



# 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

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#### **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.

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

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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.

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CHAIRPERSON, PLANNING COMMISSION

Attest:

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Secretary, Planning Commission

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

I, 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)<sup>1</sup>. 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 freeways<sup>2</sup>.

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 countries<sup>3</sup>. 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 time<sup>4</sup>. 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 <sup>1</sup>	City of Riverside	City of Moreno Valley	City of Menifee <sup>2</sup>	City of Fontana	City of Perris <sup>3</sup>	
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 Riverside <sup>1</sup>	City of Riverside	City of Moreno Valley	City of Menifee <sup>2</sup>	City of Fontana	City of Perris <sup>3</sup>
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 Riverside <sup>1</sup>	City of Riverside	City of Moreno Valley	City of Menifee <sup>2</sup>	City of Fontana	City of Perris <sup>3</sup>
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**

	<b>Policies</b>	<b>WRCOG</b>	<b>County of Riverside<sup>1</sup></b>	<b>City of Riverside</b>	<b>City of Moreno Valley</b>	<b>City of Menifee<sup>2</sup></b>	<b>City of Fontana</b>	<b>City of Perris<sup>3</sup></b>
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						✓	✓
<b>OPERATIONAL CHARACTERISTICS</b>								
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  ❖ <b>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)</b>	✓						❖
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**

	<b>Policies</b>	<b>WRCOG</b>	<b>County of Riverside<sup>1</sup></b>	<b>City of Riverside</b>	<b>City of Moreno Valley</b>	<b>City of Menifee<sup>2</sup></b>	<b>City of Fontana</b>	<b>City of Perris<sup>3</sup></b>
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 (MHD) 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 <sup>1</sup>	City of Riverside	City of Moreno Valley	City of Menifee <sup>2</sup>	City of Fontana	City of Perris <sup>3</sup>	
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**

	<b>Policies</b>	<b>WRCOG</b>	<b>County of Riverside<sup>1</sup></b>	<b>City of Riverside</b>	<b>City of Moreno Valley</b>	<b>City of Menifee<sup>2</sup></b>	<b>City of Fontana</b>	<b>City of Perris<sup>3</sup></b>
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  ❖ <b>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.</b>					✓		❖

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

Policies		WRCOG	County of Riverside <sup>1</sup>	City of Riverside	City of Moreno Valley	City of Menifee <sup>2</sup>	City of Fontana	City of Perris <sup>3</sup>
<b>TRUCK IDLING</b>								
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 <sup>3</sup>
			County of Riverside <sup>1</sup>	City of Riverside	City of Moreno Valley	City of Menifee <sup>2</sup>	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**

	<b>Policies</b>	<b>WRCOG</b>	<b>County of Riverside<sup>1</sup></b>	<b>City of Riverside</b>	<b>City of Moreno Valley</b>	<b>City of Menifee<sup>2</sup></b>	<b>City of Fontana</b>	<b>City of Perris<sup>3</sup></b>
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		✓					✓
<b>TRUCK CIRCULATION/ ENTRY AND EXIT</b>								
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  ❖ <b>Perris GNG – Recommended Policy in Goal #3 requires adequate turning movements at entrance and exit driveways be provided subject to City approval.</b>						✓	❖
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 <sup>1</sup>	City of Riverside	City of Moreno Valley	City of Menifee <sup>2</sup>	City of Fontana	City of Perris <sup>3</sup>
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 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  ❖ 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						✓	❖
73 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					✓		✓



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

	<b>Policies</b>	<b>WRCOG</b>	<b>County of Riverside<sup>1</sup></b>	<b>City of Riverside</b>	<b>City of Moreno Valley</b>	<b>City of Menifee<sup>2</sup></b>	<b>City of Fontana</b>	<b>City of Perris<sup>3</sup></b>
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)						✓	✓
<b>PARKING</b>								
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 ❖ <b>This policy would allow truck traffic in residential areas and conflict with the intent of these guidelines.</b>	✓						❖
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**

	<b>Policies</b>	<b>WRCOG</b>	<b>County of Riverside<sup>1</sup></b>	<b>City of Riverside</b>	<b>City of Moreno Valley</b>	<b>City of Menifee<sup>2</sup></b>	<b>City of Fontana</b>	<b>City of Perris<sup>3</sup></b>
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.						✓	✓
<b>SIGNS</b>								
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 ❖ <b>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.</b>					✓	✓	❖
91	All signs shall be legible, durable, and weather-proof					✓	✓	✓

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

	<b>Policies</b>	<b>WRCOG</b>	<b>County of Riverside<sup>1</sup></b>	<b>City of Riverside</b>	<b>City of Moreno Valley</b>	<b>City of Menifee<sup>2</sup></b>	<b>City of Fontana</b>	<b>City of Perris<sup>3</sup></b>
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 <sup>1</sup>	of Riverside	Moreno Valley	of Menifee <sup>2</sup>	of Fontana	of Perris <sup>3</sup>	
<b>REQUIREMENTS DURING CONSTRUCTION</b>									
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**

	<b>Policies</b>	<b>WRCOG</b>	<b>County of Riverside<sup>1</sup></b>	<b>City of Riverside</b>	<b>City of Moreno Valley</b>	<b>City of Menifee<sup>2</sup></b>	<b>City of Fontana</b>	<b>City of Perris<sup>3</sup></b>
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  ❖ <b>Perris GNG – Recommended Policy in Goal #6 requires applicant to submit a monthly report to the City demonstrating compliance with the construction related policies.</b>		✓					❖
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					✓		✓
<b>CEQA AND TECHNICAL REPORTS</b>								
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**

	<b>Policies</b>	<b>WRCOG</b>	<b>County of Riverside<sup>1</sup></b>	<b>City of Riverside</b>	<b>City of Moreno Valley</b>	<b>City of Menifee<sup>2</sup></b>	<b>City of Fontana</b>	<b>City of Perris<sup>3</sup></b>
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





# LEED v4 for BD+C: Warehouses and Distribution Centers

## Project Checklist

Y ? N  
 Credit Integrative Process

1

0	0	0	0	0	16
0	0	0	0	0	16
Credit	LEED for Neighborhood Development Location				16
Credit	Sensitive Land Protection				1
Credit	High Priority Site				2
Credit	Surrounding Density and Diverse Uses				5
Credit	Access to Quality Transit				5
Credit	Bicycle Facilities				1
Credit	Reduced Parking Footprint				1
Credit	Green Vehicles				1

0	0	0	0	0	13
0	0	0	0	0	13
Y	Prereq	Storage and Collection of Recyclables			Required
Y	Prereq	Construction and Demolition Waste Management Planning			Required
Credit	Credit	Building Life-Cycle Impact Reduction			5
Credit	Credit	Building Product Disclosure and Optimization - Environmental Product Declarations			2
Credit	Credit	Building Product Disclosure and Optimization - Sourcing of Raw Materials			2
Credit	Credit	Building Product Disclosure and Optimization - Material Ingredients			2
Credit	Credit	Construction and Demolition Waste Management			2

0	0	0	0	0	10
0	0	0	0	0	10
Y	Prereq	Construction Activity Pollution Prevention			Required
Credit	Credit	Site Assessment			1
Credit	Credit	Site Development - Protect or Restore Habitat			2
Credit	Credit	Open Space			1
Credit	Credit	Rainwater Management			3
Credit	Credit	Heat Island Reduction			2
Credit	Credit	Light Pollution Reduction			1

0	0	0	0	0	16
0	0	0	0	0	16
Y	Prereq	Minimum Indoor Air Quality Performance			Required
Y	Prereq	Environmental Tobacco Smoke Control			Required
Credit	Credit	Enhanced Indoor Air Quality Strategies			2
Credit	Credit	Low-Emitting Materials			3
Credit	Credit	Construction Indoor Air Quality Management Plan			1
Credit	Credit	Indoor Air Quality Assessment			2
Credit	Credit	Thermal Comfort			1
Credit	Credit	Interior Lighting			2
Credit	Credit	Daylight			3
Credit	Credit	Quality Views			1
Credit	Credit	Acoustic Performance			1

0	0	0	0	0	11
0	0	0	0	0	11
Y	Prereq	Outdoor Water Use Reduction			Required
Y	Prereq	Indoor Water Use Reduction			Required
Y	Prereq	Building-Level Water Metering			Required
Credit	Credit	Outdoor Water Use Reduction			2
Credit	Credit	Indoor Water Use Reduction			6
Credit	Credit	Cooling Tower Water Use			2
Credit	Credit	Water Metering			1

0	0	0	0	0	6
0	0	0	0	0	6
Credit	Credit	Innovation			5
Credit	Credit	LEED Accredited Professional			1

0	0	0	0	0	33
0	0	0	0	0	33
Y	Prereq	Fundamental Commissioning and Verification			Required
Y	Prereq	Minimum Energy Performance			Required
Y	Prereq	Building-Level Energy Metering			Required
Y	Prereq	Fundamental Refrigerant Management			Required
Credit	Credit	Enhanced Commissioning			6
Credit	Credit	Optimize Energy Performance			18
Credit	Credit	Advanced Energy Metering			1
Credit	Credit	Demand Response			2
Credit	Credit	Renewable Energy Production			3
Credit	Credit	Enhanced Refrigerant Management			1
Credit	Credit	Green Power and Carbon Offsets			2

0	0	0	0	0	4
0	0	0	0	0	4
Credit	Credit	Regional Priority: Specific Credit			1
Credit	Credit	Regional Priority: Specific Credit			1
Credit	Credit	Regional Priority: Specific Credit			1
Credit	Credit	Regional Priority: Specific Credit			1

**TOTALS** Possible Points: **110**  
 Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110

Project Name:  
 Date: