



CITY OF PERRIS PLANNING COMMISSION

AGENDA

August 17, 2022

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: Gomez, Lopez, Jimenez,
Chair Hammond, Vice-Chair Shively

3. INVOCATION:

4. PLEDGE OF ALLEGIANCE: Commissioner Gomez

5. PRESENTATION:

6. CONSENT CALENDAR:

A. Planning Commission Minutes for July 20, 2022

7. PUBLIC HEARING:

8. BUSINESS ITEM:

A. Economic Development Department Marketing Strategy – Presentation on the marketing strategy of the Economic Development Department

REQUESTED ACTION: The Planning Commission considers and discusses the marketing strategy of the Economic Development Department for staff to receive and file.

B. Carwash Inventory – Presentation on the number of stand-alone and automatic carwashes in the City of Perris

REQUESTED ACTION: The Planning Commission considers and discusses the number of stand-alone and automatic carwashes in the City for staff to receive and file.

C. Industrial Good Neighbor Policy Resolution 22-19 – A resolution to consider implementation of "Good Neighbor Guidelines for Siting New/Modified Warehouse/Distribution Facilities," aimed at minimizing environmental impacts

associated with warehouse/distribution facilities in proximity to sensitive receptors in the City of Perris. **Applicant:** City of Perris

REQUESTED ACTION: Adopt Resolution No. 22-19, recommending the City Council adopt the "Good Neighbor Guidelines for Siting New/Modified Warehouse/Distribution Facilities"; and **Determine** the Resolution is exempt from the California Environmental Quality Act Guidelines (CEQA) pursuant to Sections 15060(c)(3) and 15061(b)(3), as this Resolution will not result in a direct or reasonably foreseeable indirect physical change in the environment, nor will it have a significant effect upon the environment.

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, and 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

COVID-19 REMOTE PUBLIC COMMENT/CITIZEN PARTICIPATION

With the intent of adhering to the new community guidelines from the Center for Disease Control, the City of Perris will allow for remote public comment and participation at the upcoming Planning Commission meeting via Zoom. Public Comment is limited to three (3) minutes.

ZOOM MEETING INFORMATION

When: August 17, 2022, 6:00 PM Pacific Time (US and Canada)
Topic: Planning Commission Meeting

In order to provide public comments via Zoom, participants will be required to register in advance at the following link:

Register in advance for this webinar:

https://us06web.zoom.us/webinar/register/WN_dod91qS-SIu5Uh8TEXWttw

After registering, you will receive a confirmation email containing information about joining the meeting. During the Planning Commission meeting, if you wish to speak, via Zoom, for public comment on any item, please select the raise hand icon next to your name. The moderator will grant you access to speak. Public Comment is limited to (3) three minutes.

Planning Commission Agenda

CITY OF PERRIS
August 17, 2022

Item

6A

Planning Commission Minutes
for July 20, 2022

CITY OF PERRIS

MINUTES:

Date of Meeting: July 20, 2022
06:00 PM

Place of Meeting: City Council Chambers

1. CALL TO ORDER:

2. ROLL CALL:

Commissioners Present: Chair Hammond, Vice-Chair Shively, Jimenez, Gomez, Lopez

City Staff Members Present: Director of Development Services Phung, Planning Manager Brenes, Assistant City Manager Wendell Bugtai, City Attorney Khuu, City Engineer Pourkazemi, Associate Planner Alfredo Garcia, Contract Planner Mathew Evans, Associate Planner Lupita Garcia, and Administrative Technician Sylvia Arvizu

3. INVOCATION:

4. PLEDGE OF ALLEGIANCE:

Commissioner Jimenez led the Pledge of Allegiance.

5. PRESENTATION:

6. CONSENT CALENDAR:

A. APPROVAL OF MINUTES

Approved the Minutes for the regular meeting held on June 15, 2022, of the Planning Commission.

The Mayor called for a motion.

M/S/C: Moved by Commissioner Jimenez, seconded by Commissioner Gomez to Approve A. Planning Commission Minutes for June 15, 2022

AYES: Commissioner Jimenez, Commissioner Gomez, Vice Chair Shively, Chair Hammond

NOES:

ABSENT:

ABSTAIN: Commissioner Lopez

7. PUBLIC HEARING:

- A. Conditional Use Permit (CUP) 20-05217 and Tentative Parcel Map 38011 (TPM) 21-05003 – A proposal to reconfigure five parcels totaling 4.5-acres into four lots to facilitate the development of two fast-food drive-thru restaurants and an automated carwash facility with an area for future expansion located on the east side of N Perris Blvd and approximately 700ft south of W Orange Avenue within the Commercial Community (CC) zone. Assessor Parcel Numbers: 320-050-001, 002, 003, 004, and 005. Applicant: Scott Yorkison, Salim Development Group.
REQUESTED ACTION: Adopt Resolution No. 22-17, finding the project Categorically Exempt from CEQA under Section 15332, Class 32 In-fill development, and approve Conditional Use Permit 20-05217 and Tentative Parcel Map 38011 (21-05003) based upon the findings and subject to the Conditions of Approval.

Associate Planner Garcia presented the project.

Commissioner Lopez requested clarification on the east and west elevations on the presentation not matching the hard copy for Freddy's steak burgers, and to add a trellis treatment.

Commissioner Jimenez asked if the color palette would blend with the Walmart shopping center across the street; if the applicant would consider incorporating grey tones; if there was a buffer between the carwash and assisted living facility; if there was an additional need for fast food restaurants as the community wants sit-down restaurants.

Associate Planner Garcia stated he could work with the applicant to add the enhancements.

Commissioner Jimenez requested clarification on ingress and egress from the site; if the median included a left turn pocket, and how far does the median extend?

Associate Planner Garcia responded to the elevations and colors.

Deputy City Engineer Pourkazemi explained the median design and how it would be constructed for ingress and egress.

Commissioner Jimenez asked if there was only one trash enclosure for both restaurants.

Director Phung explained there would be trash enclosures for each building.

Commissioner Gomez requested clarification on the light yellow trees on landscape plans and if trees will be planted along Perris Blvd.

Planner Garcia explained there would be fruitless trees, olive trees, and one palo verde.

Commissioner Gomez recommended more shade adjacent for the right-of-way.

Commissioner Gomez recommended the City consider updating the parking study and monitoring the number of car washes in the City.

Commissioner Gomez asked when the applicant plans to begin Phase 2.

Vice Chair Shively asked if a traffic study was prepared to determine the need for a deceleration lane; if a fire access plan was prepared, and the trash enclosures will need to be ADA accessible.

Commissioner Jimenez asked about pedestrian crosswalks between the three buildings, and spacing between the two driveways.

Deputy City Engineer Pourkazemi explained the spacing consideration between the driveways.

Director Phung commented on the pedestrian connection, and staff would work with the applicant to provide a pedestrian connection plan.

Chair Hammond requested deletion of duplicate COA #1 and #4; noted the southbound traffic has a left turn pocket on the civil plans with raised landscaped median but is not expressly reflected in the conditions and the two entrances may be too close to each other.

Deputy City Engineer Pourkazemi stated that they could expressly add language to condition #27 to reflect the landscape median.

Commissioner Gomez asked if the building colors could be similar to the shopping center across the street and if the City has any restrictions on how many carwashes can be located near each other.

Director Phung commented that there are approximately 20+ carwashes in the City, and no restriction exists on the number of allowed car washes if the zoning permits.

Applicant Scott Yorkison responded with his engineer, Joe Cross, available via zoom. Applicant Yorkison commented that he is flexible with the colors, and he could add a trellis along the carwash front entrance.

Commissioner Jimenez asked if the applicant could consider a color palette similar to the Walmart center; Freddy's north and south elevations need enhancements (e.g., trellises); the applicant work with staff on pedestrian crosswalks.

Applicant Engineer Cross explained they would provide a site plan with pedestrian crosswalks.

Applicant Yorkison commented he met with City's economic team, has been working with staff to find the appropriate design, and will continue to work with staff to address the Commissioner's comments.

Commissioner Gomez commented that an aesthetically pleasing fence be installed between Phase 1 and the undeveloped Phase 2, and that there are too many carwashes in the City.

Applicant Scott expressed a desire to find an appropriate fencing solution to secure Phase 2 from vagrancy and graffiti, and the standard in the industry for standalone carwash is one per 30,000 people.

Vice Chair Shively commented that the exterior building could be more cohesive using a similar trellis and brick treatment and ensuring that the site plan provides for ADA path of travel.

Commissioner Lopez asked if lighting could be included on all buildings.

Applicant Yorkison concurs with the lighting comments.

Chair Hammond thanked the developer/applicant and emphasized landscaping and circulation continuity.

Director Phung commented staff would add conditions for the trellis to the carwash building, add decorative lighting to all the commercial buildings, include a crosswalk plan, add more shade trees and increase landscaping next to the senior living facility, install an iron fence to secure the phase lot, remove redundant Planning Conditions 1 and 4, and amend Eng COA to identify the landscape median pocket expressly.

The Chair called for a motion.

M/S/C: Moved by Jimenez, seconded by Gomez

AYES: Commissioner Jimenez, Commissioner Gomez, Commissioner Lopez, Chair Hammond, Vice Chair Shively

NOES:

ABSENT:

ABSTAIN:

- B. Development Plan Review (DPR) 21-00006 – A proposal to construct a 156,094 square-foot industrial building on a 6.4-acre site located at 25264 E Nance Street, south of Harley Knox Boulevard and north of Nance Street, generally between Las Palmas and Redlands Avenue within the Perris Valley Commerce Center (PVCC) Specific Plan area. Assessor Parcel Numbers: 302-100-020, 302-100-030, and 031 Applicant: Matt Englarh, Proficiency Capital LLC. REQUESTED ACTION: ADOPT Resolution No. 22-18 adopting Mitigated Negative Declaration No. 2366 and approving Development Plan Review (DPR) 22-00006 based upon the findings and subject to the Conditions of Approval.

Planner Evans presented the project.

City Engineer handout the revised COA

Commissioner Lopez commented that if there is an existing residence to the west, the applicant should consider adding trees to the westerly property boundary; and that the architecture was attractive.

Planner Evans responded that he could not verify if the residence were occupied but that there would be a 14' wall along the west perimeter.

Director Phung commented the neighboring site had been acquired for industrial development.

Vice Chair Shivley inquired about the truck route for the development.

City Engineer commented on the truck route and circulation for the development.

Vice chair Shively asked about the 10 parking spaces at north and south that are comingling with truck access.

Director Phung commented that it was intended for future security staff and guard shack employee parking.

Commissioner Jimenez inquired about the discrepancy in the parking counts on the parking table in the presentation, Planning COA #28 and COA #32.b. should be integrated as one covers outdoor amenities while there other only addresses indoor amenities.

Planner Evans responded to the parking discrepancy and landscaping.

Commissioner Lopez inquired about any landscaping along the west perimeter and whether it is possible to have trees on the exterior of the wall.

Director Phung recommended having the trees on the interior side of the wall.

Vice Chair Shively commented on the lot acreage error on the site plan, and the building should not exceed 50% lot coverage.

Planner Evans responded that the corrections would be addressed.

Chair Hammond commented if Nance street will be paved to Perris Blvd; whether Nance Street is considered a truck route.

Commissioner Jimenez inquired about sidewalk installation on Harley Knox and Nance Street.

Deputy Engineer Pourkazemi commented on the truck route circulation for the development and that the project would install sidewalk and bicycle lanes adjacent to the frontage.

Commissioner Lopez asked about installing additional landscaping along the west property boundary and if the 12.1% landscaping could be increased.

Director Kenneth commented that planting Cypress trees would be a possibility.

Applicant Englard answered PC questions and explained they already plan to have a landscape planter along the west perimeter, but the Cypress trees would create movement conflict with the trucks in the loading area, and the building square footage includes the mezzanine area.

Commissioner Lopez asked if EV charging stations would be provided.

Applicant Englard stated the project is EV ready for 7 stations.

Vice Chair Shively appreciates the high-quality architecture and color scheme and hopes additional landscaping is provided.

Chair Hammond explained the PC is very detailed and respects every development, and the project has a very high caliber design.

The Chair called for a motion with the addition integrating COA #28 and COA #32.b. as one covers outdoor amenities while there other only addresses indoor amenities; the applicant work with staff to enhance the landscaping and resolve the lot coverage percentage; that the engineering conditions reflect the handout at the meeting.

M/S/C: Moved by Gomez, seconded by Shively

AYES: Commissioner Jimenez, Commissioner Gomez, Commissioner Lopez,
Vice Chair Shively, Chair Hammond

NOES:

ABSENT:

ABSTAIN:

- C. [Scoping Meeting for an Environmental Impact Report associated with Specific Plan Amendment \(SPA\) 22-05047, Development Plan Review \(DPR\) 22-00006, Conditional Use Permit \(CUP\) 22-05180, and Tentative Parcel Map \(TPM\) 22-05048 – A proposal to amend the Perris Valley Commerce Center Specific Plan \(PVCCSP\) to change the zoning designation of 36.3-acre of a 45.7-acre site located at the southeast corner of Perris Boulevard and Perry Street with frontage on Ramona Expressway from Commercial to Light Industrial to facilitate the construction of a 774,419 square-foot warehouse building, a DPR for the entire 45.7-acre site for the aforementioned warehouse building and two commercial developments totaling 9.4 acres, a CUP for the proposed drive-thru facilities associated with the commercial development, and a TPM to combine parcels for the warehouse development and create new parcels for the associated commercial](#)

properties. Applicant: OLC Development c/o Mike Naggar and Associates, Inc.

REQUESTED ACTION: Conduct a public Scoping Meeting to review, discuss, and provide comments regarding the proposed Project for the preparation of an Environmental Impact Report.

Chair Hammond opened the public hearing item.

Vice Chair Shively excused himself due to a conflict of interest.

Commissioner Jimenez, Gomez, Lopez, and Hammond noted that they drove by the site.

Planner Evans presented the project.

David Cook the applicant's CEQA consultant continued the presentation.

Planner Evans concluded the presentation.

Commissioner Jimenez commented on the Environmental issues she requested to be analyzed in the draft EIR slide, including traffic based on peak period, commercial and industrial energy consumption comparisons, and emissions difference between trucks and automobiles.

Commissioner Lopez inquired about solar installation as part of the project as an alternative for clean energy.

David Cooke explained the energy analysis.

Commissioner Jimenez inquired about the alternatives for the project.

David Cooke commented on the alternative analysis process.

Commissioner Jimenez expressed concerns about traffic on Ramona Expressway.

Chair Hammond discussed CEQA alternatives, how industrial noise would be mitigated adjacent to commercial uses, and expressed truck route concerns.

Mike Naggar expressed he heard all of the Commissioner's comments and will propose high quality development.

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, and

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.

Douglass Gardner representing B&B Gardener, commented regarding the EA18-05287 application to excavate dirt on the west basin located at the northeast corner of Redlands and Perry Street. He noted that a letter was submitted to staff on July 11, 2022, which expressed concern over the Categorical exemption.

Attorney Khuu commented that it would be inappropriate for Commission to discuss this item as it's a pending application with the City.

10. COMMISSION MEMBERS' ANNOUNCEMENTS OR REPORTS:

Commissioner Lopez states he's been on the Commission for one year and thanked the Chair, Commissioners, and City Staff for their support.

Commissioner Gomez also stated she's been on the Commission for one year and commented that it had been an amazing experience. She also thanked the Commissioners and City staff for mentorship and support.

Commissioner Jimenez encouraged everyone to stay cool with the heat wave.

Vice Chair Shively announced that the WSS shoe store is open; and is looking forward to school starting.

Chair Hammond commented he is very proud of the planning commission group for all their contribution and stated this is his 20th year as a Planning Commissioner.

Director Phung hopes that everyone enjoyed their summer break, commented that Covid-19 is rising, a Carwash update will be presented at the next PC meeting, Altura Credit Union has started plan check with the City, introduced newly hired Planning Manager Patricia Brenes, and Assistant City Manager Wendell Bugtai.

Director Phung stated that the meeting on August 03, 2022, will be canceled, and the next meeting will be on August 17, 2022.

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

12. ADJOURNMENT COVID-19 REMOTE PUBLIC COMMENT/CITIZEN PARTICIPATION With the intent of adhering to the new community guidelines from the Center for Disease Control, the City of Perris will allow for remote public comment and participation at the upcoming Planning Commission meeting via Zoom. Public Comment is limited to three (3) minutes.

Chair Hammond thanked everyone and adjourned meeting.

Planning Commission Agenda

CITY OF PERRIS
August 17, 2022

Item

8A

Economic Development Department
Marketing Strategy



CITY OF PERRIS

PLANNING COMMISSION

AGENDA SUBMITTAL

MEETING DATE: August 17, 2022

SUBJECT: Presentation on the marketing strategy of the Economic Development Department

REQUESTED ACTION: The Planning Commission considers and discusses the marketing strategy of the Economic Development Department for staff to receive and file.

CONTACT: Kenneth Phung, Director of Development Services

BACKGROUND/DISCUSSION:

At the request of the Planning Commission, the Economic Development Staff will present the marketing strategy of the Economic Development Department at the Planning Commission meeting.

RECOMMENDATION:

Upon hearing all the information presented at the hearing, staff recommends that the Planning Commission consider and discuss the provided information for staff to receive and file.

BUDGET (or FISCAL) IMPACT: Costs for staff preparation of this item have been budgeted in the 2022- 2023 budget.

Prepared by: Kenneth Phung, Director of Development Services

REVIEWED BY:

Consent:

Public Hearing:

Business Item: August 17, 2022

Presentation:

Other:

Planning Commission Agenda

CITY OF PERRIS
August 17, 2022

Item

8B

Carwash Inventory



CITY OF PERRIS

PLANNING COMMISSION

AGENDA SUBMITTAL

MEETING DATE: August 17, 2022

SUBJECT: Presentation on the number of stand-alone and automatic carwashes in the City of Perris

REQUESTED ACTION: The Planning Commission considers and discusses the number of stand-alone and automatic carwashes in the City for staff to receive and file.

CONTACT: Kenneth Phung, Director of Development Services

BACKGROUND/DISCUSSION:

At the request of the Planning Commission, staff will have a power presentation on the number of stand-alone and automatic carwashes in the City of Perris at the Planning Commission meeting on August 17, 2022.

RECOMMENDATION:

Upon hearing all the information presented at the hearing, staff recommends that the Planning Commission consider and discuss the provided information for staff to receive and file.

BUDGET (or FISCAL) IMPACT: Costs for staff preparation of this item have been budgeted in the 2022- 2023 budget.

Prepared by: Kenneth Phung, Director of Development Services

REVIEWED BY:

Consent:

Public Hearing:

Business Item: August 17, 2022

Presentation:

Other:

Planning Commission Agenda

CITY OF PERRIS
August 17, 2022

Item

8C

**Industrial
Good Neighbor
Policy Resolution 22-19**



CITY OF PERRIS

PLANNING COMMISSION AGENDA SUBMITAL

MEETING DATE: August 17, 2022

SUBJECT: **Industrial Good Neighbor Policy Resolution 22-19** – A resolution to consider implementation of "Good Neighbor Guidelines for Siting New/Modified Warehouse/Distribution Facilities," aimed at minimizing environmental impacts associated with warehouse/distribution facilities in proximity to sensitive receptors in the City of Perris. **Applicant:** City of Perris

REQUESTED ACTION: **Adopt Resolution No. 22-19**, recommending the City Council adopt the "Good Neighbor Guidelines for Siting New/Modified Warehouse/Distribution Facilities"; and **Determine** the Resolution is exempt from the California Environmental Quality Act Guidelines (CEQA) pursuant to Sections 15060(c)(3) and 15061(b)(3), as this Resolution will not result in a direct or reasonably foreseeable indirect physical change in the environment, nor will it have a significant effect upon the environment.

CONTACT: Kenneth Phung, Director of Development Services

PROJECT DESCRIPTION AND BACKGROUND:

In September 2005, the Western Riverside Council of Governments (WRCOG) and the Regional Air Quality Task Force (RAQTF) approved the Good Neighbor Guidelines for Siting New and/or Modified Warehouse Distribution Facilities (WRCOG Guidelines).

The Inland Empire region, including the City of Perris, has been the epicenter of warehouse development in the State. Since early 2000 nearly 30 million square feet of industrial developments have already been constructed or near completion in Perris, with another 5 million square feet of industrial already entitled, and another approximately 9 million square feet of industrial developments in twenty-three total projects currently going through the entitlement process. Due to the cumulative number of industrial projects, the City Council directed staff to prepare an industrial Good Neighbor Guidelines for the 15 percent of remaining industrial land in the northern part of Perris (i.e., PVCC Specific Plan) and 35 percent of remaining industrial land in the southern part of Perris.

The proposed industrial Good Neighbor Guidelines (GNG – 2022) is a modified version of the WRCOG's RAQTF Guidelines that includes goals and policies intended to assist Planning

Departments, developers, property owners, elected officials, community organizations, and the general public, mitigate the potential impacts associated with the rapid growth of the logistics industry near sensitive receptors in the City of Perris. Although City staff already works with the industrial development community to implement many of the goals and policies proposed in the GNG, adopting the policy will formalize what is expected from industrial development, particularly closer to sensitive receptors.

The proposed GNG - 2022 (Exhibit B) acknowledges that construction and operation of warehouse projects can come with significant environmental and public health impacts for nearby sensitive receptors. In order to provide a predictable business environment compatible with existing sensitive receptors, staff researched other jurisdictions, including the County of Riverside, City of Riverside, City of Fontana, City of Moreno Valley, and City of Menifee, and identified a set of minimum standards and guidelines that will help implement specific goals for the betterment of the Perris community (Exhibit C).

RECOMMENDATIONS FOR IMPLEMENTATION OF THE "GOOD NEIGHBOR GUIDELINES" (GNG – 2022)

The proposed goals and policies in the GNG-2022 aim at balancing economic growth, industrial development, and business success while implementing methods for the reduction of potential negative impacts on sensitive receptors (Exhibit C). Implementation of the Perris GNG -2022 will benefit areas including Neighborhood Character; Reduction of Engine Emissions; Elimination of Trucks in Residential Areas; Buffers between Warehouses and Sensitive Receptors; Educational Training, Public Outreach, and Community Engagement; Best Construction Practice; and Compliance with State Environmental Requirements.

The Perris GNG – 2022 includes most of the policies adopted by nearby jurisdictions surveyed by staff and newly created goals and policies that go and beyond nearby jurisdictions are requiring from warehouses when adjacent to sensitive receptors.

The following highlights the newly created goals and policies as they pertain to the areas that will benefit from the implementation of the Perris GNG – 2022:

Neighborhood Character

The City of Perris is experiencing development of vacant properties with industrial buildings, primarily large in size. Although some of these properties may be zoned for industrial uses, they are located near residential uses or other sensitive receptors. To help protect the neighborhood character of the community, the Perris GNG-2022 recommends the following highlights:

Goal #1: Protect the neighborhood characteristics of the urban, rural, and suburban communities

- **LEED Certification.** Any industrial project 400,000 square feet in size or requiring the preparation of an Environmental Impact Report (EIR) shall be designed to obtain Silver LEED Certification.

Reduction of Engine Emissions

Emissions from construction equipment and activities associated with warehouse/distribution facilities have an impact on the environment and the health of people working on and living near industrially developed sites. Business owners and operators play important roles in reducing diesel emissions. To help protect the health of on-site personnel and the community, the Perris GNG-2022 recommends the following highlights:

Goal #2: Minimize exposure to diesel emissions to neighbors that are situated in close proximity to the warehouse/distribution center

- **Solar Panels.** Buildings over 400,000 square feet shall install solar panels so 100% of the power is supplied to the office area of the facility, unless it is restricted due to the March Air Force Base Accident Potential Zone.

Elimination of Trucks in Residential Areas

To protect commercial and residential neighborhoods, in 1972 the City of Perris adopted truck routes, truck route regulations, and enforcement procedures. At the time Perris was predominately undeveloped and primarily an agricultural community. The City has since significantly grown with a population of approximately 80,000 people with a mixture of residential, commercial, and industrial uses, and the need has arisen to separate truck traffic from auto traffic beyond a policy standard point by strategically conditioning industrial projects with truck traffic to be directed away from residential and commercially zoned areas. Most recently, in January 2022, the City Council approved an update to the City's designated truck routes in the northern area of town, including the Perris Valley Commerce Center Specific Plan (PVCC-SP) that excludes Perris Boulevard and Ramona Expressway. In July 2022, the City of Perris approved the removal of truck routes in the central and southern areas of town away from the residential areas. To supplement the recently approved changes, the Perris GNG - 2022 recommends the following highlights:

Goal #3: Eliminate diesel trucks from unnecessary traversing through residential neighborhoods

- **Truck Routing Plan.** Truck routing plans must be consistent with the City of Perris Truck Route Plan;

Buffers between Warehouses and Sensitive Receptors

Currently, there is minimum distance requirement separating warehouses/distribution centers from sensitive receptors. The Codes include building/ yard setbacks and landscaping, ranging from zero and 50 feet, which are too small, insufficient, and provides minimum protection. In order to address need for adequate buffer, the Perris GNG-2022 recommends the following highlight:

Goal #4: Provide Buffers between Warehouses and Sensitive Receptors

- **Landscape Setback.** A minimum 30-foot landscape setback shall be provided along property lines when adjacent to sensitive receptors.

- **Trees Specifications.** Trees along the landscape setback shall include evergreen trees and consist of a minimum height of 25 feet, and shall be planted a distance of 20 feet on center. Palm trees shall not be utilized.
- **Percentage of Landscaping.** Percentage of landscaping for projects in the General Industrial (GI) Zone shall be increased from 10 to 12 percent and projects in the Light Industrial (LI) Zone shall be increased from 12 to 14 percent.
- **Screening of Loading Areas.** Loading areas shall be screened with a 14-foot-high decorative block wall, architecturally consistent with the building, and an 8-foot high berming to soften the view of the wall from the public right of way.
- **Building Architecture Details.** The architecture of the building shall include at least two materials (e.g., stone, brick, metal siding, etc.) and consist of a variation in plane and form, varied roof lines, pop-outs, recessed features, which are intended to result in interior and exterior areas that can be used by the general public, visitors, and employees.

Educational Training, Public Outreach, and Community Engagement

The Codes do not require warehouse/distribution center operators to conduct training or community outreach. Typically, staff recommends that applicants engage with the community and train employees. The Perris GNG-2022 recommends the following highlights:

Goal #5: Establish an Education Program to Inform Truckers of Health Effects of Diesel Particulate and Conduct Community Outreach to Address Residents' Concerns

- **Notification.** Provide adequate notification to property owners within 300 feet or at least 25 property owners, whichever is greater.

Best Construction Practice

The Perris GNG – 2022 policies are intended to ensure best construction practice in accordance with State Requirements to limit emissions and impacts to sensitive receptors. The Perris GNG-2022 recommends the following highlights:

Goal #6: Implement Construction Practice Requirements in Accordance with State Requirements to Limit Emissions and Noise Impacts from Building Demolition, Renovation, and New Construction

- **Monthly Construction Report.** The applicant shall provide monthly reports to the City demonstrating compliance with all the construction related policies.

Compliance with State Environmental Requirements

All projects are required to comply with the California Environmental Quality Act (CEQA) Guidelines and Environmental Agencies, including SCAQMD for the preservation and enhancement of the California's public health, safety, and the environment.

To help protect the health of on-site personnel and the community, the Perris GNG-2022 recommends the following highlights:

Goal #7: Ensure Compliance with the California Environmental Quality Act (CEQA) and State Environmental Agencies.

CONCLUSION

The minimum guidelines and standards recommended for warehouse/distribution facilities in the City's GNG-2022 will help protect residents' health without posing undue burdens on economic development.

ENVIRONMENTAL DETERMINATION:

The proposed Industrial Good Neighbor Policy Resolution is exempt from the California Environmental Quality Act Guidelines (CEQA) pursuant to Sections 15060(c)(3) and 15061(b)(3), as this Resolution will not result in a direct or reasonably foreseeable indirect physical change in the environment, nor will it have a significant effect upon the environment.

RECOMMENDATION:

Staff recommends the Planning Commission adopt Resolution No. 22-19, recommending the City approve the Good Neighbor Guidelines for Siting New/Modified Warehouse/Distribution Facilities.

BUDGET (or FISCAL) IMPACT: Costs for staff preparation of this item are included in the General Fund Budget.

Prepared by: Patricia Brenes, Planning Manager
REVIEWED BY: Kenneth Phung, Development Services Director

- EXHIBITS:**
- A. Planning Commission Resolution 22-19, including Exhibi 1 - Proposed Good Neighbor Guidelines for Siting New/Modified Warehouse/Distribution Facilities – Perris GNG-2022
 - B. Good Neighborhood Guidelines Survey of Nearby Jurisdictions
 - C. LEED Building Certification Qualification Summary and Checklist (Informational Purpose Only)

EXHIBIT A

Planning Commission Resolution 22-19,
including

**Exhibit 1: Proposed Good Neighborhood
Guidelines for Siting New/Modified
Warehouse/Distribution Facilities – Perris GNG-
2022**

RESOLUTION No, 22-19

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT, BASED UPON THE FINDINGS NOTED HEREIN, AN INDUSTRIAL GOOD NEIGHBOR POLICY

WHEREAS, on January 25, 2022, the City Council of Perris directed City staff to analyze the impacts of industrial/warehouse developments upon the City; and

WHEREAS, on July 26, 2022, the above-mentioned analysis was presented to the City Council; and

WHEREAS, City staff has prepared a proposed Industrial Good Neighbor Policy, which is attached hereto as Exhibit # “1” and incorporated herein by this reference, (“Policy”) to address the impacts of industrial/warehouse development in the City; and

WHEREAS, the Policy will be used as a tool, focusing on the relationship between land use, permitting, air quality, by offering guidance that can help minimize the potential impacts of industrial/warehouse projects; and

WHEREAS, on August 17, 2022, the Planning Commission held a duly noticed public meeting at which time all interested persons were given full opportunity to be heard and to present evidence; and

WHEREAS, after carefully reviewing the proposed Policy, considering staff’s presentations and oral and written public testimony (including, without limitation, all staff reports and attachments/exhibits), the Planning Commission desires to recommend that the City Council adopt the Policy; and

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

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

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

Section 2. California Environmental Quality Act. The adoption of the Industrial Good Neighbor Policy (“Policy”) is exempt from the California Environmental Quality Act Guidelines (CEQA) pursuant to Sections 15060(c)(3) and 15061(b)(3), as the Policy will not result in a direct or reasonably foreseeable indirect physical change in the environment, nor will it have a significant effect upon the environment.

Section 3. Findings. Based upon the forgoing, all oral and written testimony (including without limitation testimony by members of the public and City staff and the related staff report and exhibits/attachments presented at the public hearing), the Planning Commission hereby finds, with respect to the Policy, as follows:

1. The Policy promotes healthy neighborhoods where residents are not exposed to environmental hazards or pollutants that endanger their present or future health or well-being.
2. The Policy enhances livable neighborhoods by providing a safe and stable environment.
3. The Policy minimizes exposure to diesel emissions for residential neighborhoods, schools, parks, playgrounds, day care centers, nursing homes, hospitals, and other public places (Sensitive Receptors) situated near industrial uses.
4. The Policy reduces potential future health, odor and noise related issues, particularly when in close proximity to residential neighborhoods.
5. The Policy reduces exposure of diesel emissions to residences and other sensitive receptors. Reduces or eliminates trucks in residential neighborhoods. Reduces truckers travel time if specific truck routes are identified.
6. The Policy increases protection between warehouse/ distribution facilities and sensitive receptors. Reduces aesthetic impacts in residential neighborhoods.
7. The Policy educates truck drivers of the health effects of diesel particulate to encourage drivers to implement diesel reduction measures. Allows the warehouse/distribution facility to be proactive. Informs the community regarding strategies the warehouse/distribution facility is implementing to reduce exposure to diesel particulate.
8. The Policy protects the public health and minimize environmental impacts during construction activities.
9. The Policy preserves and enhances the California's public health, safety, and the environment.
10. Ensures compliance with State environmental agencies.

Section 4. Planning Commission Recommendation. Based upon the forgoing, all oral and written testimony (including without limitation testimony by members of the public and City staff and the related staff report and exhibits/attachments presented at the public hearing), the Planning Commission hereby recommends that the City Council adopt the Policy attached hereto as Exhibit # "1" and incorporated herein by reference.

Section 4. Severability. If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Resolution or the application thereof to any person or place, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remainder of this Resolution. The Planning Commission hereby declares that it would have adopted this Resolution, and each and every section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any

one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

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

ADOPTED, SIGNED, and APPROVED this 17th day of August 2022.

CHAIRPERSON, PLANNING COMMISSION

Attest:

Secretary, Planning Commission

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

I, Kenneth Phung, Designee Secretary of the Planning Commission of the City of Perris, do hereby certify that the foregoing Resolution Number (next in order) was duly adopted by the Planning Commission of the City of Perris at a regular meeting thereof held on the 17th day of August 2022, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Designee Secretary of the Planning Commission

Exhibit #1

Industrial Good Neighbor Policy

CITY OF PERRIS
GOOD NEIGHBOR GUIDELINES – (GNG 2022)
SITING NEW AND/OR MODIFIED
INDUSTRIAL FACILITIES



CITY OF PERRIS
DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION
(2022)

1. BACKGROUND

In 1998, the South Coast Air Quality Management District (SCAQMD) conducted its second Multiple Air Toxics Emissions Study (MATES II)¹. Considered the nation's most comprehensive study of toxic air pollution to date, the study found that:

- Diesel exhaust is responsible for about 70 percent of the total cancer risk from air pollution;
- Emissions from mobile sources - including cars and trucks as well as ships, trains, and planes - account for about 90 percent of the cancer risk. Emissions from businesses and industry are responsible for the remaining 10 percent; and
- The highest cancer risk occurs in south Los Angeles County - including the port area - and along major freeways².

The California Air Resources Board (CARB) has adopted two airborne toxic control measures that will reduce diesel particulate materials (PM) emissions associated with warehouse/distribution centers.

- The first will limit nonessential (or unnecessary) idling of diesel-fueled commercial vehicles, including those entering from other states or countries³. This measure prohibits idling of a vehicle for more than 5 minutes at any one location; and
- The second measure requires that transport refrigeration units (TRUs) operating in California become cleaner over time⁴. The measure establishes in-use performance standards for existing TRU engines that operate in California, including out-of-state TRUs.

CARB also operates a smoke inspection program for heavy-duty diesel trucks that focuses on reducing truck emissions in California communities. Areas with large numbers of distribution centers are a high priority. While CARB has these measures in place, local agencies need to acknowledge that the enforcement of these measures is through the California Highway Patrol and does not provide a swift resolve to local air quality issues.

In September 2005, the Western Riverside Council of Governments (WRCOG) and the Regional Air Quality Task Force (RAQTF) approved the *Good Neighbor Guidelines for Siting New and/or Modified Warehouse/Distribution Facilities* (WRCOG Guidelines). The Guidelines are intended to assist Planning Departments, developers, property owners, elected officials, community organizations, and the general public in understanding ways to balance new industrial development while protecting sensitive receptors in the subregion. Sensitive receptors are considered: residential communities, schools, parks, playgrounds, daycare centers, nursing homes, hospitals, and other public places where residents are most likely to spend time.

2. PURPOSE

The proposed industrial Good Neighbor Guidelines (GNG – 2022) is a modified version of the WRCOG's RAQTF Guidelines and includes goals and policies intended to assist Planning Departments, developers, property owners, elected officials, community organizations, and the general public, mitigate the potential impacts associated with the rapid growth of the logistics industry near sensitive receptors in the City of Perris. Adoption of this GNG – 2022 will formalize what is expected from industrial development, particularly those closer to sensitive receptors. The goals of the Perris GNG – 2022 include:

1. Ensure air quality and health risks, and noise impacts are evaluated;
2. Protect public health, safety, and welfare by regulating the design, location, and operation of warehouse/distribution facilities; and
3. Protect sensitive receptors, including neighborhood character of residential communities in the City of Perris.

For the purpose of these Guidelines, industrial uses are defined and regulated in Title 19 - Zoning Code of the Perris Municipal Code, and the City's Specific Plans.

3. APPLICABILITY

The Guidelines apply to all new warehouse, logistics, and distribution facilities ("industrial uses"), excluding in process formal entitlement applications that have been submitted prior to the effective day of this policy. In addition, the GNG – 2022 acts as a supplement to the City's Zoning Code and Specific Plans. Project level review under CEQA would continue to apply to any project, regardless of the total square footage. The approving authority has the discretion and authority to approve projects that deviate from the guidance provided in this policy, provided adequate justifications are provided by the applicant.

3. GOOD NEIGHBOR GUIDELINES

The proposed goals and policies in the GNG – 2022 aim at balancing economic growth, industrial development, and business success while implementing methods for the reduction of potential negative impacts on sensitive receptors. There are five areas that would benefit from the goals and policies in the GNG – 2022: Neighborhood Character; Reduction of Engine Emissions; Elimination of Trucks in Residential Areas; Buffers between Warehouses and Sensitive Receptors; and Educational Training, Public Outreach, and Community Engagement.

The following provides the goals and policies proposed for the Perris GNG – 2022, which includes goals and policies adopted by other jurisdictions:

Goal #1: Protect the neighborhood characteristics of the urban, rural, and suburban communities

Benefits:

1. Promotes healthy neighborhoods where residents are not exposed to environmental hazards or pollutants that endanger their present or future health or well-being.
2. Enhances livable neighborhoods by providing a safe and stable environment.

Recommended Policies:

1. Any industrial project 400,000 square feet in size or requiring the preparation of an Environmental Impact Report (EIR) shall be designed and required to obtain Silver LEED Certification.
2. Building massing shall be consistent with the City's Industrial Design Guidelines to reduce visual dominance on adjacent sensitive receptors.
3. Allow repairs within warehouse/distribution center.
4. For small industrial uses, when possible, locate driveways, loading docks, and internal circulation routes away from sensitive receptors.
5. For large industrial uses, require that driveways, loading docks and internal circulation routes are located away from sensitive receptors.

6. Truck loading bays and drive aisles shall be designed to minimize truck noise.
7. All lighting used in conjunction with a warehouse/ distribution facility operation shall be directed down into the interior of the site and not spill over onto adjacent properties.
8. If a public address (PA) system is being used in conjunction with a warehouse/distribution facility operation, the PA system shall be oriented away from sensitive receptors and the volume set at a level not readily audible past the property line.
9. No operation shall be permitted which emits odorous gases or other odorous matter in such quantities as to be dangerous, injurious, noxious, or otherwise objectionable to a level that is detectable with or without the aid of instruments at or beyond the lot line of the property containing said operation or activity.
10. It is unlawful to park or leave standing any commercial vehicle weighing 10,000 pounds or more on any vacant lot or unimproved nonresidential property in the city.
11. It is unlawful to park or leave standing any commercial vehicle weighing 10,000 pounds or more on any vacant lot or unimproved Commercially zoned property for the purpose other than doing business at the site, and/or remaining parked or standing for longer than reasonably appropriate to do such business.
12. It is unlawful to park or leave standing any commercial vehicle weighing 10,000 pounds or more on any highway, street or road which is adjacent to a parcel upon which there exists a public facility.
13. It is unlawful to park or leave standing any commercial vehicle weighing 10,000 pounds or more on any highway, street, road, alley, or private property within any residential district within the City.
14. It is unlawful to park or leave standing any vehicle on any highway, street, road, or alley within the city for the purpose of servicing or repairing such vehicle except when necessitated by an emergency.
15. Warehouse/ distribution facilities shall be designed to provide adequate on-site parking for commercial trucks and passenger vehicles and on site queuing for trucks away from sensitive receptors. Commercial trucks shall not be parked in the public right of way or nearby residential areas.
16. No parking shall be permitted in the landscape setback area.
17. Provide signage or flyers identifying where the closest restaurant, lodging, fueling stations, truck repair facilities, and entertainment can be found.
18. Facility operators shall post signs in prominent locations indicating that off-site parking for any employee, truck, or other operation related vehicle is strictly prohibited.
19. Signs shall be installed at all truck exit driveways directing truck drivers to the truck route as indicated in the Truck Routing Plan and State Highway System.
20. Signs shall be installed in public view with contact information of facility operator and SCAQMD for complaints related to excessive dust, fumes, or odors, and truck and parking complaints. Any complaints made to the facility operator shall be answered within 72 hours of receipt.
21. Require on site signage for directional guidance to trucks entering and exiting the facility to minimize potential impacts on sensitive receptors.
22. Signs should be posted in the appropriate locations that state parking and maintenance of all trucks is to be conducted within designated areas and not within the surrounding community or on public streets.

23. Signs and drive aisle pavement markings shall clearly identify the onsite circulation pattern to minimize unnecessary on-site vehicular travel.

Goal #2: Minimize exposure to diesel emissions to neighbors that are situated in close proximity to the warehouse/distribution center

Benefits:

1. Minimizes exposure to diesel emissions for residential neighborhoods, schools, parks, playgrounds, day care centers, nursing homes, hospitals, and other public places (Sensitive Receptors) situated near industrial uses.
2. Reduces potential future health, odor and noise related issues, particularly when in close proximity to residential neighborhoods.

Recommended Policies:

1. Minimize the air quality impacts of trucks on sensitive receptors by:
 - a) Restricting diesel engine and construction equipment idling to 5 minutes or less (SCAQMD Rule 2485).
 - b) Designing facilities with adequate on-site queuing for trucks and away from sensitive receptors.
 - c) Providing ingress and egress for trucks away from sensitive receptors.
 - d) For buildings with 50 or more dock high doors, site plans are required to identify a planned location for future electric truck charging stations and install conduit to that location. A ratio of one charging station shall be required for every 50 dock high doors.
 - e) On site equipment, such as forklifts, shall be electric with the necessary electrical charging stations provided.
 - f) Passenger vehicles parking should be separated from enclosed truck parking/truck court, and have separate primary access.
 - g) A minimum of 5% or as required by the Cal Green Code, whichever is greater of employee parking spaces shall be designated for electric or other alternative fueled vehicles.
 - h) Encouraging replacement of diesel fleets with new model vehicles.
 - i) Preventing the queuing of trucks on streets or elsewhere outside the warehouse facility or near sensitive receptor.
 - j) Promoting the installation of on-site electric hook-ups to eliminate idling of main and auxiliary engines during loading and unloading of cargo and when trucks are not in use – especially where transport refrigeration units (TRUs) are proposed to be used.
2. Consider exits and entries of existing warehouses and avoid locating sensitive receptors near these areas.
3. On-site speed bumps shall not be allowed except at security/entry gates.
4. A driver of a vehicle shall turn off the engine upon stopping at a destination. The general queuing and spillover of trucks onto surrounding public streets shall be prevented.
5. Warehouses greater than 100,000 square feet are required to directly reduce nitrogen and diesel particulate matter emissions (SCAQMD Rule 2305).

6. On site motorized operational equipment shall be ZE (Zero Emissions).
7. Buildings over 400,000 square feet shall install solar panels so 100% of the power is supplied to the office area of the facility, unless it is restricted due to the March Air Force Base Accident Potential Zone.
8. Truck operators with TRUs shall be required to utilize electric plug-in units when at loading docks
9. Minimize exposure to diesel emissions for residential neighborhoods, schools, parks, playgrounds, daycare centers, nursing homes, hospitals, and other public places (sensitive receptors) situated near industrial uses.
10. Facility operators shall maintain records of their facility owned and operated fleet equipment and ensure that all diesel fueled Medium-Heavy Duty Trucks (MHDT) and Heavy-Heavy Duty (HHD) trucks with a gross vehicle weight rating greater than 19,500 pounds use year CARB compliant 2010 or newer engines. Records should be made available to the County.
11. Facility operators shall coordinate with CARB and SCAQMD to obtain the latest information about regional air quality concentrations, health risks, and trucking regulations.
12. Equipment operator of a TRU (Transportation Refrigeration Unit) shall not cause a TRU to operate while stationary unless the vehicle is lawfully parked and not within 500 feet of a school unless the operator is actively engaged in the process of loading or unloading cargo or is waiting in a queue to load or unload for a period not to exceed 2 hours.
13. Require low energy use features, low water use features, all-electric vehicles (EV) parking spaces and charging facility, carpool/vanpool parking spaces, and short- and long-term bicycle parking facilities (Title 24 of the California Code of Regulations – CALGreen).
14. Post signs requiring to turn off truck engines when not in use.
15. At least 10% of all passenger vehicle parking spaces shall be electric vehicle (EV) ready. At least 5% of all passenger vehicle parking spaces shall be equipped with working Level 2 Quick charge EV charging stations installed and operational, prior to building permit issuance. Signage shall be installed indicating EV charging stations and that spaces are reserved for clean air/EV vehicles.
16. Encourage replacement of diesel fleets with new model vehicles.
17. Require operating the cleanest vehicles available.
18. In compliance with CEQA, conduct SCAQMD URBEMIS and EMFAC computer models to identify the significance of air quality impacts on Sensitive Receptors.
19. Require an air quality analysis to ensure air quality protection, in accordance with the Air Quality Management District (AQMD) guidelines, for both project specific and cumulative impact analysis.
20. Require "Health Risk Assessments" for industrial uses within 1,000 feet of Sensitive Receptors in accordance with AQMD guidelines.

Goal #3: Eliminate diesel trucks from unnecessary traversing through residential neighborhoods

Benefits:

1. Reduces exposure of diesel emissions to residences and other sensitive receptors.
2. Reduces or eliminates trucks in residential neighborhoods.
3. Reduces truckers' travel time if specific truck routes are identified.

Recommended Policies:

1. Truck routing plans shall be consistent with the City of Perris Truck Route Plan.
2. Adequate turning movements at entrance and exit driveways shall be provided, subject to City approval.
3. Truck traffic shall generally be routed to impact the least number of sensitive receptors.
4. Establish a Truck Routing Plan consistent with the City's truck route and that avoids sensitive receptors.
5. To the extent possible, establish separate entry and exit points within a warehouse/distribution facility for trucks and vehicles to minimize vehicle/truck conflicts.
6. Check in gates and/or guard booths are required to be positioned with a minimum of 150 feet inside the property line for on-site truck queuing. An additional 75 feet of on-site queuing shall be added for every 20 loading docks beyond 40 up to 300 feet. Multiple lanes (minimum lane width 12 feet) are permitted to achieve the required queuing. The general queuing and spillover of trucks onto the surrounding public streets are prohibited. Commercial trucks and/or trailers shall not be parked on the public right of way or adjacent to sensitive receptors.
7. Establish overnight parking within the warehouse/distribution center.

Goal #4: Provide Buffers between Warehouses and Sensitive Receptors

Benefits:

1. Increases protection between warehouse/ distribution facilities and sensitive receptors.
2. Reduces aesthetic impacts in residential neighborhoods.

Recommended Policies:

1. A separation of at least 300 feet shall be provided, as measured from the dock doors to the nearest property line of the sensitive receptor.
2. A minimum 30-foot landscape setback shall be provided along property lines when adjacent to sensitive receptors.
3. Trees along the landscape setback shall include evergreen trees and consist of a minimum height of 25 feet, and shall be planted a distance of 20 feet on center. Palm trees shall not be utilized.
4. Percentage of landscaping for projects in the General Industrial (GI) Zone shall be increased from 10 to 12 percent and projects in the Light Industrial (LI) Zone shall be increased from 12 to 14 percent.
5. Loading areas shall be screened with a 14-foot-high decorative block wall, architecturally consistent with the building, and an 8-foot high berming to soften the view of the wall from the public right of way.
6. The architecture of the building shall include at least two materials (e.g., stone, brick, metal siding, etc.) and consist of a variation in plane and form, varied roof lines, pop-outs, recessed features, which are intended to result in interior and exterior areas that can be used by the general public, visitors, and employees.
7. Ensure that sensitive receptors are screened from industrial uses using appropriate wall design and heights.

8. Require landscaping to soften the potential impacts on sensitive receptors from industrial uses.
9. Sites shall be densely screened with landscaping along all bordering streets and adjacent sensitive receptors with trees spaced no further apart than 25 feet on center. Fifty percent of the landscape screening shall include a minimum of 36-inch box trees.
10. All landscaping shall be irrigated for the life of the facility.
11. An additional wing wall shall be installed perpendicular to the loading dock areas to further attenuate noise related to truck activities and also address aesthetics by screening the loading area when adjacent to sensitive receptors. Vines should be planted in front of the screen walls to soften views from the street.
12. Dock doors shall be located where they are not readily visible from sensitive receptors or major roads. If it is necessary to site dock doors where they may be visible, a method to screen the dock doors shall be implemented. A combination of landscaping, berms, walls, and similar features shall be considered.
13. A minimum of 50 percent of site plantings shall be evergreen broadleaf tree species.
14. Require on-site signage for directional guidance to trucks entering and exiting the facility to minimize potential impacts on sensitive receptors.

Goal #5: Establish an Education Program to Inform Truckers of Health Effects of Diesel Particulate and Conduct Community Outreach to Address Residents' Concerns

Benefits:

1. Educates truck drivers of the health effects of diesel particulate to encourage drivers to implement diesel reduction measures.
2. Informs the community regarding strategies the warehouse/distribution facility is implementing to reduce exposure to diesel particulate.
3. Allows the warehouse/distribution facility to be proactive.
4. Encourages partnership to develop solutions for both parties.

Recommended Policies:

1. Provide adequate notification to property owners within 300 feet or at least 25 property owners, whichever is greater.
2. Facility operators shall train their managers and employees on efficient scheduling and load management to eliminate unnecessary queuing and idling of trucks.
3. Facility operators shall require their drivers to park and perform any maintenance of trucks in designated on site areas and not within the surrounding community or on public streets.
4. Facility operators for sites that exceed 250 employees shall establish a rideshare program, in accordance with AQMD rule 2202, with the intent of discouraging single-occupancy vehicle trips and promote alternate modes of transportation, such as carpooling and transit where feasible.
5. Provide informational flyers and pamphlets for truck drivers about the health effects of diesel particulates and importance of being a good neighbor.
6. Encourage facility owners/management to have site visits with neighbors and the community to view measures taken to reduce/and or eliminate diesel particulate emissions.

7. Encourage facility owners/management to coordinate an outreach program that will educate the public.
8. Provide facility owners/management with the necessary resources from CARB and SCAQMD and encourage the utilization of those resources.
9. Applicant shall engage in a community outreach effort to determine issues of concern during the project entitlement process.
10. Applicant should look beyond the immediate development footprint and look for opportunities to enhance the surrounding community through upgrades such as street paving, walls, bicycle lanes, bus turnouts, landscaping and other types of infrastructure improvements.
11. Applicant may be required to provide a supplemental funding contribution to further offset potential air quality impacts to the community and provide a community benefit beyond any CEQA related mitigation measures.

Goal #6: Implement Construction Practice Requirements in Accordance with State Requirements to Limit Emissions and Noise Impacts from Building Demolition, Renovation, and New Construction

Benefits:

1. Protect the public health and minimize environmental impacts during construction activities.

Recommended Policies:

1. The applicant shall provide monthly reports to the City demonstrating compliance with all the construction related policies.
2. The Applicant to submit a monthly report to the City demonstrating compliance with the construction related policies.
3. All heavy-duty haul trucks shall have CARB-compliant 2010 engines or newer approved CARB engine standards.
4. All diesel fueled off-road construction equipment greater than 50 horsepower shall be equipped with CARB Tier 4 Compliant engines. If Tier 4 equipment is not available within 50 miles of the project site, Tier 3 or cleaner off road construction equipment may be utilized.
5. Construction contractor shall utilize construction equipment with properly operating and maintained mufflers, consistent with manufacturer's standards.
6. Construction contractors shall locate or park all stationary construction equipment away from sensitive receptors nearest the project site, to the extent practicable.
7. The surrounding streets shall be swept on a regular basis to remove any construction related debris and dirt.
8. Appropriate dust control measures that meet the SCAQMD standards shall be implemented for grading and construction activity.
9. Construction equipment maintenance records and data sheets, as well as any other records necessary to verify compliance with CARB standards shall be kept on site and furnished to the County upon request.
10. Construction contractors shall prohibit truck drivers from idling more than 5 minutes and require operators to turn off engines when not in use.

11. Prepare a construction traffic control plan prior to grading, detailing the locations of equipment staging areas material stockpiles, proposed road closures, and hours of construction operations to minimize impacts to sensitive receptors.
12. Minimize noise from construction activities.
13. The maximum daily disturbance area (actively graded area) shall be determined by the Air Quality Study.
14. Use of the most readily available technology (CARB Tier 3, Tier 4 Interim, and Tier 4 Compliant equipment).
15. Designate an area of the construction site where electric-powered construction vehicles and equipment can charge if the utility provider can feasibly provide temporary power for this purpose.
16. Prepare a construction traffic control plan prior to grading, detailing the locations of equipment staging areas, material stockpiles, proposed road closures, and hours of construction operations to minimize impacts to sensitive receptors.
17. During construction, signs are required to be in public view with contact information for a designated representative of the building occupant and an SCAQMD representative who is designated to receive complaints about excessive dust, fumes, or odors on this site.

Goal #7: Ensure Compliance with the California Environmental Quality Act (CEQA) and State Environmental Agencies

Benefits:

1. Preserves and enhances the California's public health, safety, and the environment.
2. Ensures compliance with State environmental agencies.

Recommended Policies:

1. In compliance with CEQA, conduct SCAQMD URBEMIS and EMFAC computer models to identify the significance of air quality impacts on sensitive receptors.
2. Require an air quality analysis to ensure air quality protection, in accordance with the Air Quality Management District (AQMD) guidelines, for both project specific and cumulative impact analysis.
3. Require Health Risk Assessments for industrial uses within 1,000 feet of sensitive receptors in accordance with AQMD guidelines.
4. A Noise Impact Analysis shall be prepared to evaluate potential impacts to the neighboring properties. It shall include construction and operation noise impacts, including stationary and off-site increases to ambient noise levels.
5. Require Transportation Demand Management Measures for industrial uses with over 100 employees to reduce work related vehicle trips.
6. Require signage about CARB regulations.
7. All building roofs shall be solar-ready.
8. Require the use of low Volatile organic compounds (VOC) paints and coatings (SCAQMD Rule 1113)
9. All signs shall be legible, durable, and weather-proof.

EXHIBIT B

Good Neighborhood Guidelines Survey of Nearby Jurisdictions

**GOOD NEIGHBOR GUIDELINES
POLICIES ADOPTED BY WRCOG AND SURVEYED JURISDICTIONS**

		DEVELOPMENT STANDARDS/REGULATIONS						
Policies	WRCOG	County of Riverside ¹	City of Riverside	City of Moreno Valley	City of Menifee ²	City of Fontana	City of Perris ³	
1	<p>Create a buffer zone of at least 300 meters (approx. 1,000 feet, can be office space, employee parking, greenbelt) between warehouse and sensitive receptors</p> <p>❖ Surveyed jurisdictions have not adopted the 1,000-foot buffer recommended by WRCOG. The protections provided in the project specific technical reports prepared in accordance with CEQA Guidelines justify reduced buffers. Alternatively, policy in Goal #4 of the Perris GNG requires a minimum 300-foot buffer zone between dock doors and property occupied by sensitive receptors.</p>	✓					❖	
2	<p>Provide food option, fueling, truck repair, and or convenience store on-site or within the warehouse/facility complex</p> <p>❖ Not proposed for Perris, as the addition of fueling stations in warehouses may exacerbate cumulative impacts to sensitive receptors (traffic, air quality, greenhouse gases, and aesthetics). Alternatively, policy in Goal #1 of the Perris GNG requires signs to be posted identifying locations of nearest food options, lodging, fueling stations, truck repair facilities, and entertainment.</p>	✓					❖	
3	Allow repairs within warehouse/distribution center	✓			✓		✓	
4	<p>For warehouse projects totaling 650,000 sq. ft. to the extent possible, locate driveways, loading docks and internal circulation routes away from residential uses or any other sensitive receptors</p> <p>❖ Perris GNG – Recommended policy in Goal #1 requires warehouses, regardless of size, will be required to locate driveways, loading docks and internal circulation routes away from residential uses or any other sensitive receptors, to the extent possible.</p>			✓			❖	

**GOOD NEIGHBOR GUIDELINES
POLICIES ADOPTED BY WRCOG AND SURVEYED JURISDICTIONS**

	Policies	WRCOG	County of Riverside¹	City of Riverside	City of Moreno Valley	City of Menifee²	City of Fontana	City of Perris³
5	Design facilities to allow for the queuing of trucks on site and away from sensitive receptors			✓		✓		✓
6	For small industrial uses, when possible, locate driveways, loading docks, and internal circulation routes away from sensitive receptors			✓		✓		✓
7	For large industrial uses, require that driveways, loading docks and internal circulation routes are located away from sensitive receptors			✓				✓
8	Require tiered, or graduated, land use regulations related to heights, setbacks and building massing, for all new industrial uses to minimize impacts on surrounding sensitive receptors (Building height is limited to up to 45 feet if located within 200 feet and 100,000 square feet if located between 200 and 800 feet of sensitive receptors. Size can increase thereafter based on Floor Area Ratio)				✓			❖
9	Truck loading bays and drive aisles shall be designed to minimize truck noise			✓				✓
10	Warehouse/distribution facilities should be designed so that truck bays and loading docks are a minimum of 300 feet, measured from the property line of the sensitive receptor to the nearest dock door.			✓				✓
11	Truck driveway shall be placed on streets that do not have fronting onto sensitive receptors			✓				✓
12	On site speed bumps shall not be allowed except at security/entry gates.			✓				✓
13	All lighting used in conjunction with a warehouse/ distribution facility operation shall be directed down into the interior of the site and not spill over onto adjacent properties			✓				✓

❖ **Perris GNG – Recommended policy in Goal #4 requires a minimum separation of 300 feet between dock doors and property occupied by sensitive receptor regardless of the size and building height.**

**GOOD NEIGHBOR GUIDELINES
POLICIES ADOPTED BY WRCOG AND SURVEYED JURISDICTIONS**

	Policies	WRCOG	County of Riverside¹	City of Riverside	City of Moreno Valley	City of Menifee²	City of Fontana	City of Perris³
14	Loading docks shall be oriented away from adjacent sensitive receptors, if possible					✓	✓	✓
15	Building massing shall be consistent with the City's Industrial Design Guidelines to reduce visual dominance on adjacent sensitive receptors					✓		✓
16	Buildings shall be set back a minimum of one foot for every foot of building height, but no less than 25 feet, when adjacent to a sensitive receptor ❖ Perris GNG – Recommended Policy in Goal #4 requires a 300-foot separation from dock doors to sensitive receptors, which would at the least yield a building setback of 180 feet. When other sides of the building face sensitive receptors, a minimum 50 foot building setback with a 30 foot landscape setback are required.					✓		❖
17	Dock high doors shall be a minimum of 250 feet from the property line of adjacent sensitive receptors ❖ Perris GNG – Recommended Policy in Goal #4 requires a 300-foot separation from dock doors to sensitive receptors, which would result in a building setback of at the least 180 feet. When other sides of the building face sensitive receptors, a minimum 50-foot building setback with a 30-foot landscape setback are required.					✓		❖
18	Underground stormwater facilities are preferred over above ground basins. If above ground facilities are needed, these should be designed so that the depth does not require perimeter fencing and can be incorporated as additional landscape buffer ❖ WQMP facilities may be above ground or underground based on the needs of the development; and are required to be landscaped if above ground.					✓		❖

**GOOD NEIGHBOR GUIDELINES
POLICIES ADOPTED BY WRCOG AND SURVEYED JURISDICTIONS**

	Policies	WRCOG	County of Riverside¹	City of Riverside	City of Moreno Valley	City of Menifee²	City of Fontana	City of Perris³
19	If a public address (PA) system is being used in conjunction with a warehouse/distribution facility operation, the PA system shall be oriented away from sensitive receptors and the volume set at a level not readily audible past the property line		✓			✓		✓
20	For buildings with 50 or more dock high doors, site plans are required to identify a planned location for future electric truck charging stations and install conduit to that location. A ratio of one charging station shall be required for every 50 dock high doors					✓		✓
21	On site equipment, such as forklifts, shall be electric with the necessary electrical charging stations provided		✓			✓		✓
22	All building roofs shall be solar-ready						✓	✓
OPERATIONAL CHARACTERISTICS								
23	Encourage replacement of diesel fleets with new model vehicles	✓						✓
24	Require operating the cleanest vehicles available	✓						✓
25	Encourage the installation of clean fueling stations at facilities ❖ Not proposed for Perris, as the addition of fueling stations in warehouses may exacerbate cumulative impacts to sensitive receptors (traffic, air quality, greenhouse gases, and aesthetics)	✓						❖
26	Warehouses greater than 100,000 square feet are required to directly reduce nitrogen and diesel particulate matter emissions (SCAQMD Rule 2305)						✓	✓
27	Require the use of low Volatile organic compounds (VOC) paints and coatings (SCAQMD Rule 1113)						✓	✓
28	On site motorized operational equipment shall be ZE (Zero Emissions)						✓	✓
29	Buildings over 400,000 square feet shall install solar panels so 100% of the power is supplied to operate all nonrefrigerated portions of the facility						✓	✓

**GOOD NEIGHBOR GUIDELINES
POLICIES ADOPTED BY WRCOG AND SURVEYED JURISDICTIONS**

	Policies	WRCOG	County of Riverside¹	City of Riverside	City of Moreno Valley	City of Menifee²	City of Fontana	City of Perris³
30	Truck operators with TRUs shall be required to utilize electric plug-in units when at loading docks						✓	✓
31	No operation shall be permitted which emits odorous gases or other odorous matter in such quantities as to be dangerous, injurious, noxious, or otherwise objectionable to a level that is detectable with or without the aid of instruments at or beyond the lot line of the property containing said operation or activity						✓	✓
32	Minimize exposure to diesel emissions for residential neighborhoods, schools, parks, playgrounds, day care centers, nursing homes, hospitals, and other public places (sensitive receptors) situated near the industrial uses			✓				✓
33	Facility operators shall maintain records of their facility owned and operated fleet equipment and ensure that all diesel fueled Medium-Heavy Duty Trucks (MHDT) and Heavy-Heavy Duty (HHD) trucks with a gross vehicle weight rating greater than 19,500 pounds use year CARB compliant 2010 or newer engines. Records should be made available to the County		✓					✓
34	Facility operators shall coordinate with CARB and SCAQMD to obtain the latest information about regional air quality concentrations, health risks, and trucking regulations		✓					✓

**GOOD NEIGHBOR GUIDELINES
POLICIES ADOPTED BY WRCOG AND SURVEYED JURISDICTIONS**

		SCREENING (WALLS AND LANDSCAPING)						
Policies	WRCOG	County of Riverside ¹	City of Riverside	City of Moreno Valley	City of Menifee ²	City of Fontana	City of Perris ³	
35	Warehouse building larger than 50,000 square feet – provide a 10-foot-wide landscape setback and 10-foot-high solid decorative wall when adjacent to sensitive receptor ❖ Perris GNG – Recommended Policy in Goal #4 requires a 30-foot-wide landscape setback when adjacent to sensitive receptors. In addition, a separate policy in Goal # 4 requires a 14-foot-high decorative block wall, architecturally consistent with the building, and an 8-foot high berming to soften the view of the wall from the public right of way.						✓	❖
36	Warehouse building smaller than 50,000 square feet – provide a 10-foot-high solid decorative wall ❖ Perris GNG – Recommended Policy in Goal #4 requires a 30-foot-wide landscape setback when adjacent to sensitive receptors. In addition, a separate policy in Goal # 4 requires a 14-foot-high decorative block wall, architecturally consistent with the building, and an 8-foot high berming to soften the view of the wall from the public right of way.						✓	❖
37	Trees within the landscape buffer setback shall be evergreen, drought tolerant, minimum 36-inch box, and be spaced at no greater than 40 feet on center. Palm trees shall not be utilized ❖ Perris GNG – Recommended Policy in Goal #4 requires evergreen trees along the landscape buffer setback, at least 25 feet in height and planted a distance of 20 feet on center. Palm trees shall not be utilized.						✓	❖

**GOOD NEIGHBOR GUIDELINES
POLICIES ADOPTED BY WRCOG AND SURVEYED JURISDICTIONS**

	Policies	WRCOG	County of Riverside¹	City of Riverside	City of Moreno Valley	City of Menifee²	City of Fontana	City of Perris³
38	Ensure that sensitive receptors are screened from industrial uses using appropriate wall design and heights			✓		✓		✓
39	Require landscaping to soften the potential impacts on sensitive receptors from industrial uses			✓		✓		✓
40	Sites shall be densely screened with landscaping along all bordering streets and adjacent sensitive receptors with trees spaced no further apart than 25 feet on center. Fifty percent of the landscape screening shall include a minimum of 36-inch box trees.		✓					✓
41	All landscaping shall be irrigated for the life of the facility		✓				✓	✓
42	An additional wing wall shall be installed perpendicular to the loading dock areas to further attenuate noise related to truck activities and also address aesthetics by screening the loading area when adjacent to sensitive receptors		✓			✓		✓
43	Dock doors shall be located where they are not readily visible from sensitive receptors or major roads. If it is necessary to site dock doors where they may be visible, a method to screen the dock doors shall be implemented. A combination of landscaping, berms, walls, and similar features shall be considered		✓			✓		✓
44	A minimum of 50% of site plantings shall be evergreen broadleaf tree species					✓		✓
45	Front setbacks shall include a minimum 25-foot landscape planter. For property lines adjacent to a sensitive receptor, side setbacks shall include a minimum 10-foot landscape planter, and rear setbacks shall include a minimum 5-foot landscape planter ❖ Perris GNG – Recommended Policy in Goal #4 requires a 30-foot-wide landscape setback when adjacent to sensitive receptors. Side and rear setbacks shall be required in accordance with the Codes.					✓		❖

**GOOD NEIGHBOR GUIDELINES
POLICIES ADOPTED BY WRCOG AND SURVEYED JURISDICTIONS**

	Policies	TRUCK IDLING						
		WRCOG	County of Riverside ¹	City of Riverside	City of Moreno Valley	City of Menifee ²	City of Fontana	City of Perris ³
46	Restrict diesel engine idling to 5 minutes or less (SCAQMD Rule 2485)		✓		✓		✓	✓
47	Restrict idling within the facility to less than 10 minutes ❖ This is not consistent with SCAQMD Rule 2485. ❖ Perris GNG – Recommended Policy in Goal #2 restricts diesel engine and construction equipment idling to 5 minutes or less, in accordance with SCAQMD Rule 2485.	✓						❖
48	Restrict diesel truck idling to 3 minutes (post signs along entrances and in dock areas) ❖ Perris GNG – Recommended Policy in Goal #2 restricts diesel engine and construction equipment idling to 5 minutes or less, in accordance with SCAQMD Rule 2485.						✓	❖
49	Require the installation of hooks ups to eliminate idling of refrigeration units	✓	✓		✓			✓
50	A driver of a vehicle must turn off the engine upon stopping at a destination		✓		✓			✓
51	Equipment operator of a TRU (Transportation Refrigeration Unit) must not cause a TRU to operate while stationary unless the vehicle is lawfully parked and not within 500 feet of a school unless the operator is actively engaged in the process of loading or unloading cargo or is waiting in a queue to load or unload for a period not to exceed 2 hours				✓			✓
52	Promote the installation of on-site electric hook ups to eliminate the idling of main and auxiliary engines during loading and unloading of cargo and when trucks are not in use			✓	✓	✓		✓

**GOOD NEIGHBOR GUIDELINES
POLICIES ADOPTED BY WRCOG AND SURVEYED JURISDICTIONS**

	Policies	WRCOG	TRAINING/COMMUNITY OUTREACH					City of Perris ³
			County of Riverside ¹	City of Riverside	City of Moreno Valley	City of Menifee ²	City of Fontana	
53	Facility operators shall train their managers and employees on efficient scheduling and load management to eliminate unnecessary queuing and idling of trucks	✓	✓					✓
54	Facility operators shall require their drivers to park and perform any maintenance of trucks in designated on site areas and not within the surrounding community or on public streets	✓	✓					✓
55	Facility operators for sites that exceed 250 employees shall establish a rideshare program, in accordance with AQMD rule 2202, with the intent of discouraging single-occupancy vehicle trips and promote alternate modes of transportation, such as carpooling and transit where feasible		✓					✓
56	Provide informational flyers and pamphlets for truck drivers about the health effects of diesel particulates and importance of being a good neighbor	✓						✓
57	Encourage facility owners/management to have site visits with neighbors and the community to view measures taken to reduce/and or eliminate diesel particulate emissions	✓						✓
58	Encourage facility owners/management to coordinate an outreach program that will educate the public	✓						✓
59	Provide facility owners/management with the necessary resources from CARB and SCAQMD and encourage the utilization of those resources	✓						✓
60	Applicant shall engage in a community outreach effort to determine issues of concern during the project entitlement process		✓				✓	✓
61	Applicant should look beyond the immediate development footprint and look for opportunities to enhance the surrounding community through upgrades such as street paving, walls, bicycle lanes, bus turnouts, landscaping and other types of infrastructure improvements							✓

**GOOD NEIGHBOR GUIDELINES
POLICIES ADOPTED BY WRCOG AND SURVEYED JURISDICTIONS**

	Policies	WRCOG	County of Riverside¹	City of Riverside	City of Moreno Valley	City of Menifee²	City of Fontana	City of Perris³
62	Applicant may be required to provide a supplemental funding contribution to further offset potential air quality impacts to the community and provide a community benefit beyond any CEQA related mitigation measures		✓					✓
TRUCK CIRCULATION/ ENTRY AND EXIT								
63	Obtain approval for turning templates to verify truck turning movements at entrance and exit driveways and street intersections adjacent to industrial buildings. Truck entries shall be located on Collector Streets. Vehicle entries shall be designed to prevent truck access on streets that are not Collector Streets ❖ Perris GNG – Recommended Policy in Goal #3 requires adequate turning movements at entrance and exit driveways be provided subject to City approval.						✓	❖
64	Clearly specify primary entrance and exit points	✓						✓
65	Site design shall allow for trucks to check within facility area to prevent queuing of trucks on the street	✓						✓
66	Establish a Truck Routing Plan consistent with the City's truck route and that avoids sensitive receptors	✓	✓	✓	✓		✓	✓
67	Truck traffic shall generally be routed to impact the least number of sensitive receptors					✓		✓
68	Consider exits and entries of existing warehouses and avoid locating sensitive receptors near these areas	✓	✓	✓				✓
69	Prevent the queuing of trucks on streets or elsewhere outside the facility			✓				✓
70	The general queuing and spillover of trucks onto surrounding public streets shall be prevented		✓					✓

**GOOD NEIGHBOR GUIDELINES
POLICIES ADOPTED BY WRCOG AND SURVEYED JURISDICTIONS**

	Policies	WRCOG	County of Riverside ¹	City of Riverside	City of Moreno Valley	City of Menifee ²	City of Fontana	City of Perris ³
71	To the extent possible, establish separate entry and exit points within a warehouse/distribution facility for trucks and vehicles to minimize vehicle/truck conflicts		✓					✓
72	<p>Entry gates to loading docks shall be installed a minimum of 140 feet from the beginning of the stacking lane. The stacking lane shall be increased by 70 feet every 20 loading docks beyond 50 docks. Queuing on public streets is prohibited</p> <p>❖ Perris GNG – Recommended Policy in Goal #3 requires check in gates and/or guard booths to be positioned with a minimum of 150 feet inside the property line for on-site truck queuing. An additional 75 feet of on-site queuing shall be added for every 20 loading docks beyond 40 up to 300 feet. Multiple lanes (minimum lane width 12 feet) are permitted to achieve the required queuing. The general queuing and spillover of trucks onto the surrounding public streets are prohibited. Commercial trucks and/or trailers shall not be parked on the public right of way or adjacent to sensitive receptors</p>						✓	❖
73	<p>Check in gates and/or guard booths are required to be positioned with a minimum of 150 feet inside the property line for on-site truck queuing. An additional 75 feet of on-site queuing shall be added for every 20 loading docks beyond 40 up to 300 feet. Multiple lanes (minimum lane width 12 feet) are permitted to achieve the required queuing. The general queuing and spillover of trucks onto the surrounding public streets are prohibited. Commercial trucks and/or trailers shall not be parked on the public right of way or adjacent to sensitive receptors</p>					✓		✓

**GOOD NEIGHBOR GUIDELINES
POLICIES ADOPTED BY WRCOG AND SURVEYED JURISDICTIONS**

	Policies	WRCOG	County of Riverside¹	City of Riverside	City of Moreno Valley	City of Menifee²	City of Fontana	City of Perris³
74	Require low energy use features, low water use features, all-electric vehicles (EV) parking spaces and charging facility, carpool/vanpool parking spaces, and short- and long-term bicycle parking facilities (Title 24 of the California Code of Regulations – CALGreen)						✓	✓
PARKING								
75	Establish overnight parking within the warehouse/distribution center	✓						✓
76	Allow homeowners in the trucking business to acquire permits to park vehicles on property, residential areas or streets ❖ This policy would allow truck traffic in residential areas and conflict with the intent of these guidelines.	✓						❖
77	It is unlawful to park or leave standing any commercial vehicle weighing 10,000 pounds or more on any vacant lot or unimproved nonresidential property in the city				✓			✓
78	It is unlawful to park or leave standing any commercial vehicle weighing 10,000 pounds or more on any vacant lot or unimproved Commercially zoned property for the purpose other than doing business at the site, and/or remaining parked or standing for longer than reasonably appropriate to do such business				✓			✓
79	It is unlawful to park or leave standing any commercial vehicle weighing 10,000 pounds or more on any highway, street or road which is adjacent to a parcel upon which there exists a public facility				✓			✓
80	It is unlawful to park or leave standing any commercial vehicle weighing 10,000 pounds or more on any highway, street, road, alley, or private property within any residential district within the City				✓			✓
81	It is unlawful to park or leave standing any vehicle on any highway, street, road, or alley within the city for the purpose of servicing or repairing such vehicle except when necessitated by an emergency				✓			✓

**GOOD NEIGHBOR GUIDELINES
POLICIES ADOPTED BY WRCOG AND SURVEYED JURISDICTIONS**

	Policies	WRCOG	County of Riverside¹	City of Riverside	City of Moreno Valley	City of Menifee²	City of Fontana	City of Perris³
82	Warehouse/ distribution facilities shall be designed to provide adequate on-site parking for commercial trucks and passenger vehicles and on site queuing for trucks away from sensitive receptors. Commercial trucks shall not be parked in the public right of way or nearby residential areas		✓					✓
83	A minimum of 5% or as required by the Cal Green Code, whichever is greater of employee parking spaces shall be designated for electric or other alternative fueled vehicles		✓					✓
84	Passenger vehicles parking should be separated from enclosed truck parking/truck court, and have separate primary access					✓		✓
85	No parking shall be permitted in the landscape setback area					✓		✓
86	At least 10% of all passenger vehicle parking spaces shall be electric vehicle (EV) ready. At least 5% of all passenger vehicle parking spaces shall be equipped with working Level 2 Quick charge EV charging stations installed and operational, prior to building permit issuance. Signage shall be installed indicating EV charging stations and that spaces are reserved for clean air/EV vehicles.						✓	✓
SIGNS								
87	Post signs requiring to turn off truck engines when not in use	✓						✓
88	Require signage about CARB regulations	✓						✓
89	Provide signage or flyers identifying where the closest restaurant, lodging, fueling stations, truck repair facilities, and entertainment can be found	✓	✓	✓	✓	✓		✓
90	Post signs indicating a 3-minute diesel truck idling restriction ❖ Perris GNG – Recommended Policy in Goal #2 restricts diesel engine and construction equipment idling to 5 minutes or less, in accordance with SCAQMD Rule 2485.					✓	✓	❖
91	All signs shall be legible, durable, and weather-proof					✓	✓	✓

**GOOD NEIGHBOR GUIDELINES
POLICIES ADOPTED BY WRCOG AND SURVEYED JURISDICTIONS**

	Policies	WRCOG	County of Riverside¹	City of Riverside	City of Moreno Valley	City of Menifee²	City of Fontana	City of Perris³
92	Signs and drive aisle pavement markings shall clearly identify the onsite circulation pattern to minimize unnecessary on-site vehicular travel						✓	✓
93	Facility operators shall post signs in prominent locations indicating that off-site parking for any employee, truck, or other operation related vehicle is strictly prohibited					✓	✓	✓
94	Signs shall be installed at all truck exit driveways directing truck drivers to the truck route as indicated in the Truck Routing Plan and State Highway System						✓	✓
95	Signs shall be installed in public view with contact information of facility operator and SCAQMD for complaints related to excessive dust, fumes, or odors, and truck and parking complaints. Any complaints made to the facility operator shall be answered within 72 hours of receipt.	✓	✓				✓	✓
96	Require on site signage for directional guidance to trucks entering and exiting the facility to minimize potential impacts on sensitive receptors		✓	✓				✓
97	Signs should be posted in the appropriate locations that state parking and maintenance of all trucks is to be conducted within designated areas and not within the surrounding community or on public streets		✓					✓
98	During construction, signs are required to be in public view with contact information for a designated representative of the building occupant and an SCAQMD representative who is designated to receive complaints about excessive dust, fumes, or odors on this site					✓		✓

**GOOD NEIGHBOR GUIDELINES
POLICIES ADOPTED BY WRCOG AND SURVEYED JURISDICTIONS**

	Policies	WRCOG	County	City	City of	City	City	City	City
			of Riverside ¹	of Riverside	Moreno Valley	of Menifee ²	of Fontana	of Perris ³	
REQUIREMENTS DURING CONSTRUCTION									
99	During construction, all heavy-duty haul trucks shall have CARB-compliant 2010 engines or newer approved CARB engine standards		✓						✓
100	All diesel fueled off-road construction equipment greater than 50 horsepower shall be equipped with CARB Tier 4 Compliant engines. If Tier 4 equipment is not available within 50 miles of the project site, Tier 3 or cleaner off road construction equipment may be utilized		✓						✓
101	The maximum disturbance area shall not exceed 10 acres per day. Non grading construction activities in areas greater than 10 acres is allowed ❖ The quantity of disturbed areas during grading and non-grading activities are determined by the analysis conducted in the project specific environmental assessment.		✓						❖
102	Construction contractor shall utilize construction equipment with properly operating and maintained mufflers, consistent with manufacturer's standards		✓						✓
103	Construction contractors shall locate or park all stationary construction equipment away from sensitive receptors nearest the project site, to the extent practicable		✓						✓
104	The surrounding streets shall be swept on a regular basis to remove any construction related debris and dirt		✓				✓		✓
105	Appropriate dust control measures that meet the SCAQMD standards shall be implemented for grading and construction activity		✓						✓
106	Construction equipment maintenance records and data sheets, as well as any other records necessary to verify compliance with CARB standards shall be kept on site and furnished to the County upon request		✓				✓		✓
107	Construction contractors shall prohibit truck drivers from idling more than 5 minutes and require operators to turn off engines when not in use		✓						✓

**GOOD NEIGHBOR GUIDELINES
POLICIES ADOPTED BY WRCOG AND SURVEYED JURISDICTIONS**

	Policies	WRCOG	County of Riverside¹	City of Riverside	City of Moreno Valley	City of Menifee²	City of Fontana	City of Perris³
108	During construction, the Transportation & Land Management Agency representative shall conduct an on-site inspection with a facility representative to verify compliance with these policies, and to identify other opportunities to reduce construction impacts ❖ Perris GNG – Recommended Policy in Goal #6 requires applicant to submit a monthly report to the City demonstrating compliance with the construction related policies.		✓					❖
109	Prepare a construction traffic control plan prior to grading, detailing the locations of equipment staging areas material stockpiles, proposed road closures, and hours of construction operations to minimize impacts to sensitive receptors		✓			✓		✓
110	Minimize noise from construction activities			✓				✓
111	The maximum daily disturbance area (actively graded area) shall be determined by the Air Quality Study					✓		✓
112	Use of the most readily available technology (CARB Tier 3, Tier 4 Interim, and Tier 4 Compliant equipment)					✓		✓
113	Designate an area of the construction site where electric-powered construction vehicles and equipment can charge if the utility provider can feasibly provide temporary power for this purpose					✓		✓
114	Prepare a construction traffic control plan prior to grading, detailing the locations of equipment staging areas, material stockpiles, proposed road closures, and hours of construction operations to minimize impacts to sensitive receptors					✓		✓
CEQA AND TECHNICAL REPORTS								
115	In compliance with CEQA, conduct SCAQMD URBEMIS and EMFAC computer models to identify the significance of air quality impacts on sensitive receptors			✓				✓

**GOOD NEIGHBOR GUIDELINES
POLICIES ADOPTED BY WRCOG AND SURVEYED JURISDICTIONS**

	Policies	WRCOG	County of Riverside¹	City of Riverside	City of Moreno Valley	City of Menifee²	City of Fontana	City of Perris³
116	Require an air quality analysis to ensure air quality protection, in accordance with the Air Quality Management District (AQMD) guidelines, for both project specific and cumulative impact analysis		✓	✓		✓		✓
117	Require Health Risk Assessments for industrial uses within 1,000 feet of sensitive receptors in accordance with AQMD guidelines		✓	✓		✓		✓
118	A Noise Impact Analysis shall be prepared to evaluate potential impacts to the neighboring properties. It shall include construction and operation noise impacts, including stationary and off-site increases to ambient noise levels		✓					✓
119	Require Transportation Demand Management Measures for industrial uses with over 100 employees to reduce work related vehicle trips			✓		✓		✓

Notes:

1. County of Riverside: Guidelines apply to 250,000 sq. ft. warehouses with more than 20 docks
 2. City of Menifee: Guidelines apply to 100,000 sq. ft. warehouses or any size with more than 10 docks
- ❖ **Symbol is used when recommended policies in the City of Perris GNG-2022 exceed the requirements adopted by other jurisdictions or to clarify the reason for not recommending a specific policy.**

EXHIBIT C

LEED Building Certification Qualification
Summary and Checklist
(Informational Purpose Only)

LEED SUMMARY

What is LEED?

- LEED stands for Leadership in Energy and Environmental Design.
- It was developed by the U.S. Green Building Council (USGBC) in 1993 and is recognized worldwide as a sustainable standard for development. As of 2022, there are 144,915 LEED certified buildings worldwide.
- LEED is a certification program that uses a rating system for the design, construction, operation, and maintenance of sustainable buildings implementing the latest in Green Building Technology.
- LEED Certification is applicable to new and existing buildings.

LEED Certification Process

- First, the developer has to sign-up to be a USGBC member to register the project
- LEED Certification is granted by the Green Building Certification Institute using third parties to verify project compliance
- Certification is valid for 3 years, and data must be reported annually to keep the Certification
- There are six types of certifications in which each will have sub-categories
 1. Building Design and Construction Certification – for new construction or major renovations
 2. Interior Design and Construction Certification – for sustainable interior spaces
 3. Operations and Maintenance Certification – for buildings operating for at least a year
 4. Residential Certification – for single-family and multi-family projects
 5. Cities and Communities Certification – provides cities and communities with a globally consistent way to measure and communicate sustainable performance
 6. Recertification – recertifies buildings after expiration of Certification, which helps maintain and improve building sustainability

How LEED Works

- Each certification verification process will utilize a checklist. This specific checklist is the Building Design and Construction, or BD+C, in the sub-category: Warehouse and Distribution Centers
- Certification is achieved by earning points by adhering to prerequisites and credits that address carbon, energy, water, waste, transportation, materials, health, and environmental quality
- So, points are earned when the designer and developer meet credit criteria on the checklist.

Achieving LEED Certification

- The cumulative number of points earned during the verification process determines the level of Certification.
- A project must meet a minimum of 40 points to be certified to LEED, and more points for higher levels of Certification, as shown in the checklist.
- Green Building Certification Institute (GBCI) will award one of the following LEED Certification Levels, which is valid for 3 years. After 3 years, a recertification is required to maintain the building's Certification.
- Projects are required to enter data and metrics annually to maintain their Certification, or else they will lose their Certification

