Special Districts Division intended to reduce the long term maintenance costs and longevity of improvements. Components shall include, but not limited to:
- a. **Storm Drain Screens:** If off site catch basins are required by the City Engineer’s Office, connector pipe screens shall be included in the new catch basins to reduce sediment and trash loading within the storm pipe. Connector pipe screens shall meet the type, style, and durability requirements of the Public Works Department and Special Districts Division.
 - b. **WQMP Inspections:** The project applicant shall inform the on-site project manager and the water quality/utilities contractor of their responsibility to call for both “ON_SITE” and “OFF_SITE” WQMP inspections at the appropriate stages of construction. Contact CGRM at (909) 455-8520 to schedule inspections.
 - c. **Acceptance by Public Works and 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 the final inspection by the City’s WQMP Consultant, CGRM and/or City Engineer. The developer shall obtain a Final Clearance Letter from CGRM indicating compliance with all applicable Conditions of Approved for the approved WQMP. The Developer shall deliver the same to the Public Works-Engineering Special Districts. In addition, prior to acceptance by the City, the Developer shall submit a Covenant and Agreement describing ongoing maintenance responsibilities for on-site facilities per the approved WQMP, to the Public Works and Special Districts Division. The Public Works and Special Districts Division will review and approve the Covenant and Agreement. The City shall record the same with the Riverside County

- 12.** 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 more than 45 days. Property owner attendance at this City Council Meeting is not required.



Dennis Grubb and Associates, LLC
Assisting Cities Build Safe Communities

Fire Department Development Review Comments

May 16, 2019

City of Perris
Attn: Mary Blais
135 N. D Street
Perris, CA 92570-2200

Subject: Development Review for IDI Logistics; DPR 18-00002

As requested a review of the subject property was completed. Please apply the following conditions:

1. 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.
2. 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.
3. All required fire hydrants shall be installed and operational prior to building construction. All fire hydrants shall remain operational during construction.
4. 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.
5. Prior to construction a temporary address sign shall be posted and clearly visible from the street.
6. 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.
7. City of Perris approval shall be obtained prior to the storage and/or use of hazardous materials as defined by the California Fire Code.

8. 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.
9. Prior to building final, the building shall be provided with a Knox Lock key box located no more than seven-feet above the finished surfaced and near the main entrance door.
10. Prior to the issuance of a Certificate of Occupancy the building shall be provided with an emergency radio communication enhancement system. The emergency radio communication enhancement system shall meet the requirements of CFC § 510 and all applicable subsection. The system shall be installed and inspected by the City of Perris Building Department before the Certificate of Occupancy is issued. The requirement can be waived by the Fire Marshal if the building is evaluated by an Emergency Radio Communication Specialist 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 requirements without an enhancement system.
11. Prior to the to the issuance of a grading permits, evidence of sufficient fire flow of 4000 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

Respectfully,

Dennis Grubb, CFPE

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

Planning Case File No(s): Development Plan Review 18-00002, Tentative Parcel Map 18-05058

Case Planner: Mary Blais

Applicant: Steve Hollis, IOI Logistics

Location: Northwest corner of Indian Avenue and Ramona Expressway

Project: Proposed 428,730 s.f. distribution warehouse within the PVCCSP/Light Industrial (LI) Zone. The site is in an Agricultural Preserve and requires cancellation of the Williamson Act contract.

APN(s): 302-060-005, -006; 302-060-038; 302-050-036, 302-050-034

Reviewed By: Jesse Sanchez, CBO

Date: 12/12/18

Following Standard Building & Safety Conditions of Approval
Are Applicable to This Project:

BUILDING & SAFETY

1. Shall comply with the latest adopted edition of the following codes as applicable:
 - A. California Building Code
 - B. California Electrical Code
 - C. California Mechanical Code
 - D. California Plumbing Code
 - E. California Energy Code.
 - F. California Fire Code
 - G. California Green Building Standards Code.
2. Automatic fire suppression systems shall be installed in all new construction when the gross area of the building exceeds 5,000 sf. or more than two-story high per Title 16 of the City of Perris Code of Ordinances.
3. The requirements of the Department of Environmental Health Services and the Air Quality Management District shall be satisfied prior to the issuance of any permit if hazardous materials are stored and/or used.
4. The Tract or Parcel map shall record prior to the issuance of any permits
5. All signs shall be Underwriters Laboratories, or equal, approved.
6. Permits are required prior to the removal and/or demolition of structures.
7. All exterior lighting shall be orientated, directed, and/or shielded as much as possible so that direct illumination does not infringe onto adjoining properties.

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
2. If hazardous substances are used and/or stored, a technical opinion and report, identifying and developing methods of protection from the hazards presented by the hazardous materials may be required. This report shall be prepared by a qualified person, firm, or corporation and submitted to Building & Safety. This report shall also explain the proposed facility's intended methods of operation and list all of the proposed materials, their quantities, classifications, and the effects of any chemical (material) inter-mixing in the event of an accident or spill.
3. The existing parcels shall be combined into a single parcel, or a lot line adjustment shall be done so that the proposed structure(s) does not cross any lot line and complies with all requirements of the California Building Code, prior to any building permits being issued

EXHIBIT B
VICINITY MAP
DPR 18-00002

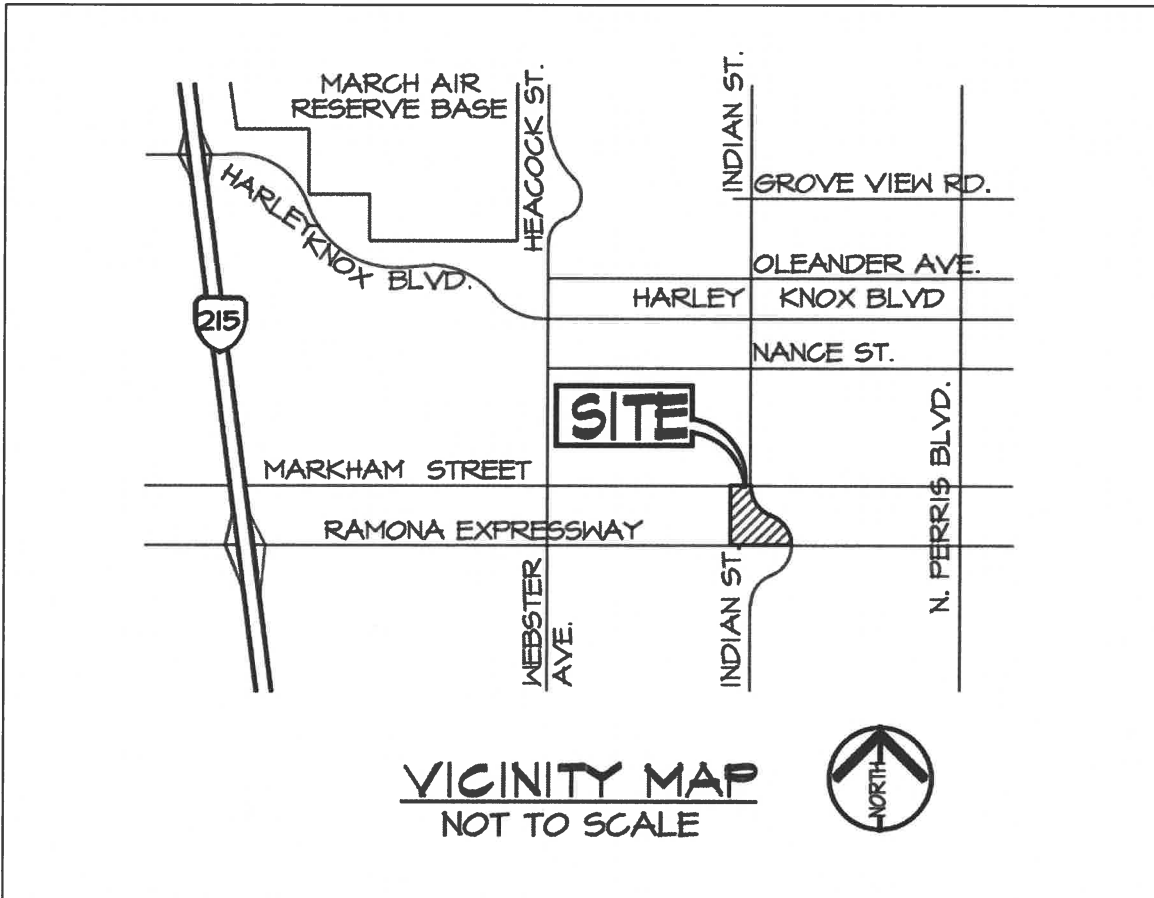


EXHIBIT C
AERIAL PHOTO
DPR 18-00002

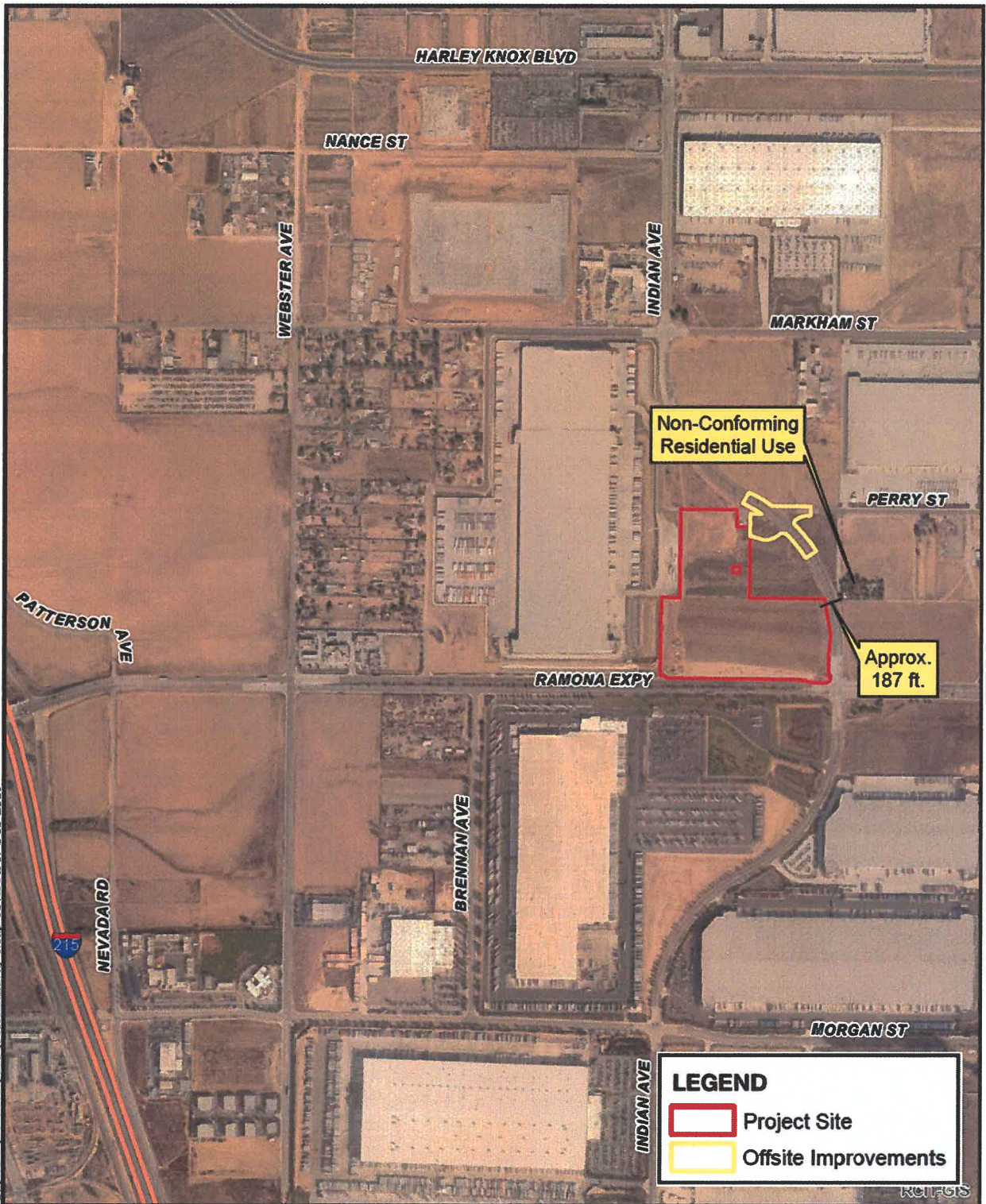
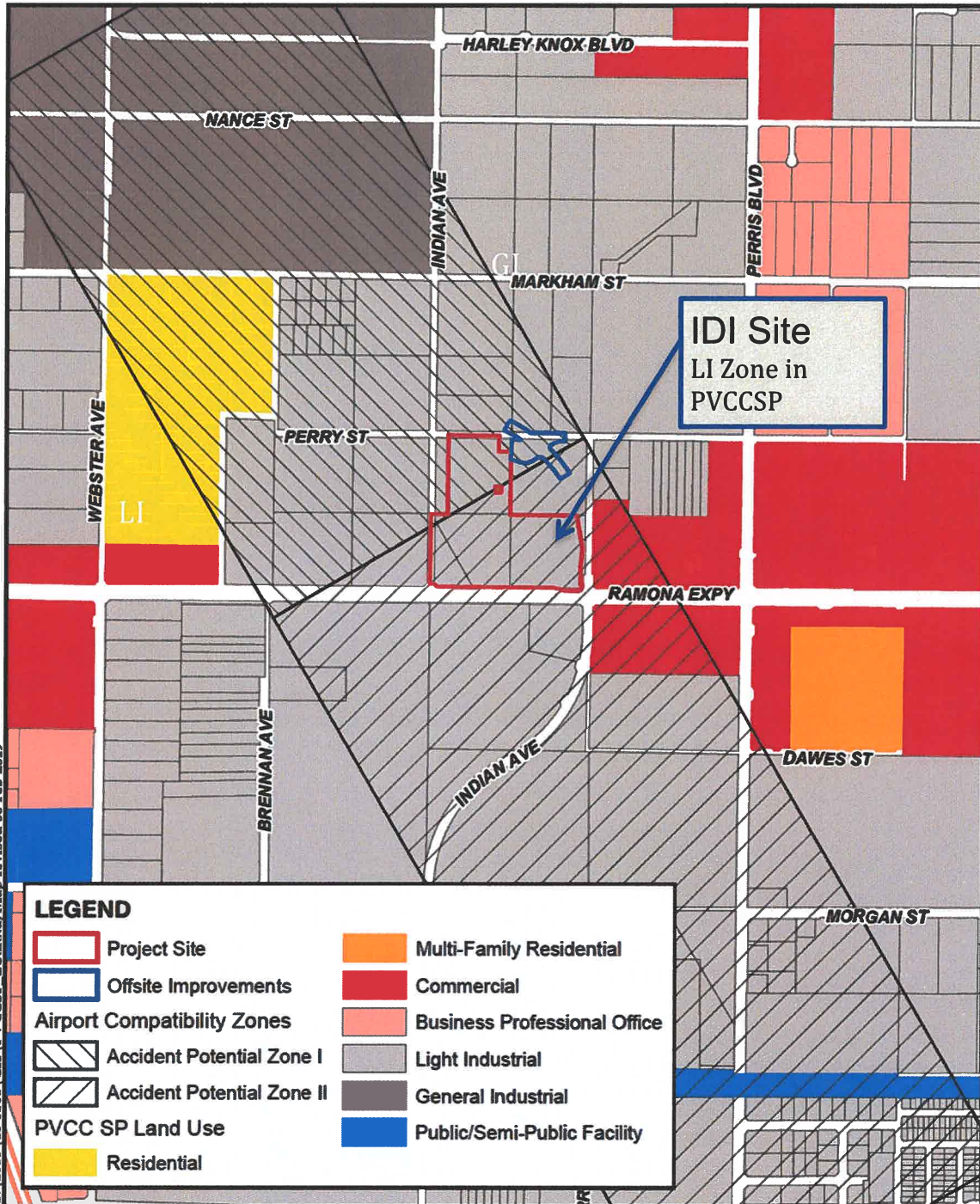


Figure 2 - Aerial Map

EXHIBIT D
 PVCCSP LI ZONING
 DPR 18-00002

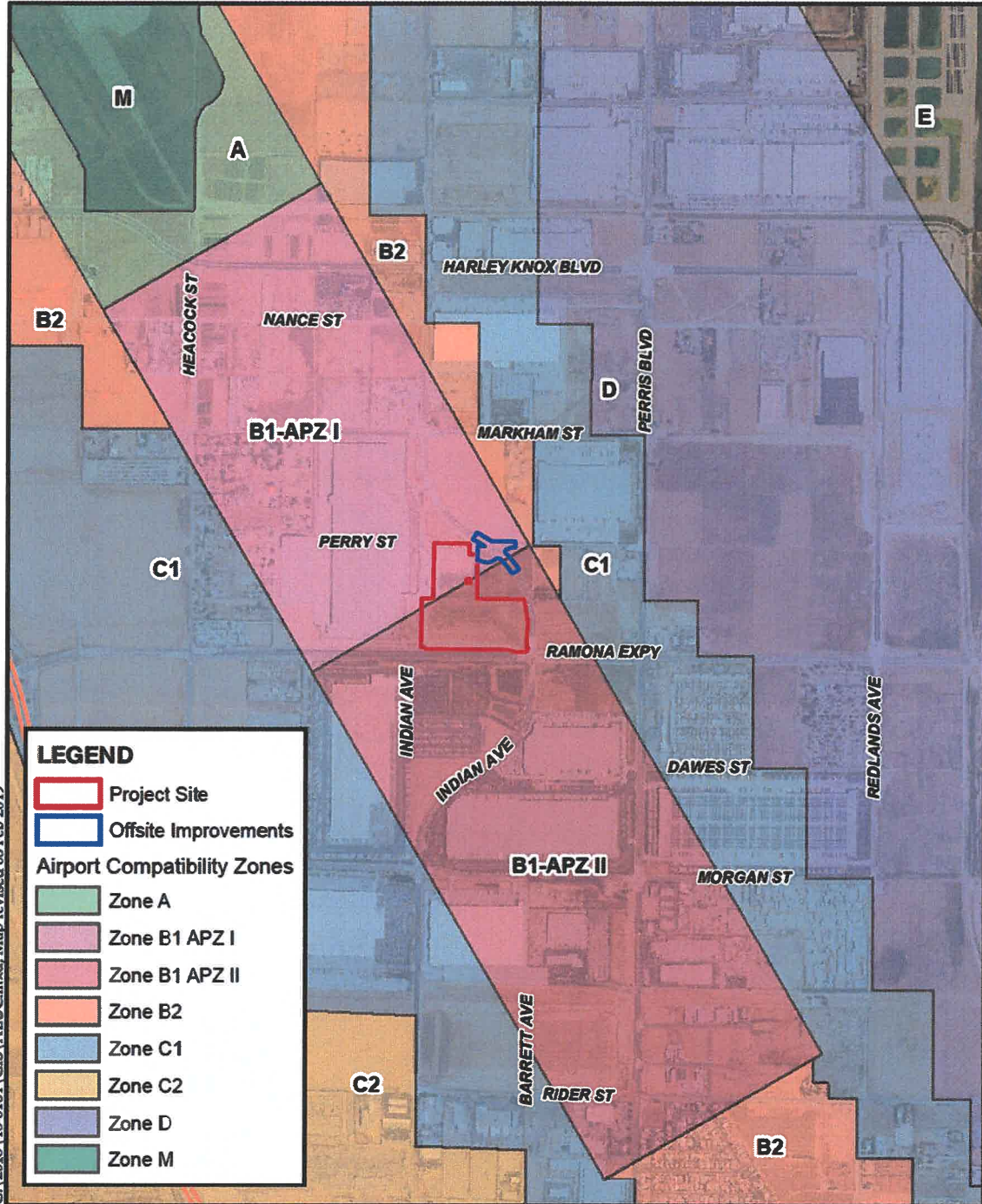


Sources: City of Perris, 2013;
 Riverside Co. GIS, 2019.

Figure 6 - Specific Plan Land Use

IDI Indian Avenue and Ramona Expressway Warehouse Project

EXHIBIT E
 MARB APZ & COMPATABILITY ZONES
 DPR 18-00002



C:\2018_18-0181\GIS\ALUC.mxd; Map revised 08 Feb 2019

Sources: Riverside Co. GIS/RCALUC 2019; USDA NAIP, 2016.

Figure 7 - March Air Reserve Base Compatibility and Accident Potential Zones

IDI Indian Avenue and Ramona Expressway Warehouse Project



EXHIBIT F
DPR 18-00002

Index Map Site Plan

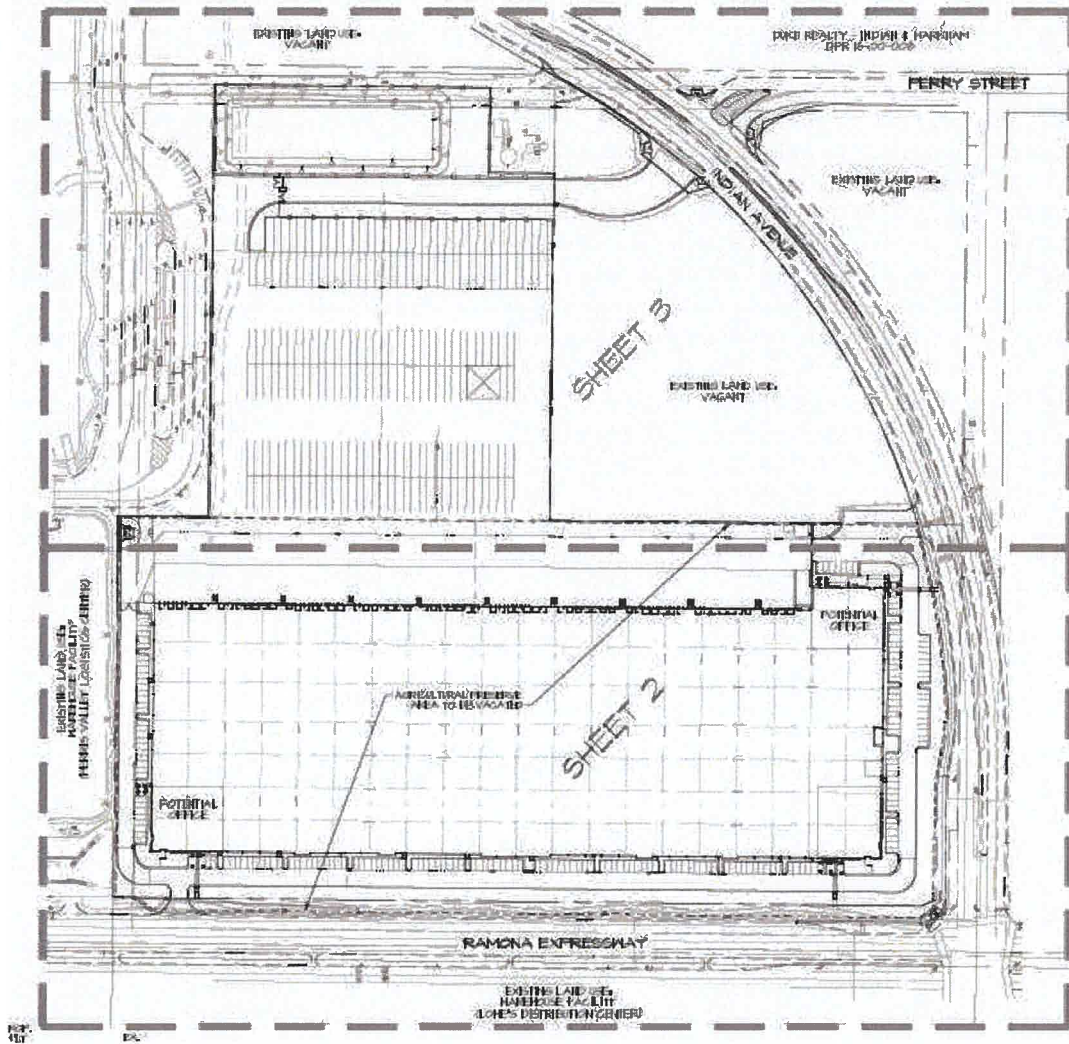
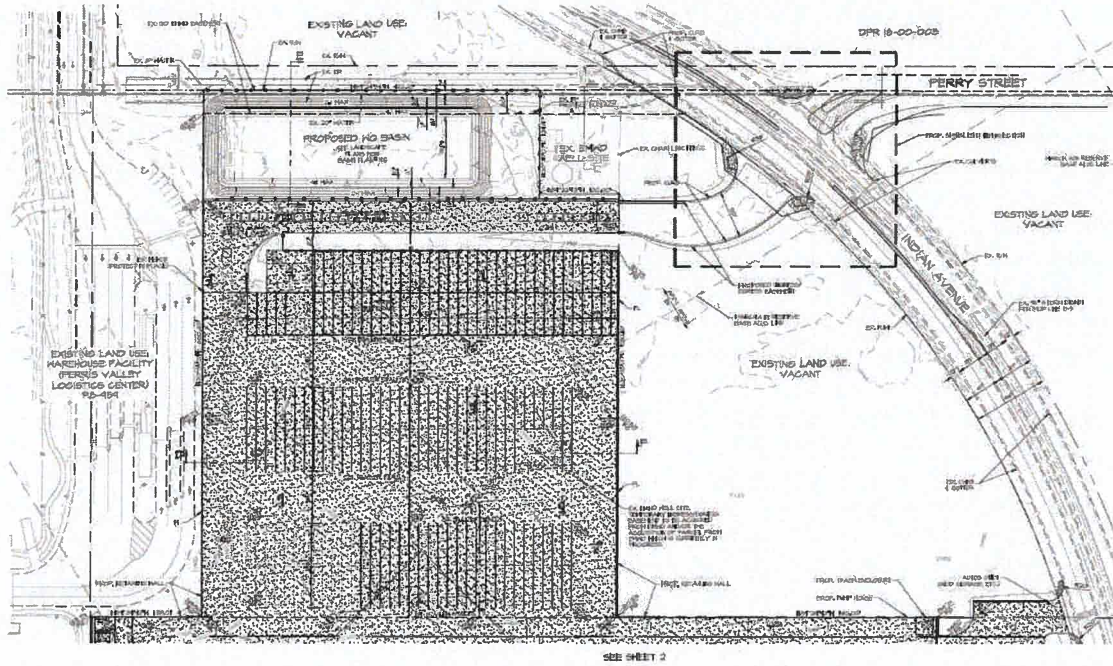


EXHIBIT F
DPR 18-00002

Northern Portion of Project - Sheet 3



Southern Portion of Project - Sheet 2

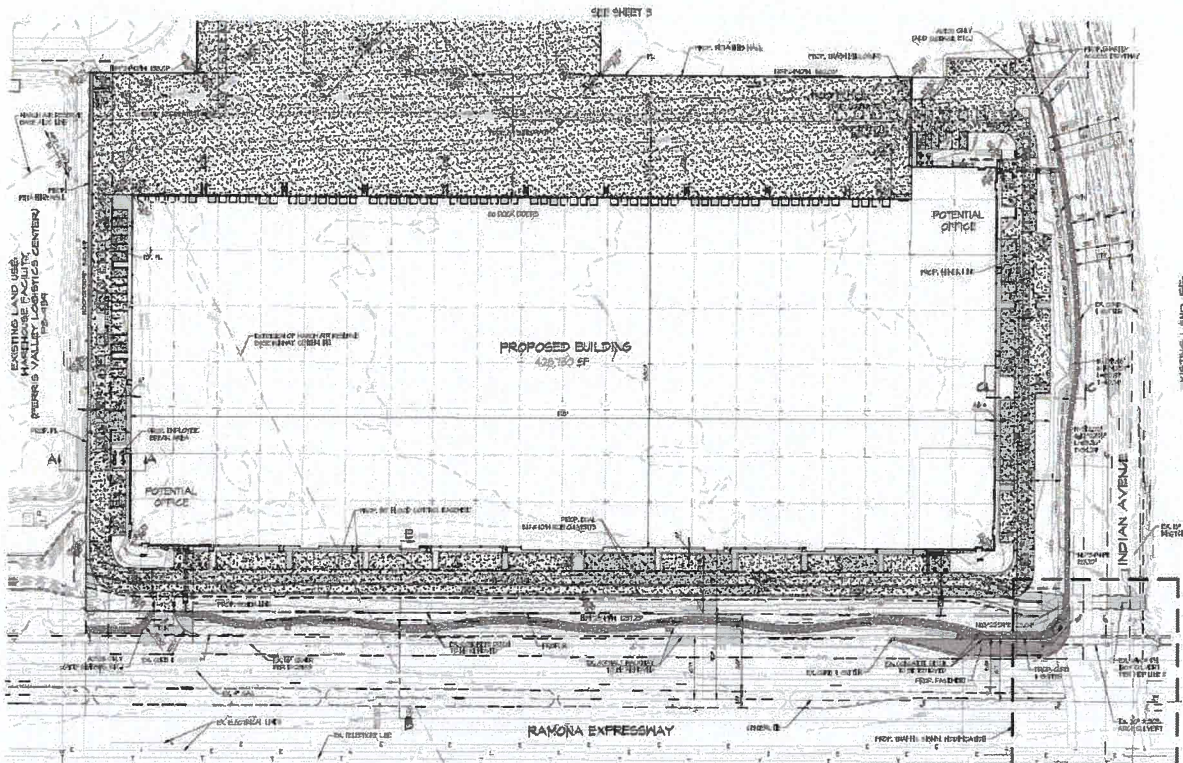


EXHIBIT F
DPR 18-00002

Landscaping Plan with Alternative Cul-de-sac Entrance

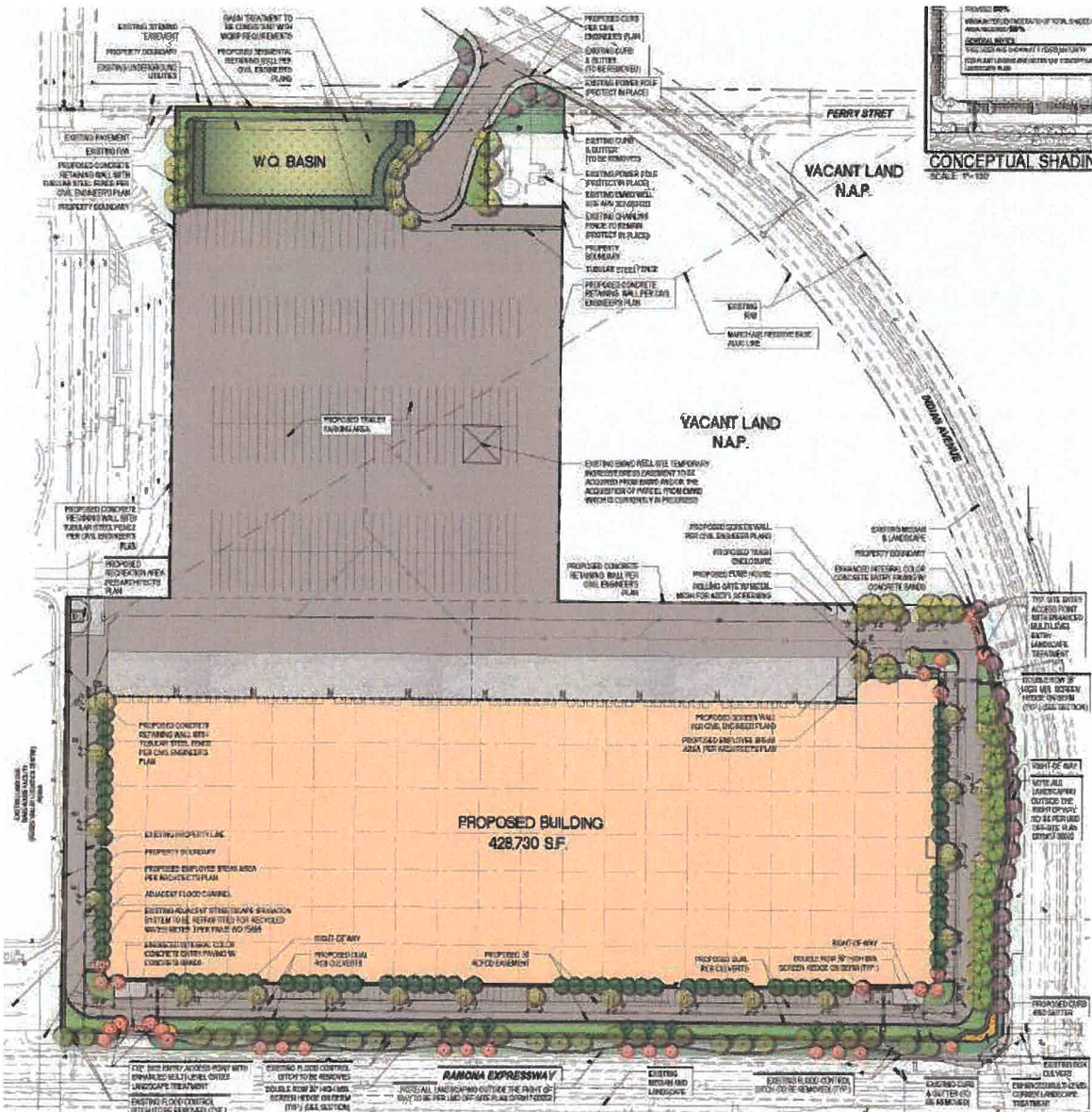


EXHIBIT F
DPR 18-00002



RESOLUTION NUMBER 19-15

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ADOPTING MITIGATED NEGATIVE DECLARATION 2342 AND APPROVING DEVELOPMENT PLAN REVIEW 18-00002 AND TENTATIVE TRACT MAP 18-05058 (TPM 37457) TO FACILITATE THE DEVELOPMENT OF A 428,730 SQUARE FOOT WAREHOUSE BUILDING ON A 24.2-ACRE SITE LOCATED AT THE NORTHWEST CORNER OF RAMONA EXPRESSWAY AND INDIAN AVENUE (APN'S: 302-060-005, 302-060-006, 302-060-038, 302-050-036, AND 302-050-034) AND MAKING FINDINGS IN SUPPORT THEREOF

WHEREAS, IDI Logistics (the “applicant”) filed a Development Plan Review application (DPR) 18-00002 and Tentative Tract Map application 18-05058 (TPM 37457) to develop a 428,730 square foot (SF) warehouse building on a 24.2-acre site located at the northwest corner of Ramona Expressway and Indian Avenue within a Light Industrial (LI) zone of the Perris Valley Commerce Center Specific Plan (PVCCSP) area (the “application”); and

WHEREAS, the applicant filed a petition for a Partial Tentative Cancellation of the Perris Agricultural Preserve No. 1, Map 56 Williamson Land Contract (the “Land Contract”) to remove approximately 18.32 gross acres of the 24.2-acre site, out of the Land Contract and such petition includes a proposal for a specified alternative use of the land consistent with Government Code §51282(e) and the City of Perris Municipal Code § 19.74.040[B][1]) (the “petition”), which will be accomplished by separate City Council action and made a condition of project approval; and

WHEREAS, an Initial Study and Mitigated Negative Declaration 2342 was prepared for the above-mentioned application and petition, which includes Development Plan Review 18-00002, Tentative Parcel Map 18-05058 and Partial Tentative Cancellation 18-05219 (“the Project”) and was publically reviewed for a thirty (30) day period in accordance with CEQA, from June 21, 2019 to July 22, 2019; and

WHEREAS, public notice was provided in accordance with Government Code Section 51232 of the California Land Conservation Act of 1965; and

WHEREAS, the County Assessor has certified to the City that the cancellation valuation of the subject property for the Tentative Partial Cancellation is \$4,600,000 (four million six hundred thousand) and that the cancellation valuation of 12.5% results in a cancellation fee of

EXHIBIT G

\$575,000.00 (five hundred and seventy-five thousand) attached to the Project Staff Report as Exhibit I; and

WHEREAS, a duly noticed public hearing was conducted by the Planning Commission on November 20, 2019, to consider facts as presented in the staff report prepared for Development Plan Review 18-00002 and Tentative Parcel Map 18-05058 (“the Project”), and to accept public testimony regarding the Project; and

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

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

Section 2. Based on the information contained in the staff report and supporting exhibits and all oral and written presentations and testimony made by City staff and members of the public, the Planning Commission has determined that although the Project could have a significant effect on the environment, there would not be an adverse effect by this Project because revisions to the Project have been made by or agreed to by the Project proponent, and mitigation measures have been outlined to reduce potential significant impacts to a level of insignificance and a Mitigated Negative Declaration (No. 2342) has been prepared pursuant to the California Environmental Quality Act (CEQA). The Planning Commission further finds and determines that the City has complied with the California Environmental Quality Act, and their determination reflects the independent judgment of the Commission.

Section 3. Based on the information contained in the staff report and supporting exhibits and all oral and written presentations and testimony made by City staff and members of the public, the Planning Commission hereby finds the following:

Development Plan Review 18-00002

1. The location, size, design, density, and intensity of the proposed development and improvements are consistent with the City’s General Plan, the Perris Valley Commerce Center

Specific Plan, the purposes and provisions of this Title, the purposes of the Zone in which the site is located, and the development policies and standards of the City.

The proposed industrial land use is consistent with the General Plan and the PVCCSP, both of which contemplate industrial uses on the site, as well as within the majority of the PVCCSP area in order to promote high quality industrial, commercial, and office land uses to serve the existing and future residents and businesses of the City of Perris. The location, size, density and intensity of the proposed Project and the required improvements are consistent with the development policies and standards of the General Plan and the PVCCSP as the proposed Project provides for architecture that is consistent with PVCCSP and Zoning Code requirements and the site design meets or exceeds all design and development criteria of the underlying LI zoning district and the PVCCSP, which implements the goals and policies of the General Plan and PVCCSP.

The Project is also consistent with General Plan Goal III, Policy II.A of the General Plan Land Use Element, that requires development to pay its fair-share of infrastructure costs and III.A, of the General Plan Land Use Element, which seeks to provide jobs for residents at all economic levels through commerce and industry and to diversify the local economy.

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 proposed Project is physically suitable in terms of parcel size, shape, access, and availability to utilities and services, as the site allows for adequate access from Indian Avenue and Ramona Expressway, and provides for the logical extension of infrastructure to service the site. The proposed parcel size and shape can easily accommodate the proposed development, as evidenced by the fact that the proposed site layout and design meet or exceed all design and development standards. In addition, nearby utility service connections are available to service the site and building and all improvements will be designed, installed and maintained consistent with City and service agency requirements. As such, the site is physically suitable for the proposed Project, in terms of size, shape, access, and services.

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

As conditioned, the proposed Project will not be detrimental to the public health, safety or welfare, or injurious to property and improvements in the vicinity or to the general welfare of the City, in that the Project is designed in conformance with the City's Zoning Ordinance. Further, the proposed Project meets or exceeds the design and development standards of the PVCCSP, and as such, will integrate into the existing fabric of industrial development that is contemplated for the area.

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

As designed and conditioned, the proposed architecture for the Project is compatible with

community standards, including the PVCCSP and applicable Zoning Regulation standards which require consistent use of varied colors, textures and materials, human-scale proportion, and the use of durable and low maintenance materials. The proposed Project will provide for a modern architecture style, with an articulated façade and the application of a complementary palette of architectural colors, finishes, and features that effectively change the surface planes and break up monotonous spans of the building. Additionally, the proposed architecture will be compatible with and protect the character of the existing and future industrial uses through the application of enhanced development standards, landscaping, setbacks, site design and improvements, which aesthetically enhance the site, while providing privacy and screening.

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

As conditioned, the proposed Project meets or exceeds the on-site and off-site landscape standards for Industrial as outlined in Section 19.70 of the Zoning Code as well as those specified in the PVCCSP. It provides a mix of specimen native and drought-tolerant trees, shrubs, ground cover, and seasonal color throughout the site to ensure visual relief and effectively frame, soften and embellish access points, building entries, parking areas, trash enclosures, and employee recreational areas. As required, all areas not covered by structures, drive aisles, parking or hardscape have been landscaped, which will provide an attractive environment for the public's enjoyment.

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

The proposed Project provides the safeguards necessary to protect the public health, safety and general welfare through the conditions or approval and mitigation measures, which will ensure that the Project is developed in compliance with City and affected service agency codes and policies and mitigate potential impacts to the environment and sensitive land uses through the Mitigation Monitoring and Reporting Program.

Tentative Parcel Map 18-05058

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

The proposed Tentative Parcel Map (TPM) has been review by the City Engineer and Planning Department to ensure compliance with the city codes and all other applicable regulations. The Project site has a General Plan land use designation of Specific Plan (Perris Valley Commerce Center Specific Plan) and is zoned as SP with an underlying Light Industrial (LI) zoning classification. The proposed warehouse is permitted in the "LI" zone within the Perris Valley Commerce Center Specific Plan (PVCCSP). The entire 24.2-acre proposed Project site is located within PVCCSP which encompasses approximately 3,500 gross acres located east of the I-215 Freeway, north of Placentia Avenue, west of the Perris Valley Storm Drain and south of March Air Reserve Base/March Inland Port. The PVCCSP consists of three Planning Areas, and the Project site is located within General Plan Planning Area 1 (North Industrial) and bordered by Planning Area 3 (Agricultural Conversion Area), which is intended to gradually convert from agricultural uses to uses compatible to support surrounding commerce and industry (Perris General

Plan Land Use Element, page 4). Planning Area 1 is generally made up of “industrial” land use designations and uses and heavy truck traffic occurs and will intensify as the surrounding area is converted to industrial uses and contemplated. The Proposed TPM is consistent with the applicable general and specific plan designations.

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

The 24.2-acre site is a relatively flat, parcel with frontages along Indian Avenue and Ramona Expressway. Indian Avenue is a designated truck route that funnels truck traffic to I-215. Utilities exist within the adjacent streets and can be logically extended. On-site storm drain facilities will be constructed as part of the Project to collect off- and on-site flows and direct them into the master storm drain facilities serving the area. As such, the proposed Project type and density are physically suitable for the site.

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

Pursuant to the California Environmental Quality Act and the Guidelines for Implementation of the California Environmental Quality Act, an Mitigated Negative Declaration (MND) #2342 was prepared for the Project that determined that less than significant impacts to wildlife and their habitat would occur as a result of the Project with implementation of the required mitigation measures. The site is vacant and current contains mixed tilled soils and overgrown vegetation. The Mitigation Monitoring and Reporting Program is attached to the MND #2342 and was publically reviewed for a 30-day period, extending from June 21, 2019, to July 22, 2019 as required. Minor comments were received from various agencies and the MND #2342 was revised, accordingly. The MND #2342 is posted on the City of Perris Development Services Department or on the City website.

4. That the design of the map or the type of improvements will not cause serious public health problems.

The TPM includes all the necessary roadway, sanitary sewer, water and drainage infrastructure easements and dedications to facilitate development that will not cause serious public health issues in the immediate vicinity of the Project. The Project MND #2342 determined that less than significant public health impacts would occur as a result of the Project, and mitigation measures will ensure short-term construction impacts are mitigated to an insignificant level.

Section 4. For the foregoing reasons the Planning Commission adopts the Mitigated Negative Declaration 2342 and approves Development Plan Review 18-00002 and Tentative Tract Map 18-05058 to facilitate the development of a 428,730 square foot (SF) warehouse building on a 24.2-acre site located at the northwest corner of Ramona Expressway and Indian Avenue within a Light Industrial (LI) zone in the Perris Valley Commerce Center Specific Plan (PVCCSP) area.).

Section 5. 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 6. The Chairperson shall sign, and the Secretary shall certify to the passage and adoption of this Resolution.

ADOPTED, SIGNED, and APPROVED this 20th Day of November 2019

CHAIRPERSON, PLANNING COMMISSION

ATTEST:

Secretary, Planning Commission

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

I, Kenneth Phung, SECRETARY OF THE PLANNING COMMISSION OF THE CITY OF PERRIS, DO HEREBY CERTIFY that the foregoing Resolution Number 19-15 was duly adopted by the Planning Commission of the City of Perris at a regular meeting of said Planning Commission on 20th day of November 2019 and that it was so adopted by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Secretary, Planning Commission