

CITY OF PERRIS

PLANNING COMMISSION AGENDA SUBMITTAL

MEETING DATE: January 18, 2023

SUBJECT: Specific Plan Amendment 22-05052, Tentative Parcel Map 22-

05029 (TPM 38386), and Development Plan Review 20-00020 – A proposal to consider the following entitlements to facilitate the construction of a 334,040 square foot industrial warehouse on a 20.14-acre site, located on the west side of Redlands Avenue between E. Rider Street and Placentia Avenue, in the Perris Valley Commerce Center Specific Plan (PVCCSP): 1) Specific Plan Amendment to remove Russell Way, a paper/unimproved cul-desac, from the Circulation Plan of the PVCCSP; 2) Tentative Parcel Map to merge eight (8) existing parcels into one (1) parcel; and 3) Development Plan Review for the site plan and building elevations. (APNs: 300-250-010, -011, -012, -013, -014, -015 and -016).

Applicant: Michael Johnson of Lake Creek Industrial, LLC

REQUESTED ACTION: Adopt Resolution 22-25 recommending that the City Council adopt

a Mitigated Negative Declaration No. 2377 and the Mitigation and Monitoring and Reporting Program, and approve Specific Plan Amendment 22-05052, Tentative Parcel Map 22-05029 (TPM-38386), and Development Plan Review 20-00020 to facilitate the construction of a 334,040 square foot industrial warehouse distribution building, based on the findings and the Conditions of

Approval.

CONTACT: Kenneth Phung, Director of Development Services

PROJECT SITE BACKGROUND:

At its December 7, 2022, the Planning Commission continued this Project to the January 18, 2023, meeting at the applicant's request to work with City Staff on technical matters related to the project.

The proposed project site consists of 8 parcels and a paper/unimproved cul-de-sac, named Russell Way, totaling 20.14 vacant acres. The existing parcels range in size from 2.50 to 2.57 acres. Two of them front onto Redlands Avenue and six of them are arranged around Russell Way. The terrain is generally flat with minimal vegetation. It is zoned Light Industrial in the Perris Valley Commerce Center Specific Plan (PVCCSP). It is also located within the B2 (High Noise) Zone of the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (MARB/IPA ALUCP), which prohibits residential uses, children's schools, day care centers, libraries, hospitals, congregate care facilities, hotels/motels, places of assembly. It also limits the number of people per acre to an average of 100 people.

Surrounding uses include industrial development and vacant property to the north; vacant property to the south; vacant property to the east across Redlands Avenue; and 42 foot wide Southern California Edison Easement that will be landscaped to provide a buffer to the adjacent a mobile home park to the west (Exhibit B).

As a matter of information, Staff conducted an Ad Hoc Committee for this Project on September 9, 2021, and November 2, 2021. The Ad Hoc Committee expressed concerns related to commingling of truck traffic and passenger vehicles, alignment of driveways and median turning movements to ensure truck traffic only travelled north on Redlands Avenue, enhancement of landscape planter along the westerly property line, replacement of trailer parking along the northwesterly and southwesterly property lines with additional landscaping, enhancement of building elevations visible from the residential neighborhood, reorientation of loading areas to avoid facing the residential neighborhood to the west, relocation of outdoor employee amenities closer to the building entrance. The applicant has revised the Project plans to address the concerns raised by the Ad Hoc Committee.

PROJECT DESCRIPTION:

The applicant is proposing an amendment to the Perris Valley Commerce Center Specific Plan (PVCCSP) to remove the paper/unimproved cul-de-sac, Russell Way; Tentative Parcel Map to merge eight (8) existing parcels into a single parcel totaling 20.14 acres (19.12 acres and 1.02 acres designated for street dedication); and 3) Development Plan Review for the site plan and building elevations of a proposed industrial warehouse.

The proposed industrial building consists of 334,040 square feet and includes a 4,000 square foot mezzanine, an 8,000 square foot office area, and a 322,040 nonrefrigerated warehouse facility. A total of 68 truck docks and two at grade doors are proposed on the north and south sides of the building. Rolling wrought iron gates, 8 feet in height, are provided on the north and south sides of the site to secure the loading areas. Screening of the loading areas along the west north and south sides will be provided by a 14-foot-high decorative masonry screen wall. As part of this project, the applicant will construct improvements within the 42-foot-wide SCE easement to provide landscape buffer, consisting of a variety of trees, shrubs, grasses, and a 16-foot-wide decomposed granite meandering path, consistent with the existing improvements to the north of the site.

The project will be served by 109 parking spaces and 184 trailer parking spaces. Access to the project site is proposed via three driveways along Redlands Avenue. The northerly and southerly driveways are designed for truck access. The centrally located driveway is proposed for passenger vehicles only.

PROJECT ANALYSIS

The table below summarizes the Project's consistency with the General Plan, PVCC Specific Plan, Zoning Code, Title 18 Subdivision Code, and March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan.

	Consistent	Inconsistent
Consistency with the General Plan		
The Project is located in Planning Area 3 (Agricultural Conversion Area) of the General Plan, which allows for Agricultural Conversion Area for expansion of industrial and commercial opportunities due to the area's proximity to I-215 freeway, the cargo airport, other industrial and commercial land uses, and an existing rail line along the western edge of the Planning Area. As proposed, the Project will be consistent with the General Plan, and will further the following General Plan Circulation Element goals: O Goal II — A well planned, designed, constructed, and maintained street and highway system that facilitates the movement of vehicles and provides safe and convenient access to surrounding developments. O Goal V - Efficient goods movement. V.A.8: Require streets abutting properties in Light Industrial and General Industrial zones to conform to standard specifications for industrial collector streets to accommodate the movement of heavy trucks. V.A.8: Provide adequate off-street loading areas for all commercial and manufacturing land uses	V	
Consistency with the Perris Valley Commerce Center (PVCC) Specific Plan and Zoning Code		
The project site is in the Light Industrial (LI) Zone within the PVCC Specific Plan, which is intended for light industrial uses and related activities including manufacturing, research, warehouse and distribution, assembly of non-hazardous materials and retail related to manufacturing (Exhibit C). The Project proposes to amend the PVCCSP to remove a paper/unimproved cul-de-sac (Russell Way) from the Circulation Plan of the PVCCSP. The proposed amendment will facilitate industrial development in compliance with the LI Zone.	✓	
Consistency with Title 18 - Subdivisions		
The Project proposes to consolidate the 8 parcels into a single 20.14-acre parcel (Exhibit G). The resulting parcel exceeds the minimum lot depth and width requirements of the underlying LI Zone of the PVCC Specific Plan. The map will also summarily vacate the paper/unimproved cul-de-sac named Russell Way to facilitate the		

	Consistent	Inconsistent
development of the proposed 334,040 square foot warehouse building. Thus, the Project will be consistent with the PVCC Specific Plan and Title 18 – Subdivision Code.		
Consistency with the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (MARB/IPA ALUCP)		
The Project site is located within Zone B2 (High Noise Zone) of the MARB/IPA ALUCP. Compatibility Zone B2 is a high noise zone (Exhibit D). The proposed Project was analyzed by ALUC on November 10, 2022, for consistency with the B2 Zone and was determined to be conditionally consistent with the MARB/IPA ALUCP.		

COMPLIANCE WITH APPLICABLE DEVELOPMENT STANDARDS

The table below summarizes compliance with the PVCCSP Development Standards for the Light Industrial Zone and Chapter 19.69 – Parking Development Standards of the Zoning Code

			enter Specific Pl elopment Standa		
Standard			Proposed	Consistent	Inconsistent
Lot Coverage	50 percent maximum		39.7 percent		
FAR (Floor Area Ratio)	0.75		0.40	Ø	
Minimum Lot Size	15,000 square feet (0.34 acres)		19.12 acres	V	
Building Height	50 feet		46 feet	\checkmark	
Setbacks	Front Yard: Redlands Ave (east)	30 feet	94 feet	Ø	
	Interior Side Yard (north and south sides)	0 feet	191 feet		
	Rear Yard (west) adjacent to residential	20 feet	50 - 300 feet	Ø	
Landscape Coverage	12 percent		14.2 percent	V	

	Pa Chapter 19.69 – P	rking Standar arking Develo		ards	
Use	Standard	Required	Proposed	Consistent	Inconsistent
Industrial Buildings	Warehouse: 20,000 s.f. (1space/1000 s.f.)				
	20,000 – 40,000 s.f. (1 space /2000 s.f.)	89 spaces	215 spaces		
	Over 40,000 s.f. (1 space/5000 s.f.)				
Total Parking 89 spaces		109 spaces	Ø		
Total Surplus Parking		20 spaces	V		

COMPLIANCE WITH OTHER APPLICABLE REQUIREMENTS

• Building Elevations/Architecture

The proposed warehouse distribution building consists of contemporary architecture. It utilizes varying complementary colors and materials to distinguish the building's base, body, and cap as required by the PVCCSP. Plans do not show a second decorative material for the building; thus, staff is recommending a condition of approval requiring brick or other alternate decorative material for the office areas and areas proposed to be painted the rust color, subject to Planning staff approval. The building's design elements include a combination of varying rooflines, decorative cornice (roof cap) treatment, window glazing, and recessed panels to create both horizontal and vertical variations for visual interest. The proposed color palette includes a variation of grey shades, white color, and elements framing the office areas painted a rust color as an accent. Rooftop equipment will be screened and not visible from the street (Exhibit G).

• Employee Amenity and Recreation area

Buildings over 100,000 square feet must have at least one (1) indoor employee amenity and two (2) outdoor employee amenities. The proposed project includes two outdoor amenity areas, including a landscaped, concrete lunch patio with seating area covered with a trellis structure, and a horseshoe/bocce ball sand pit. These outdoor amenities are located at the northeast side of the site for privacy. In addition, an indoor amenity area is proposed on the southeast side of the building. As proposed, the project amenities comply with the requirements of the Code (Exhibit G).

Landscaping

The proposed conceptual landscape plan has been designed to provide a mix of African sumac trees and lavender crepe myrtle with accents thornless Palo Verde trees along the Redlands Avenue frontage. African sumac trees are planned for the northern and southern site boundaries. Brisbane box trees will provide shade for the outdoor bocce court. In addition, adequate landscaping is proposed throughout the parking area for passenger vehicles in accordance with the Zoning Code and throughout the SCE 42-foot-wide

easement located between the residential neighborhood and the rear property line. To minimize views of the industrial building from the residential neighborhood, staff recommends evergreen trees be planted as close as feasible along the rear property line.

Overall, the on-site landscaping area totals approximately 118,146 square feet or 14.2%, which exceeds the minimum landscape requirement of 12%. Therefore, the conceptual landscaping is in compliance with the landscape requirements of the PVCC Specific Plan (Exhibit G).

• Fencing/Walls

A combination of decorative screen walls and tubular steel fencing are proposed for screening, privacy, noise control, and security. Tubular steel fencing painted black, 8 feet in height, is proposed around the perimeter of the front yard area. Wrought iron gates are proposed to secure the truck loading and trailer parking area. A 14-foot-tall decorative block wall is proposed along the west (rear) and south property lines to screen the truck parking and loading area from public view. A 14-foot-high masonry wall already exists along the north property line. Staff notes that pilasters are not proposed and recommends a condition of approval requiring pilasters be added every 100 feet to break up the massing of the proposed perimeter wall. Additionally, the wall returns along each side of the gates are proposed to be 13 feet in height. Staff is recommending a condition of approval requiring the wall returns be increased in height to 14 feet for consistency with the perimeter wall height and to adequately screen the loading area from public view.

Circulation

The Project will have three access points on Redlands Avenue. Truck/trailer traffic will take access from the north and south driveways. Passenger vehicles will take access to and from the central driveway only. Circulation of passenger vehicles will remain separate from trucks on site circulation and access to the site (Exhibit G). Truck traffic will be restricted to the truck routes approved by the City Council in August 2022. As such, truck ingress/entrance shall be from Interstate 215 freeway to Placentia Avenue to Indian Avenue to Morgan Street and to Redlands Avenue. Truck egress/exit from the site shall be right-out to Redlands Avenue, to Ramona Express way, and to the I-215 Interchange. Truck access from southbound Redlands Avenue to Placentia Avenue is prohibited.

ENVIRONMENTAL CONSIDERATIONS AND CEQA PROCESS

An Initial Study was prepared for the Project in accordance with the California Environmental Quality Act (CEQA), which concluded that all potential significant effects on the environment could be reduced to less than significant level with mitigation measures. In accordance with the California Environmental Quality Act (CEQA), a Notice of Intent to Adopt a Mitigated Negative Declaration (NOI) was published with a 30-day public review period starting on November 4, 2022 and ending on December 5, 2022. The NOI was also posted on the City's website and at City Hall and sent to public agencies and property owners within a 300-foot radius of the Project site. The IS/MND has been available for public review at the Development Services public counter, and on the City's website.

During the 30-day comment period, the City received six (6) comment letters from the following interested parties (Exhibit H):

- 1. Susan Diaz Comments expressed opposition to the project due to air quality impacts to the adjacent residential neighborhood.
- 2. Riverside Transit Agency Comments recommended to include a sidewalk along the project frontage to allow pedestrian access to public transit.
- 3. Blum Collins & Ho LLP (on behalf of Golden State Environmental Justice Alliance) Comments raised concerns about piecemealing the project; and general environmental concerns generated by the proposed project. This comment letter was subsequently withdrawn as a result of discussions with the applicant (Exhibit I).
- 4. Center for Community Action and Environmental Justice Comments raised concerns about proximity of the project to residential uses, air quality impacts, the potential for use of transport refrigeration units (TRUs). It also requested a Construction Health Risk Assessment (HRA) and additional landscaping.
- 5. South Coast Air Quality Management District Comments recommended the inclusion of ten residential homes between receptors #1 and #2 for particulate matter modeling dispersal. The comment letter also identified South Coast AQMD as the responsible agency and recommended securing the necessary permits for the project. In addition, it recommended the lead agency to revisit the number of truck trips identified in the PVCCSP EIR and to compare them to project specific MND.
- 6. Adam Salcido Comment letter requested notification of any progress on the project.

Responses to Comments were prepared and included in the Final MND. None of the comments or responses constituted "significant new information" or met any of the conditions in Section 15088.5 of the State CEQA Guidelines that would require recirculation of the IS/MND (Exhibit J).

PUBLIC HEARING NOTICE:

A notice of public hearing for the Planning Commission meeting was published in the local newspaper and sent to agencies and property owners within 300-feet of the project site. As of the writing of the staff report, staff received a letter from Blum Collins & Ho LLP, on behalf of Golden State Environmental Justice Alliance, withdrawing prior comments regarding the project.

RECOMMENDATION:

Adopt Resolution 22-25 recommending that the City Council adopt a Mitigated Negative Declaration No. 2377 and the Mitigation and Monitoring and Reporting Program, and approve Specific Plan Amendment 22-05052, Tentative Parcel Map 22-05029 (TPM-38386), and Development Plan Review 20-00020 to facilitate the construction of a 334,040 square foot industrial warehouse distribution building, based on the findings and the Conditions of Approval.

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

Prepared by: Chantal Power, AICP, Planning Consultant

Reviewed by: Patricia Brenes, Planning Manager

EXHIBITS:

- A. Resolution 22-25 Approving Conditions of Approval (Planning, Engineering, Public Works, Fire, Community Services and Building & Safety) and Adopting the Mitigation Monitoring and Reporting Program
- B. Location/Aerial Map
- C. PVCCSP Land Use Plan
- D. MARB/IPA ALUCP Map
- E. Existing and Proposed Modifications to Applicable PVCCSP Figures Removing Russell Way (Figure 2.0-1 Specific Plan Land Use Designation Map, Figure 3.0-1 Circulation Plan Map, Figure 3.0-4 Mass Transit Routes, Figure 3.0-5 Trails System Map, Figure 3.0-7 Existing EMWD Water Map, Figure 3.0-8 Existing EMWD Sewer Map, Figure 3.0-9 Existing EMWD Recycled Water Map, Figure 3.0-12 Existing Natural Gas Map, Figure 3.0-13 Existing Electrical Map, Figure 3.0-14 Existing Telephone Map, Figure 3.0-15 Electrical Cable TV Map, Figure 4.0-16 Residential Buffer Map)
- F. Tentative Parcel Map
- G. Project Plans (Site Plan, Fire Access Site Plan, Floor Plan, Building Elevations, Site Cross Sections, Conceptual Landscape/ Fence and Wall Plans, and Colors and Materials Sample Sheet)
- H. Public Comments and Response to Comments

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

 https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-338
- I. Public Comment Letter Blum Collins & Ho LLP, on behalf of Golden State Environmental Justice Alliance, Withdrawing Initial Comments
- J. Initial Study/Mitigated Negative Declaration No. 2377, Mitigation Monitoring and Reporting Program, Associated Technical Studies. Due to the size of the files, the documents are available online at: https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-338

Consent:

Public Hearing: X
Business Item:
Presentation:
Other:

EXHIBIT A

RESOLUTION 22-25 APPROVING
CONDITIONS OF APPROVAL (PLANNING,
ENGINEERING, PUBLIC WORKS, FIRE,
COMMUNITY SERVICES AND BUILDING &
SAFETY) AND ADOPTING THE MITIGATION
MONITORING AND REPORTING PROGRAM

RESOLUTION NUMBER NO. 22-25

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PERRIS . COUNTY OF RIVERSIDE, STATE OF CALIFORNIA. ADOPTING A MITIGATED NEGATIVE DECLARATION AND RECOMMENDING THAT THE CITY COUNCIL APPROVE SPECIFIC PLAN AMENDMENT 22-05052, TENTATIVE PARCEL MAP 22-05029 (TPM 38386), AND DEVELOPMENT PLAN REVIEW 20-00020 TO AMEND THE CIRCULATION PLAN OF THE PERRIS VALLEY COMMERCE CENTER SPECIFIC PLAN FOR THE REMOVAL OF RUSSELL WAY, AN EXISTING PAPER STREET, AND MERGE EIGHT (8) EXISTING PARCELS INTO ONE (1) **PARCEL** TO **FACILITATE** THE **CONSTRUCTION** OPERATION OF A 334,040 SOUARE FOOT INDUSTRIAL WAREHOUSE ON A 20.14 ACRE SITE LOCATED ON THE WEST SIDE OF REDLANDS AVENUE BETWEEN RIDER STREET AND PLACENTIA AVENUE SUBJECT TO CONDITIONS OF APPROVAL AND THE FINDINGS NOTED HEREIN.

WHEREAS, the applicant, Michael Johnson of Lake Creek Industrial, LLC. proposes to amend the Circulation Plan of the Perris Valley Commerce Center Specific Plan to remove, Russell Way, an existing paper street, consolidate eight (8) existing parcels into one (1) parcel, and allow the construction and operation of a 334,040 square foot industrial warehouse along with the required improvements on a 20.14-acre site located at the west side of Redlands Avenue between Rider Street and Placentia Avenue; and

WHEREAS, Specific Plan Amendment (SPA 22-05052), Tentative Parcel Map 22-05029 (TPM 38386), and Development Plan Review (DPR 20-00020), applications were submitted for consideration of amending the Perris Valley Commerce Center Specific Plan to amend the PVCCSP Circulation Plan to remove Russell Way, an existing paper street, and merge eight (8) parcels into one (1) parcel to facilitate the construction and operation of an industrial warehouse; and

WHEREAS, proposed Specific Plan Amendment (SPA 22-05052), Tentative Parcel Map 22-05029 (TPM 38386), Development Plan Review (DPR 20-00020) are considered a "Project" as defined by the California Environmental Quality Act ("CEQA"); and

WHEREAS, an Initial Study and Mitigated Negative Declaration (MND 2237) was prepared for the above-mentioned application and petition, which includes Specific Plan Amendment (SPA 22-05052), Tentative Parcel Map 22-05029 (TPM 38386), Development Plan Review (DPR 20-00020) (the "Project") and was publicly reviewed for a thirty (30) day period in accordance with CEQA, from November 4, 2022 to December 5, 2022; and

WHEREAS, the Project is located within the Airport Overlay Zone (AOZ) of the 2014 March Air Reserve Base/Inland Port Airport Lands Use Compatibility Plan which the site is

within Airport Overlay Zone B2 (High Noise Zone), which prohibits residential uses and limits the number of people to an average of 100 people per acre and no more than 250 people per single acre; and

WHEREAS, The Project site is located within Zone B2 (High Noise Zone) of the MARB/IPA ALUCP. Compatibility Zone B2 is a high noise zone (Exhibit D). The proposed Project was analyzed by ALUC on **November 10, 2022**, for consistency with the B2 Zone and was determined to be conditionally consistent with the MARB/IPA ALUCP; and

WHEREAS, a duly noticed public hearing was scheduled for Januar 21, 2022 and was continued to the January 18, 2023 Planning Commission meeting at the applicant's request, at which time all interested persons were given full opportunity to be heard and to present evidence; and

WHEREAS, a public hearing was scheduled for January 18, 2023, at which time all interested persons were given full opportunity to be heard and to present evidence; and

WHEREAS, prior to taking action, the Planning Commission has heard, been presented with, and/or reviewed all of the information and data which constitutes the administrative record for the above-mentioned approvals, including all oral and written evidence presented to the City by members of the public and City staff during all Project meetings and hearings; and

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

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

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

Section 2. Based on the forgoing, the information contained in the staff report and supporting exhibits and all oral and written presentations, testimony made by City staff and members of the public presented at the public hearing (on January 18, 2023, the Initial Study prepared for the Project including all comments received), substantial evidence in light of the whole record, and in accordance with the City of Perris ("City") guidelines for implementing CEQA, the Planning Commission hereby determines pursuant to Section 15074 of the CEQA Guidelines that all potential significant effects on the environment can be reduced to a less than significant level through mitigation measures; the design of the development; the City's zoning code; and standard requirements of the City, state and federal regulatory agencies; therefore a Mitigated Negative Declaration has been prepared, with findings that:

A. No significant environmental effects would occur and there is no substantial evidence, in light of the whole record, that the Project may have a significant effect on the environment, and a Mitigated Negative Declaration has been prepared.

- B. The City has complied with the California Environmental Quality Act (CEQA).
- C. Determinations of the Planning Commission reflect the independent judgment of the City.

Section 3. Based on the forgoing, the information contained in the staff report and supporting exhibits and all oral and written presentations and testimony made by City staff and members of the public presented at the public hearing (on January 18, 2023), the Planning Commission hereby finds the following:

Specific Plan Amendment 22-05052

A. The Specific Plan Amendment is consistent with the General Plan Land Use Map and applicable General Plan objectives, policies, and programs.

The proposed amendment to the Circulation Plan of the Perris Valley Commerce Center Specific Plan is consistent with the General Plan, in that the General Plan Land Use will remain within the PVCC Specific Plan and is located within the General Plan area designated as planning Area 3: Agricultural Conversion Area which is generally made up of commercial and industrial land uses.

In addition, the proposed Specific Plan Amendment promotes Goal III of the General Plan Land Use Element, and Goals II and V, and Policies V.A and VIII.B of the General Plan Circulation Element:

Goal III (Land Use Element): Commerce and industry to provide jobs for residents at all economic levels.

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

Goal V (Circulation Element): Efficient goods movement.

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

Policy VIII.B (Circulation Element): Identify Transportation System Management (TSM) strategies that will assist in mitigating traffic impacts and that will maintain the desired level of service along the street and highway system.

- B. The Specific Plan provides adequate text and diagrams to adequately address the following issues in detail:
 - 1. The distribution, location, and extent of the land uses of land, including open space, within the area covered by the Plan.
 - 2. The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage,

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

- 3. Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.
- 4. A program of implementation measures including regulation, programs, public works projects, and financing measures necessary to carry out the provisions contained in paragraphs 1, 2, and 3 above.

The Specific Plan Amendment proposes to 1) Amend the Circulation Plan of the PVCCSP to remove an existing paper street in order to facilitate the proposed industrial warehouse project located within the Light Industrial zone, and will not impact existing land uses, including existing open space within the PVCCSP. The following maps have been revised to reflect the removal of the street from the PVCCSP:

- Figure 2.0-1 Specific Plan Land Use Designation Map
- Figure 3.0-1 Circulation Plan Map
- Figure 3.0-4 Mass Transit Routes
- Figure 3.0-5 Trails System Map
- Figure 3.0-7 Existing EMWD Water Map
- Figure 3.0-8 Existing EMWD Sewer Map
- Figure 3.0-9 Existing EMWD Recycled Water Map
- Figure 3.0-12 Existing Natural Gas Map
- Figure 3.0-13 Existing Electrical Map
- Figure 3.0-14 Existing Telephone Map
- Figure 3.0-15 Electrical Cable TV Map
- Figure 4.0-16 Residential Buffer Map

Chapters 4.0 – On-Site Design Standards and Guidelines, 5.0 – Off-Site Design Standards and Guidelines, 6.0 – Landscape Standards and Guidelines, 8.0 – Industrial Design Standards and Guidelines, provide adequate text and diagrams, and standards and criteria by which the proposed development will proceed, including standards for conservation, development, and utilization of natural resources, where applicable. The Specific Plan Amendment does not propose to change or revise any text or diagrams in these Chapters. As noted above, the Specific Plan Amendment proposes to revise Figures in Chapter 3 – Infrastructure Plan, to remove Russell Way, the paper street on the project site from those maps where it is shown. The street will be vacated in order to facilitate the proposed industrial warehouse project.

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

PVCCSP. As noted above, the project requires removal of a paper street detailed on several of the Figures contained within Chapter 3, in order to facilitate the proposed vacation of the street that will occur in connection with the proposed industrial warehouse project.

Tentative Parcel Map 22-05029 (TPM 38386)

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

The Project proposes a tentative parcel map to consolidate eight (8) existing parcels into one (1) 20.14-acre parcel, consistent with the minimum lot size requirement of 15,000 square feet in the LI zone, to facilitate the construction and operation of a 334,040 industrial warehouse within the LI zone of the PVCCSP which allows for "light industrial uses and related activities including manufacturing, research, warehouse and distribution, assembly of non-hazardous materials and retail related to manufacturing." The Project site is also located in the area designated as Planning Area 3: Agricultural Conversion Area, of the City of Perris General Plan, which notes that the largest land use category within this Planning Area is Light Industrial, and that due to the area's proximity to Interstate I-215, the cargo airport, other industrial and commercial land uses, and an existing rail line along the western edge, future development should be planned to expand industrial and commercial opportunities.

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

As noted above, the Project proposes a tentative parcel map to consolidate eight (8) existing parcels into one (1) 20.14-acre parcel. The Project has been designed to be consistent with all applicable Code requirements for industrial projects located in the LI zone of the PVCCSP including lot coverage, floor area ratio, height, setbacks, landscaping, and parking as noted in the staff report.

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

The potential environmental impacts associated with the Project were evaluated in a Draft Initial Study/Mitigated Negative Declaration (IS/MND). It has been determined that all potential effects of the Project on biological resources will be reduced to less than significant levels with implementation of mitigation measures MM Bio 1 – MM Bio 6 contained within the Project MMRP.

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

The potential environmental impacts associated with the Project were evaluated in a Draft Initial Study/Mitigated Negative Declaration (IS/MND). It has been determined that all potential effects of the Project most likely to impact public health such as air quality, hazards and hazardous materials, noise, and traffic and transportation, will be reduced to

less than significant levels with implementation of mitigation measures MM Air 1-MM Air 21, MM Haz 1-MM Haz 7, MM Noise 1-MM Noise 9, and MM Trans 1-MM Trans 8 contained within the Project MMRP.

Development Plan Review 20-00020

- A. The location, size, design, density and intensity of the proposed development and improvements are consistent with the City's General Plan, any applicable Specific Plans, the purposes and provisions of this Title, the purposes of the Zone in which the site is located, and the development policies and standards of the City.
- B. The subject site is physically suitable, including but not limited to parcel size, shape, access, and availability of utilities and services, for the type of development proposed.
- C. The proposed development and the conditions under which it would be operated or maintained is compatible with abutting properties and will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.

The Project proposes the construction of a 334,040 industrial warehouse within the LI zone of the PVCCSP which allows for "light industrial uses and related activities including manufacturing, research, warehouse and distribution, assembly of non-hazardous materials and retail related to manufacturing." The Project site is also located in the area designated as Planning Area 3: Agricultural Conversion Area, of the City of Perris General Plan, which notes that the largest land use category within this Planning Area is Light Industrial, and that due to the area's proximity to Interstate I-215, the cargo airport, other industrial and commercial land uses, and an existing rail line along the western edge, future development should be planned to expand industrial and commercial opportunities.

The Project has been designed to be consistent with all applicable Code requirements for industrial projects located in the LI zone of the PVCCSP including lot coverage, floor area ratio, height, setbacks, landscaping, and parking as noted in the staff report. Additionally, the project is consistent with the following General Plan Goals and Policies:

Goal III (Land Use Element): Commerce and industry to provide jobs for residents at all economic levels.

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

Goal V (Circulation Element): Efficient goods movement.

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

Policy VIII.B (Circulation Element): Identify Transportation System Management (TSM) strategies that will assist in mitigating traffic impacts and that will maintain the desired level of service along the street and highway system.

An Initial Study was prepared for the Project in accordance with the California Environmental Quality Act (CEQA), which concluded that all potential significant effects on the environment could be reduced to less than significant level with mitigation measures. In accordance with the California Environmental Quality Act (CEQA), a Notice of Intent to Adopt a Mitigated Negative Declaration (NOI) was published with a 30-day public review period starting on November 4, 2022, and ending on December 5, 2022. The NOI was also posted on the City's website and at City Hall and sent to public agencies and property owners within a 300-foot radius of the Project site. The IS/MND has been available for public review at the Development Services public counter, and on the City's website.

During the thirty-day comment period, the City received six (6) comment letters from the following interested parties (Exhibit H):

- 1. Susan Diaz Generally opposed to the project due to air quality and air quality concerns for adjacent residential neighborhood.
- 2. Riverside Transit Agency Comment to include sidewalk along project frontage to allow pedestrian access to public transit.
- 3. Blum Collins & Ho LLP (on behalf of Golden State Environmental Justice Alliance) Concerns raised about piecemealing project by tiering off from PVCCSP EIR, and general concerns regarding air quality, energy usage, greenhouse gas emissions, hazards and hazardous materials, land use and planning, population and housing, and traffic generated by the proposed project.
- 4. Center for Community Action and Environmental Justice Comments raise concerns that the project will further impact already poor air quality in the region, through general operations, the potential for the use of transport refrigeration units (TRUs), and sites the need for a construction Health Risk Assessment (HRA), and for additional green space and tree planting.
- 5. South Coast Air Quality Management District Notes that the MND should include ten residential homes between receptor #1 and #2 in the when modelling particulate matter dispersal. The letter also identifies South Coast AQMD as the responsible agency for permits required for some equipment that may be required for the project, and asks the lead agency to revisit the number of truck trip identified in the PVCCSP EIR against this MND for the proposed project.
- 6. Adam Salcido A request to be notified of any progress on the project The letter Blum Collins & Ho LLP, on behalf of Golden State Environmental Justice Alliance, were subsequently withdrawn as a result of discussions with the applicant (Exhibit I).

Responses to Comments were prepared and included in the Final MND. None of the comments or responses constituted "significant new information" or met any of the conditions in Section 15088.5 of the State CEQA Guidelines that would require recirculation of the IS/MND (Exhibit J).

Section 4. Based on the forgoing, the information contained in the staff report and supporting exhibits and all oral and written presentations and testimony made by City staff and members of the public presented at the public hearing (on January 18, 2023), the Planning

Commission recommends that the City Council adopt Mitigated Negative Declaration 2237 and mitigation measures.

Section 5. Based on the forgoing, the information contained on the staff report and supporting exhibits and all oral and written presentations and testimony made by City staff and members of the public presented at the public hearing (on January 18, 2023), the Planning Commission hereby recommends the City Council approve Specific Plan Amendment (SPA 22-05052), Tentative Parcel Map 22-05029 (TPM 38386), Development Plan Review (DPR 20-00020), subject to the Mitigation Monitoring and Reporting Program and Conditions of Approval attached to this Resolution.

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

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

ADOPTED, SIGNED and APPROVED this 18th day of January 18, 2023.

	CHAIRPERSON, PLANNING COMMISSION
ATTEST:	
Secretary, Plannin	g Commission
STATE OF CALICOUNTY OF RIV	VERSIDE) §
PERRIS, DO HER by the Planning	SECRETARY OF THE PLANNING COMMISSION OF THE CITY OF EBY CERTIFY that the foregoing Resolution Number 22-25 was duly adopted Commission of the City of Perris at a regular meeting of said Planning 18 th day of January 18, 2023, and that it was so adopted by the following vot
AYES: NOES: ABSTAIN: ABSENT:	
	Secretary, Planning Commission
Attachments:	Conditions of Approval (Planning, Engineering, Public Works, Communic Services, Fire, Building and the Mitigation Monitoring and Reporting Program)

CITY OF PERRIS DEVELOPMENT SERVICES DEPARTMENT PLANNING DIVISION

CONDITIONS OF APPROVAL

Meeting Date: January 18, 2023

Specific Plan Amendment 22-05052, Tentative Parcel Map 22-05029 (TPM 38386) Development Plan Review 20-00020

PROJECT: A proposal to consider the following entitlements to facilitate the construction of a 334,040 square foot industrial warehouse on a 20.14-acre site, located on the west side of Redlands Avenue between E. Rider Street and Placentia Avenue, in the Perris Valley Commerce Center Specific Plan (PVCCSP): 1) Specific Plan Amendment to remove Russell Way, a paper/unimproved street, from the Circulation Plan of the PVCCSP; 2) Tentative Parcel Map to merge eight (8) existing parcels into one (1) parcel; and 3) Development Plan Review for the site plan and building elevations.

General Requirements:

- 1. **Development Plan Review 20-00020 Term of Approval.** The Development Plan Review processed in conjunction with the Tentative Parcel Map shall expire in two years from the City Council final action for consistency with the time limits of the map. Within two years, the applicant shall demonstrate the beginning of substantial construction as approved, which shall thereafter be diligently pursued to completion or substantial utilization. If this does not occur, a maximum of six (6) one-year extensions may be requested for consistency with the related Tentative Parcel Map. A written request for extension shall be submitted to the Planning Division at least thirty (30) days prior to the initial (and any subsequent extension) expiration of the Development Plan Review.
- 2. **Mitigation Monitoring Program.** The project shall fully comply with all provisions of the adopted Mitigation Monitoring and Reporting Program (MMRP) for the Mitigated Negative Declaration No.2377. The MMRP is attached and shall be implemented in accordance with the timeline, reporting and monitoring intervals listed.
- 3. **Municipal Code and Specific Plan Compliance.** The project shall conform to the Light Industrial (LI) Zone standards of the Perris Valley Commerce Center Specific Plan (PVCCSP) and Chapter 19 of the Perris Valley Municipal Code.
- 4. **Future Obligation of Buyers and Lessees.** All future buyers and lessees shall be informed of their obligation to comply with these Conditions of Approval. The applicant shall provide a copy of these conditions and inform the buyer or lessee of their obligation to maintain compliance with all local and City ordinances, including but not limited to an annual fire inspection and maintenance of City business license.
- 5. **City Ordinances and Business License.** The subject business shall maintain compliance with all local and City Ordinances, including but not limited to an annual fire inspection and maintenance of a City business license.
- 6. **Expansion of Use.** No expansion of the site or the use shall occur without subsequent reviews and approvals from the Planning Division.
- 7. Conformance to Approved Plans. Development of the project site, building elevations, and

conceptual landscaping shall conform substantially to the approved set of plans presented at the January 18, 2023 Planning Commission, City Council meeting, or as amended by the conditions of approval. Any deviation shall require appropriate Planning Division review and approval.

- 8. **ADA Compliance.** The project shall conform to all disabled access requirements in accordance with the State of California, Title 24, and Federal Americans with Disabilities Act (ADA).
- 9. **Planning Division Conditions.** All Planning Division Conditions of Approval shall be reproduced in full on construction drawings and grading plans.
- 10. **Building Official/Fire Marshal.** The proposed project shall adhere to all requirements of the Building Official/Fire Marshal. The applicant shall submit a fire access and fire underground plan prior to construction drawings. Water, gas, sewer, electrical transformers, power vaults, and separate fire/water supply lines (if applicable) must be shown on the final set of construction plans pursuant to the requirements of the Building Official. The applicant shall annotate each Condition on the construction plans to indicate the manner by which each condition has been satisfied (i.e., sheet and detail numbers).
- 11. **City Engineer's Conditions.** All Engineering Conditions of Approval shall be reproduced in full on construction drawings and grading plans. The project shall comply with all requirements of the City Engineer's Conditions of Approval dated December 14, 2022.
- 12. **Fire Department Conditions.** The project shall comply with all Conditions of Approval by the Fire Department dated July 5, 2021, consisting of the following requirements.
 - a. Prior to the issuance of a grading permit, a fire department access plan shall be submitted to the City of Perris for review and approval. The fire department access plan shall comply with the requirements specified by the City of Perris Guideline for Fire Department Access & Water Requirements for Commercial & Residential Development, and the California Fire Code, Chapter 5.
 - b. Prior to the issuance of a grading permit, evidence of sufficient fire flow of 1500 GPM for 2- hours shall be provided to the City of Perris. The City of Perris Building and Fire Marshal Water Available/Fire Flow Form shall be utilized.
 - c. All required fire hydrants shall be installed and operational prior to building construction. All fire hydrants shall remain operational during construction.
 - d. All required fire hydrants shall be readily visible and immediately accessible. A clear space of not less than 3 feet shall be maintained at all times.
 - e. Prior to construction a temporary address sign shall be posted and clearly visible from the street.
 - f. The permanent building address shall be provided and either internally or externally lit during hours of darkness. The address shall be clearly visible from the street fronting the property and comply with California Fire Code Section 505.1 for size and color.
 - g. City of Perris approval shall be obtained prior to the storage and/or use of hazardous materials as defined by the California Fire Code.
 - h. Prior to building final, the building shall be provided with a Knox Lock key box located no more than seven feet above the finished surfaced and near the main entrance door.

- 13. **Public Works Conditions**. The project shall comply with all Conditions of Approval by the Public Works Department dated May 27, 2021.
- 14. **Building & Safety Conditions:** The project shall comply with all Conditions of Approval by the Building Department dated January 25, 2021.
- 15. **Southern California Edison.** The applicant shall contact the Southern California Edison (SCE) area service planner (951) 928-8323 to complete the required forms prior to commencement of construction.
- 16. **Performance Standards.** The applicant shall comply with all Performance Standards listed in Chapter 19.44.070 of the Perris Municipal Code.
- 17. **Exterior Downspouts.** Exterior downspouts are not permitted on the elevations of any building exposed to public view. Interior downspouts are required.
- 18. **Screening of Roof-Mounted Equipment.** Parapet walls shall prevent public views of roof-mounted equipment.
- 19. **Utilities.** All utility facilities attached to buildings, including meters and utility boxes, shall be enclosed within cabinets, as appropriate, and/or painted to match the building to which they are affixed.
- 20. **Waste Hauling.** The developer shall use only the City-approved waste hauler for all construction and other waste disposal.
- 21. **Graffiti** located on site shall be removed within 48 hours. The site shall be maintained in a graffiti-free state at all times. Graffiti shall be painted over in panels and not patches. The paint used in the removal of graffiti shall match the existing color.
- 22. **Property Maintenance.** The project shall comply with provisions of Perris Municipal Code 7.06 regarding Landscape Maintenance, and Chapter 7.42 regarding Property Maintenance. In addition, the project shall comply with the one-year landscape maintenance schedule identified in Public Works Department Condition of Approval No. 5, dated May 27, 2021.
- 23. **Indemnification.** The developer/applicant shall indemnify, protect, defend, and hold harmless, the City and any agency or instrumentality thereof, and/or any of its officers, employees and agents from any and all claims, actions, or proceedings against the City, or any agency or instrumentality thereof, or any of its officers, employees and agents, to attack, set aside, void, annul, or seek monetary damages resulting from an approval of the City, or any agency or instrumentality thereof, advisory agency, appeal board or legislative body including actions approved by the voters of the City, concerning SPA 22-05052, TPM 22-05029, and DPR 20-00020. The City shall promptly notify the developer/applicant of any claim, action, or proceeding for which indemnification is sought and shall further cooperate fully in the defense of the action.
- 24. **Fish and Wildlife Fee.** Within three (3) days of Planning Commission approval, the applicant shall file a Notice of Determination at the Riverside County Clerk and submit the appropriate payment of fees. In accordance with Section 711.4 of the State Fish and Wildlife Code, no project shall be operative, vested, or final until the filing fees have been paid.
- 25. **Preliminary Water Quality Management Plan (PWQMP).** A Preliminary WQMP was prepared for the proposed project site. All PWQMPs were determined to be in substantial

compliance, in concept, with the Riverside County WQMP Manual requirements. Additional Engineering Department review is required to determine if the proposed retention basin is adequately sized to meet the minimum 100 year storm event volumes. The following two conditions apply:

- a. The development shall be subject to all provisions of City of Perris Ordinance Number 1194, which establishes stormwater/urban runoff management and discharge controls to improve water quality and comply with federal regulations, and any subsequent amendments, revisions, or ordinances pertaining thereto.
- b. The structural BMPs selected for this project have been approved in concept. The owner shall submit a Final WQMP including plans and details providing the elevations, slopes, and other details for the proposed structural BMPs including the Retention Basin. The Public Work Department shall review and approve the Final WQMP text, plans and details.
- 26. **Construction Practices.** To reduce potential traffic, noise, and air quality impacts, the mitigation measures listed in the Mitigation Monitoring and Reporting Plan (MMRP) shall be listed and included with the "General Notes" on the construction drawings, and implemented in accordance with the timeline, reporting and monitoring intervals listed in the MMRP.
- 27. **Off-Site Tree Planting or Funding.** To promote the City's tree planting initiative currently underway to make Perris GREEN providing positive benefits to the local environment from air quality to shading, the developer will plant one tree per 5,000 SF of building size to include irrigation lines and controllers at an off-site location to be determined by the City (i.e., City right-of-way, parks, etc.) or provide funding equivalent to such cost at the discretion of the City prior to issuance of the building permit.

Project-Specific Requirements:

- 28. **Employee Amenities.** A minimum of one (1) indoor employee amenity and two (2) outdoor employee amenities are required for buildings over 100,000 square feet. The indoor amenity may include cafeterias to weight rooms. The outdoor amenities may include walking trails and recreational facilities.
- 29. **On-street Parking.** On-street parking of vehicles, trucks, or trailers associated with the project is strictly prohibited.
- 30. **Screen Walls.** The colors and patterns shall complement the building materials and color palette of the buildings. The truck courts shall be screened by 14-foot concrete screen walls including returns to screen truck loading activities from the public right-of-way. The eastern property boundary will be separated from the adjacent uses by 8-foot-high wrought iron fencing.
- 31. **Transit Refrigeration Units.** The use of transit refrigeration units (TRUs) shall be strictly prohibited.
- 32. **Signs.** This approval does not include signs, which shall conform to the Perris Crossing Sign Program. Applicant shall apply for a separate sign permit and all signs shall be reviewed and approved by the Planning Division prior to the issuance of building permits.
- 33. **State, County and City Ordinances**. All tenants shall be in compliance with all State, County and City ordinances, including but not limited to an annual fire inspection and

maintenance of a City business license.

- 34. **March Air Reserve Base.** Notice regarding proximity to the March Air Reserve Base (i.e. to be provided by March Air Reserve Base) shall be given to all prospective purchasers of the property and tenants of the building. The project shall comply with the following Conditions of Approval issued by the Airport Land Use Commission on November 10, 2022:
 - a. **Outdoor Lighting.** Any outdoor lighting installed shall be hooded or shielded so as to prevent either spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
 - b. **Prohibited Uses.** The following uses/activities are not included in the proposed project and shall be prohibited at this site:
 - i. Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight or circling climb following takeoff or toward an aircraft engaged in a straight or circling final approach toward a landing at an airport, other than a DoD or FAA-approved navigational signal light or visual approach slope indicator.
 - ii. Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight or circling climb following takeoff or towards an aircraft engaged in a straight or circling final approach towards a landing at an airport.
 - iii. Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, wastewater management facilities, artificial marshes, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)
 - iv. Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
 - v. Children's schools, day care centers, libraries, hospitals, skilled nursing and care facilities, congregate care facilities, hotels/motels, places of assembly (including but not limited to places of worship and theaters), buildings with more than 3 aboveground habitable floors, and critical community infrastructure facilities.
 - vi. Highly noise-sensitive outdoor nonresidential uses. Examples of noise-sensitive outdoor nonresidential uses that are prohibited include, but are not limited to, major spectator-oriented sports stadiums, amphitheaters, concert halls and drive-in theaters.
 - vii. Other Hazards to flight.
 - c. Avigation Easement. Prior to issuance of building permits, the landowner shall convey an avigation easement to the March Inland Port Airport Authority or its successor in interest or provide evidence that such easement has been previously

conveyed. The Airport Authority may waive this requirement in the event that the Authority determines that pre-existing avigation easements dedicated to the United States of America are sufficient to address its needs. Contact the March Joint Powers Authority at (951) 656-7000 for additional information.

- d. **Notice to Property Owners.** The attached "Notice of Airport in Vicinity" shall be provided to all prospective purchasers and occupants of the property.
- e. **Detention Basins.** Any proposed stormwater basins or facilities shall be designed and maintained to provide for a maximum 48-hour detention period following the design storm, and remain totally dry between rainfalls. Vegetation in and around the basins that would provide food or cover for birds would be incompatible with airport operations and shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature. Landscaping in and around the basin(s) shall not include trees or shrubs that produce seeds, fruits, or berries.

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

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

- f. Electromagnetic radiation. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.
- g. **Noise.** Noise attenuation measures shall be incorporated into the design of the office areas of the building, to the extent such measures are necessary to ensure that interior noise levels from aircraft operations are at or below 45 CNEL.
- h. Solar Glare. The project does not propose rooftop solar panels at this time. However, if the project were to propose solar rooftop panels in the future, the applicant/developer shall prepare a solar glare study that analyzes glare impacts, and this study shall be reviewed by the Airport Land Use Commission and March Air Reserve Base.
- i. **ALUC Review.** The project has been evaluated as 334,040 square foot of warehouse area, 4,000 square feet of first floor office area, and 4,000 square feet of second floor office mezzanine area. Any increase in building area, change in use to any higher intensity use, change in building location, or modification of the tentative parcel map lot lines and areas will require an amended review to evaluate consistency with the ALUCP compatibility criteria, at the discretion of the ALUC

Director.

TPM 38386 - FINAL MAP RECORDATION

- 35. **Application.** The Final Map application shall be submitted to the City Engineering Department with payment of appropriate fees for review and approval concurrently with the application to the City Engineer. The Final Map application shall include all necessary road dedications, appropriate easements and street vacations.
- 36. **Map Recordation.** Prior to recordation of the Final Map, the developer shall obtain the following clearances, approvals or actions:
 - a. Verification from the Planning Division that all pertinent conditions of approval have been met, as mandated by the Perris Municipal Code.
 - b. The landowner shall convey an avigation easement to the March Inland Port Airport Authority. Contact the March Joint Powers Authority at (951) 656-7000.
 - c. Any other required approval from an outside agency.

Prior to Grading Permit Issuance:

- 37. **Precise Grading Plan.** Precise grading plans shall be submitted to the City Engineer for review and approval. Grading plans shall be consistent with approved development plans.
- 38. Water Quality Management Plan (WQMP). The applicant shall submit a final WQMP substantially in conformance with the approved Preliminary WQMP including, but not limited to, plans and details providing the elevations, slopes, and other details for the proposed structural source control BMPs, and vegetative swales. The Public Works Department shall review and approve the final WQMP plans and details.
- 39. **Planning Clearance.** The applicant shall first obtain clearance from the Planning Division to verify that all pertinent conditions of approval have been met.

Prior to Building Permit Issuance:

- 40. **Photometric Plan.** A photometric plan (lighting plan) shall be prepared and conform to the requirements of the City's adopted Mount Palomar Ordinance and be submitted to the Planning Division for final review and approval. Full cutoff fixtures shall be used to prevent light and glare above the horizontal plan of the bottom of the lighting fixture. A minimum of one (1) foot-candle of light shall be provided in parking and pedestrian areas.
- 41. **Trash Enclosures.** Covered trash enclosures shall be constructed to City standards. The trash enclosures shall be easily accessible to the tenant and be screened by landscaping from public view. The concrete tilt up wall panels of the trash enclosures shall have an overhead trellis treatment. Elevations shall be included in the final landscape plans for review and approval by the Planning Division.
- 42. Landscaping/Irrigation Plans. Prior to issuance of building permits, three (3) copies of Construction Landscaping and Irrigation Plans shall be submitted to the Planning Division for approval, accompanied by the appropriate filing fee. The landscape and irrigation plans shall be prepared by a California registered landscape architect and conform to the requirements of Chapter 19.70 of the Municipal Code. The location, number, genus, species, and container size of the plants shall be shown. The landscaping shall be consistent with the conceptual landscape plan.

- a. **Plan Revisions.** The following revisions shall be incorporated into the landscape and irrigation plans:
 - i. Provide 36-inch box evergreen trees or cypress trees along the westerly (rear) and the southerly (interior side) property lines, spacing and tree species subject to Planning staff approval.
 - ii. Large trees (24" to 36" box) shall be included in the landscape design at all driveway entrances to the project site.
 - iii. A minimum of 30% of trees shall be 36-inch box or larger in passenger vehicle parking areas. Also, a minimum of one 24-inch box tree per 6 parking stalls shall be provided.
 - iv. A minimum of 30% of trees shall be 36-inch box or larger in passenger vehicle parking areas. Also, a minimum of one 24-inch box tree per 6 parking stalls shall be provided.
 - v. Decorative pavement treatments (accent colors, textures, and patterns) should be used for driveway entrances and pedestrian pathways.
- b. **BMPs for Water Quality.** All BMPs (vegetated swales, detention basins, etc.) shall be indicated on the landscape plans with appropriate planting and irrigation, including the detention basin. Tiered landscaping with mature trees (24" to 36" box) shall be planted in these areas, including berms.
- c. Landscape Inspections. The project applicant shall inform the on-site project manager and the landscape contractor of their responsibility to call for final landscape inspection after all the landscaping and irrigation has been installed and is completely operational. Before calling for a final inspection, a "Certificate of Compliance" form shall be completed and signed by the designer/auditor responsible for the project, and submitted to the project planner for approval.
- 43. **Building Elevations.** Plans shall incorporate the following:
 - a. Provide a second decorative material, consisting of brick or other alternate material, for the office area and other areas proposed to be painted a rust color.
- 44. **Fence/ Wall Plans.** Plans shall incorporate the following:
 - a. Return walls at each side of the gates securing the loading areas shall be increased in height to 14 feet.
 - b. Decorative screen walls shall be 14 feet in height with pilasters at every 100 linear feet and include a decorative cap, subject to the review and approval of the Planning Division.
 - c. All tubular steel gates in public view shall be a minimum of eight feet in height, and be screened by a high quality view-obscuring material, subject to Planning review and approval.
 - d. All decorative block/tilt-up screen walls shall be treated with a graffiti-resistant coat.
 - e. Black, eight (8) foot high tubular steel fence with capped decorative pilasters at regular intervals shall be utilized in areas where screen walls or existing walls and fencing are not provided.
 - f. Knox boxes are required for all gates and shall be approved by the Fire Marshal and issued by the Building Division.

- 45. **Fees.** Prior to issuance of building permits, the developed shall pay all applicable fees implemented by the City, including the following fees:
 - a. Stephen's Kangaroo Rat Mitigation Fees of \$500.00 per acre
 - b. Development Impact Fees
 - c. Multiple Species Habitat Conservation Plan fees
 - d. Statutory school fees in effect to all appropriate school districts
 - e. RBBD fees
 - f. District drainage fees
 - g. Public art fees
 - h. Park fees
 - i. All fees identified on Conditions of Approval from other department or instituted prior to issuance of a building

Prior to Issuance of Occupancy Permits:

- 46. **Assessment and Community Facilities Districts.** The project shall be annexed into any assessment, community facilities, or similar district that provides funding for maintenance, services, or public improvements that benefit the project. The costs and benefits shall be described in the applicable district and annexation documents. The developer shall complete all actions required to complete such annexation prior to the issuance of a Certificate of Occupancy. This condition shall apply only to districts existing at the time the project is approved (or all requirements have been met for a certificate of occupancy, as applicable). Such districts may include but are not limited to the following:
 - a. Landscape Maintenance District No. 1
 - b. Flood Control Maintenance District No. 1
 - c. Maintenance District No. 84-1
 - d. Any other applicable City Assessment and Community Facilities Districts
- 47. **Truck Route.** The applicant shall notify all truck drivers of the City approved truck routes per the PVCCSP Circulation Element and General Plan. Signs shall be provided on site and within public right-of-way to direct all trucks to use designated truck routes, only as approved by the Engineering and Planning Departments.
- 48. **Final Inspection.** The applicant shall obtain occupancy clearance from the Planning Division by scheduling a final Planning inspection after final sign-offs from the Building Division and Engineering Department. Planning Staff shall verify that all pertinent conditions of approval have been met. The applicant shall have all required paving, parking, walls, site lighting, landscaping and automatic irrigation installed and in good condition.



CITY OF PERRIS

STUART E. MCKIBBIN, CONTRACT CITY ENGINEER

CONDITIONS OF APPROVAL

P8-1493
December 14, 2022
DPR 20-00020 – TPM 38386
Lake Creek Industrial LLC – West
Redlands **A**ve.
APNs 300-250-009 thru -016

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

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

General Conditions:

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

- 2. Prior to commencement of any construction or installation of fencing in public right-of-way, an encroachment permit shall be obtained from the City Engineer's office.
- 3. Truck access shall be limited to I-215/Harley Knox Boulevard Interchange, Harley Knox Boulevard and Redlands Avenue.

Truck access to and from Ramona Expressway and Perris Boulevard is prohibited.

Prior to Recordation of the Parcel Map:

- 4. The developer/property owner shall have approved improvement plans, executed subdivision agreement and posted securities.
- 5. The developer/property owner shall submit the following to the City Engineer and Riverside County Flood Control and Water Conservation District (RCFCD) for review and approval as directed by the City Engineer:
- a. Onsite Precise Grading Plan and Erosion Control Plans; plans shall show the WDID No.
- b. Street and Storm Drain Improvement Plans
- c. Signing and Striping Plans
- d. Water and Sewer Improvement Plans
- e. Street Light Plans prepared by a registered Electrical Engineer per City of Perris Safety Lighting Standards
- f. Geotechnical Report
- g. Hydrology and Hydraulic Report
- h. Final WQMP (for reference)

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

6. Redlands Avenue is classified as a Secondary Arterial (94'/70') per the General Plan. A 44 foot half width right-of-way is currently dedicated on Redlands Avenue along the property frontage; adequate right-of-way however shall be dedicated on Redlands Avenue along the property frontage to accommodate a 52 foot half width dedicated right-of-way to accommodate a 17 foot wide parkway consisting of a 13 foot wide Class I Shared Use Path and a 4 foot wide landscaped planter as approved by the Public Works Department.

- 7. All rights-of-way and easements shall be offered for dedication to the public or other appropriate agencies and shall continue in force until the City or the appropriate agency accepts or abandons such offers. All dedications shall be free from all encumbrances as approved by the City Engineer.
- 8. Relinquish and waive rights of access to and from Redlands Avenue on the Map other than the access opening as shown on the site plan.
- 9. The developer/property owner shall make a good faith effort to acquire required offsite property interests, and if he or she should fail to do so, the developer/property owner shall, prior to submittal of the Final Map for recordation, enter into an agreement to complete the improvements. The agreement shall provide for payment by the developer/property owner of all costs incurred by the City to acquire the offsite property interests required in connection with the subdivision. Security of a portion of these costs shall be in the form of a cash deposit in the amount given in an appraisal report obtained by the developer/property owner (at developer/property owner cost). The appraiser shall be approved by the City prior to commencement of the appraisal.
- 10. The following statement shall be added to the Map:

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

11. The developer/property owner shall sign the consent and waiver form to join the City's Lighting and Landscape Districts and City's Flood Control District as appropriate. The proposed and existing streetlights and traffic signals shall be maintained by the City and cost paid by the developer/property owner through the said annexation.

Prior to Issuance of Grading Permit:

- 12. The developer/property owner shall submit the following to the City Engineer and Riverside County Flood Control and Water Conservation District (RCFCD) for review and approval as deemed applicable by the City Engineer:
- a. Onsite Precise Grading Plan and Erosion Control Plans; plans shall show the WDID No.

- b. Street and Storm Drain Improvement Plans
- c. Signing and Striping Plans
- d. Street Light Plans prepared by a registered Electrical Engineer per City of Perris Safety Lighting Standards
- e. Geotechnical Report
- f. Hydrology and Hydraulic Report
- g. Final WQMP (for reference)

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

- 13. The treated onsite runoff shall be collected and conveyed via underground drainage facilities connecting to Perris Valley Master Drainage Plan (PVMDP) Line A-B in Rider Street discharging into Perris Valley Storm Drain Channel.
- 14. Site circulation, shall be such that auto and truck access and parking are distinct and separate.
- 15. Three points of access/driveways are permitted to the site:
- The northerly driveway shall be designated for truck access only and shall be restricted to right-in only (the southerly return of the driveway shall be reversed),
- The middle driveway shall be designated for auto access only and restricted to right-in/right-out and left in only, and
- The southerly driveway shall be designated for truck access only and shall be restricted to right-in/left out only (the southerly return of the driveway shall be reversed).
- 16. The driveways shall be per County of Riverside Standard No. 207A and shall include wet set concrete truncated domes in compliance to ADA standards and requirements.
- 17. The lengths of the designated turn lane pockets within the raised landscaped median shall be determined by the project's Traffic Engineer and approved by the City Engineer.
- 18. The developer/property owner shall pay to the City \$150,000 for their contribution towards I-215/Ramona Expressway Interchange and I-215/Harley Knox Boulevard Interchange and other improvements. This one-time contribution is above and beyond DIF, TUMF, RBBD and other City fees, and is not reimbursable.

Prior to Issuance of Building Permit:

- 19. Parcel Map 38386 shall be submitted to the City for review and approval and subsequently recorded.
- 20. project site is located within the limits of Perris Valley Area Drainage Plan (ADP) for which drainage fees have been adopted by City. Drainage fees shall be set forth under the provisions of the "Rules and Regulations of Administration of Area Drainage Plan". Acreage for the project site's impervious area shall be provided.
- 21. Water and sewer Improvement Plans, per Fire Department and EMWD standards, shall be submitted to the City Engineer for review and approval.
- 22. Fire Department and EMWD approvals of the Water Improvement Plans are required prior to City Engineer's approval.
- 23. Paved access shall be provided to the proposed buildings per the Precise Grading Plans.
- 24. The developer/property owner shall submit a compaction certification from the Soils Engineer in compliance with the approved geotechnical/soils report.

Prior to Issuance of Certificate of Occupancy:

- 25. Redlands Avenue (Secondary Arterial 104'/70') along the property frontage within the dedicated right-of-way shall be improved to provide for a 12 foot wide raised landscaped median, 29 foot wide asphalt pavement west of the raised landscaped median and 14 foot wide asphalt pavement east of the raised landscaped median (using a TI of 10.0 and PG 70-10), 8 inch curb and gutter located 35 feet west of street centerline, 13 foot wide Class I Shared Use Path per the Active Transportation Plan and streetlights subject to the photometric analysis, per City of Perris, County of Riverside and Caltrans standards.
- The 13 foot wide Class I Shared Use Path shall include an 8 foot wide concrete section with 2 foot wide Decomposed Granite (DG) strips on both sides of the concrete section, enclosed by 6 inch mow curbs.
- 26. The existing power poles on Redlands Avenue along the property frontage shall be removed and cables (under 66 kv) including the communication cables shall be undergrounded.
- 27. The condition of the existing pavement on Redlands Avenue along the property frontage shall be evaluated by the developer/property owner to

determine the extent of pavement rehabilitation as approved by City Engineer. If the existing pavement is in good condition, the developer/property owner may use grind and overlay technique as determined by the City Engineer.

- 28. The developer/property owner shall provide for utility trench surface repair as directed by the City Engineer.
- 29. Associated existing signing and striping shall be refreshed and any appurtenances damaged or broken during the development of this project shall be repaired or removed and replaced by the developer/property owner to the satisfaction of the City Engineer. Any survey monuments damaged or destroyed shall be reset by qualified professional pursuant to the California Business and Professional Code 8771.

Stuart E. McKibbin Contract City Engineer



CITY OF PERRIS

PUBLIC WORKS DEPARTMENT

Engineering Administration

NPDES .

Special Districts (Lighting, Landscape, Flood Control)

MEMORANDUM

Date:

May 27, 2021

To:

Chantel Power, Project Planner

From:

Michael Morales, CIP Manager MMM

Subject: DPR 20-00020- Conditions of Approval

Proposal to construct a 305,780 s.f. industrial building on 18.91 acres along the west side of Redlands Avenue between Rider Street and Placentia Avenue, within the Perris

Valley Commerce Center (PVCC) Specific Plan

- 1. **Dedication and Landscape Maintenance Easement.** Offer of Dedication and/or Landscape **Maintenance** Easement for City landscape maintenance district shall be provided as follows:
 - Redlands Avenue—Redlands Avenue—Provide offer of dedication as needed to provide for full half width
 Street (94' ROW (47' half-width), raised median, Class I shared use path (pedestrian and bicycle), curb
 gutter, sidewalk and off-site landscaping requirements, per City General Plan, including the minimum
 parkway, plus an additional 4' easement, totaling 16' public parkway from face of curb. The additional 4' of
 landscape easement shall be required to provide for the required Class I shared use path
 (pedestrian/bicycle), to be integrated with parkway landscape.
 - Redlands Avenue Median- Provide a 14' wide raised landscape median fronting the project and extending south along Redlands Avenue, as determined by the City Engineer's Office.
- 2. Landscape Maintenance Easement and/or Landscape Easement Agreement. The developer shall provide, for review and approval, an Offer of Dedication and certificate of acceptance, complete with legal plat map and legal description to the City of Perris. In addition, if required by the City of Perris, the Developer shall provide a 6' landscape easement and Landscape easement agreement, acceptable to the City of Perris, for any required shared use path (bicycle/pedestrian). The City shall record the same with the Riverside County Recorder's Office, and the recorded instrument shall be returned to the City Clerk of the City of Perris for filing.
- 3. Landscaping Plans. Three (3) copies of Construction Landscaping and Irrigation Plans for the off-site landscaping, including any medians or other landscape areas along the dedications shall be submitted to the Planning Department for approval and shall be accompanied by the appropriate filing fee. The landscape and irrigation plan shall be prepared by a registered landscape architect and conform to the requirements of Chapter 19.70 of the Municipal Code. The location, number, genus, species, and container size of the plants shall be shown. This landscape plan shall be titled "LMD Off-site Landscape Plan DPR 20-00020" and shall be mutually exclusive of any private property, on-site landscaping. Elements of the Landscape Plan shall include but not be limited to:
 - a. Landscape Limits Limits of right-of-way areas or easement areas, defined by concrete mow curb, fully

Page 2 DPR 20-00020 Condtions of Approval May 27, 2021

dimensioned, that are to be annexed into the Landscape Maintenance District. A planting palette and hardscape plan intended to meet the design intent of the Landscape Guidelines in effect for the area; or if no such guidelines exist the design intent of neighboring development, as determined by the Engineering Administration and Special Districts Division, including:

- Redlands Ave- Provide a 4' wide planter area adjacent to curb in accordance with Section 6.2.1 Streetscape Landscape design guidelines and planting pallet for Secondary Arterials, and figure 6.0-6 of the PVCCSP, for sizing and spacing requirements. Provide a shared use path, in accordance with the Design Guidelines provided in Section 4 "Mixed Use Tool Kit" of the City's Active Transportation Plan complete with mow curb, decomposed granite, and asphalt paving along roadway west of centerline. Planting will be the same plant pallet as new project to the north on Redlands Ave. Street Tree Primary: Rhus Lancia African Sumac Tree; Secondary (accent tree): Lagerstroemia India Tribe Varieties. Use drought resistant shrubs and ground cover intended to complement the existing parkways to the north along Redlands Avenue, including but not limited to the following Kangaroo Paw, Nelia Grasses, Agave, Lantana yellow/purple, Red Yucca, Red Hot Poker.
 - Redlands Avenue Bicycle Path- The configuration will approximate the following: curb, 2'
 Decomposed Granite Pedestrian path (with 6" curb), 8' wide asphalt bicycle path, 2'
 Decomposed Granite Pedestrian path (with 6" curb). Asphalt path will be a minimum of 3" asphalt concrete over a 4" class 2 base. Total width of shared use path will be 12'
- Redlands Avenue Landscape Median- Per Section 6.2.1 Streetscape Landscape design guidelines
 and planting pallet for Secondary Arterials, and figure 6.0-6 of the PVCCSP for sizing and spacing
 requirements. Planting will be the same plant pallet as new project to the north on Redlands Avenue.
 Median Street Tree is Platanus Acerfoilia/London Plane Tree. Shrubs and ground cover will consist of
 Diets Bi-color/Fortnight Lily, Lantana Camara Patriot Rainbow/Compact Lantana, Lantana 'New
 Gold'/New Gold Lantana.
- b. Irrigation A list of irrigation system components intended to meet the performance, durability, water efficiency, and anti-theft requirements for Special District landscape areas as determined by the Engineering Administration and Special Districts Division. Components shall include, but not be limited to Salco or GPH flexible PVC risers, Sentry Guard Cable Guard and Union Guard, backflow Wilkens Model 375 (or equal), flow sensor Creative Sensor Technology FS1-TI5-001 or Data Industrial or equal. Controller shall include an ET based controller with weather station that is centrally controlled capable and wi-fi ready (WeatherTrak ET Pro3 Smart Controller, or equal, with Rain Sensor). At the discretion of the Engineering Administration and Special Districts Division public landscape areas utilizing no more than 6 valves/stations, programmed to irrigate consecutively, and none simultaneously, may propose the use of an alternative ET based controller with weather station that is centrally controlled capable and wi-fi ready, such as the Weathermatic System or equal. Proposed system shall be complete with wireless weather station, aircard with flow, one year bundle service, blade antenna and flow sensor.
- c. Benefit Zone Quantities Include a Benefit Zone quantities table (i.e. SF of planting areas, turf, number of trees, SF. of hardscape, etc.) in the lower right hand corner of the cover sheet for off-site landscape areas, indicating the amount of landscaping the district will be required to maintain.
- d. Meters Each District is required to be metered separately. Parkway and Median shall require separate meters. All electrical and water meters shall be located in locations that are easily accessible to maintenance staff while not visually obtrusive in the street scene and away from street intersections. Show location of separate water and electrical utility meters intended to serve maintenance district areas

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exclusively. Show locations of water and electrical meter for landscape district. Show location of water and electrical meter for flood control district. Show location of electrical meter for Traffic signal and street lighting district, on respective plans. Coordinate location of meters on landscape and civil engineering plan.

- e. Controllers The off-site irrigation controllers are to be located within the right of way (preferably within the off-site landscape area). Parkway and Median shall require separate controllers. All point of connection equipment including irrigation controller pedestals, electrical meter pedestals, and backflow preventers are to be located in locations that are easily accessible to maintenance staff while not visually obtrusive in the street scene, and away from street intersections. Backflow preventers are to be screened on at least three sides with (5) gallon plant material. The fourth side shall be open to the back of the landscape area in order to allow the backflow cage to be opened without interference with plant materials. Backflow cages shall meet the required City of Perris Engineering Standards in effect at the time of approval.
- f. Recycled Water If applicable. The project landscape architect shall coordinate with EMWD to verify if the site will be served with recycled water and design all irrigation and landscape plans to meet the requirements of EMWD and provide additional irrigation components as needed.
- g. EMWD Landscape Plan Approval The project landscape architect shall submit a copy of all irrigation plans and specifications to EMWD for approval. The project landscape architect must confirm with EMWD that the plans have been approved by EMWD and submit written proof of approval by EMWD prior to the City approving the final Landscape Plans. Until the final landscape plan has been approved by the City of Perris, the maintenance areas depicted cannot be accepted by the City for maintenance. The developer shall coordinate the both reviews to ensure acceptability of plans by both EMWD and the City of Perris, prior to approval by either agency.
- h. Landscape Weed Barrier Weed cloth with a minimum expected life of 10-years shall be required under all mulched areas.
- i. Wire Mesh and Gravel At Pull Boxes- Provide wire mesh and gravel layer within valve boxes to prevent rodent intrusion.
- j. Concrete Maintenance Band at Medians and Mortar Cobbled Turn Lane-Provide 12" wide concrete maintenance band (safety edge) around entire median. At turn pockets provide mortared cobbled creek bed, round stone sized 6" and 12".
- **k.** Perimeter Walls Graffiti Coating- Provide anti-graffiti coating at all perimeter walls. Acceptable products shall include Vitrocem Anti-Graffiti Coating or equal.
- 4. Landscape Inspections. The project applicant shall inform the on-site project manager and the landscape contractor of their responsibility to call for only "OFF-SITE" landscape and irrigation inspections at the appropriate stages of construction. Inspections shall be scheduled at least two-working days (Monday through Friday) prior to actual inspection. Contact Public Works-Engineering Administration/Special Districts at (951) 956-2120 to schedule inspections.
 - Inspection #1 Trenches open, irrigation installed, and system pressurized to 150 PSI for four hours.
 - Inspection #2 Soil prepared, and plant materials positioned and ready to plant.
 - Inspection #3 Landscaping installed, irrigation system fully operational, and request for "Start of 1

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year **M**aintenance Period" submitted, with all required turn-over submittal items provided to Public-Works Engineering Administration/Special Districts.

- Turn-Over Inspection— On or about the one year anniversary of Inspection #3, Developer shall call for an inspection to allow the City to review and identify any potential irrigation system defects, dead plants, weed, debris or graffiti; stressed, diseased, or dead trees; mulch condition, hardscape or other concerns with the landscape installation; or to accept final turn over of the landscape installation. At his sole expense, the Developer shall be responsible for rectifying system and installation deficiencies, and the one year maintenance period shall be extended by the City until all deficiencies are cured to the satisfaction of the City. If in the opinion of the City's Landscape Inspector the landscape installation is in substantial compliance with the approved landscaping plans, the irrigation and communication system is functioning as intended, and the landscape installation is found to be acceptable to the City, then the Inspector shall recommend to the City's Special District Coordinator to accept turn-over of water and electrical accounts, wi-fi communication contracts and the entire landscape installation.
- One Year Maintenance and Plant Establishment Period-The applicant will be required to provide a minimum of a one (1) year maintenance and plant establishment period, paid at the sole expense of applicant. This one-year maintenance period commences upon the successful completion of Inspection #3 discussed above, and final approval by the City. During this one year period the applicant shall be required to maintain all landscape areas free of weeds, debris, trash, and graffiti; and keep all plants, trees and shrubs in a viable growth condition. Prior to the start of the one year maintenance period, the Developer shall submit a weekly Landscape Maintenance Schedule for the review and approval by the City's Special Districts Division. City shall perform periodic site inspections during the one-year maintenance period. The purpose of these periodic inspections is to identify any and all items needing correction prior to acceptance by the City at the conclusion of the one-year maintenance period. Said items needing correction may include but are not limited to: replacement of dead or diseased plant materials, weeding, replenishment of mulches, repair of damaged or non-functioning irrigation components, test of irrigation controller communications, etc. During this period, the City shall begin the annual assessment of the benefit zone in preparation for the landscape installation turn-over to City maintenance staff.
- 6. **Street/Off-Site Improvements.** The applicant shall submit street improvement plans, accompanied by the appropriate filing fee to the City Engineering Department. Details of treatments off-site improvements, including lighting shall meet both the City Engineer's Design Guidelines, and the additional requirements of the Engineering and Special Districts Division. Components shall include, but not be limited to:
 - a. Street Lighting-If street lighting is required, (STREET LIGHTING SHALL BE ADJACENT TO CURB) lighting shall meet the type, style, color and durability requirements, necessary for energy efficiency goals, maintenance and longevity of improvements of the City Engineer's Office. As determined by the City, new streetlights may be required to be deeded to City of Perris, and not SCE. Street lights deeded to City of Perris shall be constructed per LS-3 account billing standard, which shall include an individually metered pedestal for streetlights.
 - b. Acceptance By Public Works/Special Districts- Lighting District facilities required by the City Engineer's Office shall be installed and fully operational, and approved by final inspection by the City Engineer's Office, and the City's Consulting Traffic Signal Inspection Team (Riverside County TLMA) at (951) 955-6815. Prior to acceptance for maintenance of "Off-site" traffic signal and lighting facilities by the Public Works-Engineering and Administration Division/Special Districts, the developer shall contact the Public Works Special Districts Division at (951) 956-2120 to schedule the delivery of all required turn-over submittal items. Prior to acceptance into Lighting District 84-1, coordinate turn-over information pertaining to Street Lights, and Traffic Signal Electrical/SCE Service Meters with Wildan

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Financial Services, the City's Special Districts Consulting Firm at (951) 587-3564. (i.e. Provide electrical meter number, photo of pedestal, and coordinate "request for transfer of billing information" with SCE and City for all new service meters). Developer shall pay 18-month energy charges to the City of Perris for all off-site street lighting. Call Wildan Financial Services, Inc. for amount due, and to obtain receipt for payment. Obtain and provide a clearance form from Riverside County TLMA indicating completion of all punch list items from traffic signal construction. Submit one large format photo-copy of Traffic Signal as-built plans and timing sheets.

- 7. Water Quality Management Plans. The applicant shall submit a Preliminary and Final WQMP, accompanied by the appropriate filing fee to the Planning Department and City Engineering Department, respectively. Details for treatment control facilities shall meet both the Riverside County WQMP Design Guidelines, and the additional requirements of the Engineering and Special Districts Division intended to reduce long term maintenance costs and longevity of improvements. Components shall include, but not be limited to:
 - Storm Drain Screens-If off-site catch basins are required by the City Engineer's Office, connector pipe screens shall be included in new catch basins to reduce sediment and trash loading within storm pipe. Connector pipe screens shall the type, style, and durability requirements of the Public Work's Engineering Administration and Special Districts Division.
 - WQMP Inspections- The project applicant shall inform the on-site project manager and the water
 quality/utilities contractor of their responsibility to call for both "ON-SITE" and OFF-SITE" WQMP
 Inspections at the appropriate stages of construction. Contact CGRM at (909) 455-8520 to schedule
 inspections.
 - Acceptance By Public Works/Special Districts-Both on-site and off-site flood control/water quality facilities required for the project, as depicted in the Final WQMP, shall be installed and fully operational, and approved by final inspection by the City's WQMP Consultant, CGRM. The Developer shall obtain a final Clearance Letter from CGRM indicating compliance with all applicable Conditions of Approval for the approved WQMP. The developer shall deliver the same to the Public Works-Engineering and Administration Division/Special Districts. In addition, prior to acceptance by the City, the developer shall submit a Covenant and Agreement describing on-going maintenance responsibilities for on-site facilities per the approved WQMP, to the Public Works Engineering Administration and Special Districts Division. The Public Works Engineering Administration and Special Districts Division will review and approve the Covenant and Agreement. The City shall record the same with the Riverside County Recorder's Office, and the recorded instrument shall be returned to the City Clerk of the City of Perris for filing.
- 8. **Flood Control District #1 Maintenance Acceptance.** Flood Control District facilities required by the City Engineer's Office shall be installed and fully operational, and approved by final inspection by the City Engineer's Office. Prior to acceptance for maintenance of "Off-site" flood control facilities by the Public Works-Engineering and Administration Division/Special Districts the developer shall contact the Public Works Special Districts Division at (951) 657-3280 to schedule the delivery of all required turn-over submittal items including as-built storm drain plans in electronic PDF format, one large format photo-copy of as-built plans, storm drain video report in electronic format, and hardcopy of video report with industry standard notations and still photos made during video runs (i.e. facilities sizes, off-sets or damage, facility type, dirt and debris, etc.). The flood control facilities shall be turned over in a condition acceptable to the City, and the developer shall make all necessary repairs and perform initial maintenance to the satisfaction of the City.
- 9. **Assessment Districts.** Prior to permit issuance, developer shall deposit \$5,250 per district, \$15,750 total due.

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Payment is to be made to the City of Perris, and the check delivered to the City Engineer's Office. Payment shall be accompanied by the appropriate document for each district indicating intent and understanding of annexation, to be notarized by property owner(s):

- Consent and Waiver for Maintenance District No. 84-1 New street lighting proposed by the project.
- Consent and Waiver for Landscape Maintenance District No. 1 –New off-site parkway landscape, medians, and shared use path proposed by the project.
- **Petition for Flood Control Maintenance District No. 1** -For Off-site Flood Control Facilities proposed by the project.
- Original notarized document(s) to be sent to: Daniel Louie
 Wildan Financial Services
 27368 Via Industrial, #200
 Temecula, CA 92590
- a. Prior to final map recordation or final certificate of occupancy the developer shall annex into the aforementioned districts, posting an adequate maintenance performance bond to be retained by the City as required by the City Engineer. Upon receipt of deposit and Consent and Waiver Forms, the developer shall work with City to meet all required milestones for annexations.
- i. City prepares the Engineer's Reports which includes a description of the improvements to be maintained, an annual cost estimate and annual assessment amounts.
- ii. Reports are reviewed and approved by the property owner. The assessment ballots will be based on these Reports.
- iii. The Reports and corresponding resolutions are placed, for approval, on the City Council Meeting Agenda. City Council action will include ordering the assessment ballots and setting a Public Hearing for no sooner than 45 days. Property owner attendance at this City Council Meeting is not required.
- iv. The assessment ballots are sent to the property owner and are opened by the City Clerk at the close of the Public Hearing. With a "YES" vote by the property owner the City Council can move forward with the Resolution that Confirms the Annexation. Property owner attendance at this Public Hearing is not required.
- v. Confirmation by the City Council completes the annexation process and the condition of approval has been met.



Dennis Grubb and Associates, LLC

Assisting Cities Build Safe Communities

Fire Department Development Review Comments

July 5, 2021

City of Perris Attn: Chantal Power 135 N. D Street Perris, CA 92570-2200

Subject: Development Plan Review for DPR20-00020

As requested, a review of the subject property was completed. Prior to issuance of conditions the following is required.

 A separate and stand-alone fire department access plan is required. Sheets A1-2P and A1-3P will work with the following change: Provide an additional fire hydrant in the south/east corner of the building.

Provide a stand-alone fire department access plan

- 2. Provide evidence of sufficient fire flow of 4,000 GPM for 4-hours.. The City of Perris Building and Fire Marshal Water Available/Fire Flow Form shall be utilized.
- 3. Provide a letter from the developer/owner who acknowledges that the fire pump shall be diesel or provided with provided with secondary power supply.

If you are the applicant have any questions, please contact me directly 951-218-5482

Respectfully,

Dennis Grubb, CFPE



CITY OF PERRIS

COMMUNITY SERVICES

MEMO

To: Chantal Power, Senior Planner

From: Sabrina Chavez, Director of Community Services

CC:

Arcenio Ramirez, Community Services Manager

Joshua Estrada, Parks Coordinator Jessica Galloway, Project Coordinator

Date: February 22, 2021

Subject: Development Plan Review - #20-00020

Applicant: Michael Johnson, Lake Creek Industrial LLC.

Community Services Staff reviewed DPR #20-00020 and offer the following comment(s):

Development Impact Fees - Park Facilities

The Proposed Project is a proposed warehouse building on the West side of Redlands Avenue south of Rider Street and is subject to payment of the following fees:

- Park Development Impact Fees
- Public Art Fees

Special Districts

• The project shall annex into the Community Facilities District No. 2018-02 (Public Services)

Trails and Connectivity

 Developer to include a Class 1 Bike Path on Redlands Avenue as recommended in the Active Transportation Plan, please reference Engineering Conditions.

SRC COMMENTS *** BUILDING & SAFETY ***

Planning Case File No(s): DEVELOPMENT PLAN REVIEW #20-00020

Case Planner: Chantal Power (951) 943-5003, ext

Applicant: Michael Johnson

Location: South of Rider Street, West of Redlands Ave.

Project:

Proposal to construct a 305,780 shell building on eight vacant parcels

APN(s): 300-2509, 010, 011, 012, 013, 014, 015 and 016

Reviewed By: David J. Martinez, CBO Date: 1-25-2021

BUILDING AND SAFETY CONDITIONS

- 1. Shall comply with the latest adopted State of California 2019 editions of the following codes as applicable:
 - A. 2019 California Building Code
 - B. 2019 California Electrical Code
 - C. 2019 California Mechanical Code
 - D. 2019 California Plumbing Code
 - E. 2019 California Energy Code.
 - F. 2019 California Fire Code
 - G. 2019 California Green Building Standards Code.
- 2. You will be required to provide proper fire access to the entire site.
- 3. You will be required to comply with the EV Charging station requirements
- 4. The proposed new building will have to comply with both the ADA and Title 24 Access Regulations

PRIOR TO ISSUANCE OF BUILDING/CONSTRUCTION PERMITS

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

FIRE CONDITIONS: To Be provided by Dennis Grubb

Terms and Definitions:

- Property Owner/Developer Owner or developer of Redlands West Industrial Project. H
- Environmental Equivalent/Timing Any mitigation measure and timing thereof, subject to the approval of the City, which n conjunction with any appropriate agencies or City departments, shall determine the adequacy of any proposed "environmental equivalent/timing" and, if determined necessary, may refer said determination to the Board of Supervisors. Any costs associated with information required in order to make a determination of environmental equivalency/timing shall be done by the property owner/developer. Staff time for reviews will be charged on a time and materials basis at the rate in will have the same or superior result and will have the same or superior effect on the environment. The Planning Department, the City's adopted Fee Schedule.
- monitored. Once the initial action item has been complied with, no additional monitoring pursuant to the Mitigation Monitoring For example, if the timing is "to be shown on approved building plans" subsequent to issuance of the building permit consistent with the approved plans will be final building and zoning inspections pursuant to the building permit to ensure Implementation Timing - This is the point where a mitigation measure must be monitored for compliance. In the case where multiple action items are indicated, it is the first point where compliance associated with the mitigation measure must be Plan will occur, as routine City practices and procedures will ensure that the intent of the measure has been complied with.

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- Responsibility Monitoring Party Shall mean that compliance with the subject mitigation measure(s) shall be reviewed and determined adequate by all departments listed for each mitigation measure. Outside public agency review is limited to those public agencies specified in the Mitigation Monitoring Plan which have permit authority in conjunction with the mitigation 4
- of each year demonstrating how compliance with the subject measure(s) has been achieved. When compliance with a measure has been demonstrated for a period of one year, monitoring of the measure will be deemed to be satisfied and no further monitoring will occur. For measures that are to be monitored "Ongoing During Construction", the annual letter will review those measures only while construction is occurring; monitoring will be discontinued after construction is Ongoing Mitigation Measures – The mitigation measures that are designated to occur on an ongoing basis as part of this Mitigation Monitoring Plan will be monitored in the form of an annual letter from the property owner/developer in January complete. A final annual letter will be provided at the close of construction.

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construction of a new building or structural expansion or modification of any existing building but shall not include any Building Permit – For purposes of this Mitigation Monitoring Plan, a building permit shall be defined as any permit issued for permits required for interior tenant improvements or minor additions to an existing structure or building. 9



Mitigation Monitoring and Reporting Program

Mitigation Measure MM AES-1: Prior to issuance of grading permits, the Property Owner/Developer shall provide evidence to the City that any temporary nighttime lighting installed for
city that any temporary nighttime lighting installed for security purposes shall be downward facing and hooded or shielded to prevent security light spillage outside of the staging area or direct broadcast of security light into the sky.
MM Air 2: Each individual implementing development project shall submit a traffic control plan prior to the issuance of a grading permit. The traffic control plan shall describe in detail safe detours and provide temporary traffic control during construction activities for that project. To reduce traffic congestion, the plan shall include, as necessary, appropriate, and practicable, the following: temporary traffic controls such as a flag person during all phases of construction to maintain smooth traffic flow, dedicated turn lanes for movement of construction trucks and equipment on- and off-site, scheduling of construction activities that affect traffic flow on the arterial system to off-peak hour, consolidating truck deliveries, rerouting of construction trucks away from congested streets or sensitive receptors, and/or signal synchronization to improve traffic flow.
MM Air 3: To reduce fugitive dust emissions, the development of each individual implementing development project shall comply with SCAQMD Rule 403. The developer of each implementing project shall provide



Monitoring/Reporting Method							
Responsible Monitoring Party							
Implementation Timing							
Measure	the City of Perris with the SCAQMD- approved dust control plan, or other sufficient proof of compliance with Rule 403, prior to grading permit issuance. Dust control measures shall include, but are not limited to:	Requiring the application of non-toxic soil stabilizers according to manufacturers' specifications to all inactive construction areas (previously graded areas inactive for 20 days or more, assuming no rain),	Keeping disturbed/loose soil moist at all times,	Requiring trucks entering or leaving the Project Site hauling dirt, sand, or soil, or other loose materials on public roads to be covered,	Installation of wheel washers or gravel construction entrances where vehicles enter and exit unpaved roads onto paved roads, or wash off trucks and any equipment leaving the Project Site each trip,	Posting and enforcement of traffic speed limits of 15 miles per hour or less on all unpaved potions of the Project Site,	Suspending all excavating and grading operations when wind gusts (as instantaneous gust) exceed 25 miles per hour,
Mitigation M	the City of Pel plan, or other prior to gradi shall include,	•	•	•	•	•	•
Impact Category							



Monitoring/Reporting Method			Grading and Building Plan Check	Grading Plan Check	Grading Plan Check
Responsible Monitoring Party			City of Perris Planning Division	City of Perris Planning Division	City of Perris Planning Division
Implementation Timing			Prior to issuance of grading and building permits	Prior to issuance of grading permits	Prior to issuance of grading permits
Mitigation Measure	Appointment of a construction relations officer to act as a community liaison concerning on-site construction activity including resolution of issues related to PM-10 generation, sweeping streets at the end of the day if visible soil material is carried onto adjacent paved public roads and use of SCAQMD Rule 1186 and 1186.1 certified street sweepers or roadway washing trucks when sweeping streets to remove visible soil materials,	areas as quickly as possible.	MM Air 4: Building and grading permits shall include a restriction that limits idling of construction equipment on site to no more than five minutes.	MM Air 5: Electricity from power poles shall be used instead of temporary diesel or gasoline-powered generators to reduce the associated emissions. Approval will be required by the City of Perris' Building Division prior to issuance of grading permits.	MM Air 6: The developer of each implementing development project shall require, by contract specifications, the use of alternative fueled off-road construction equipment, the use of construction equipment that demonstrates early compliance with off-road equipment with the CARB in-use off-road diesel vehicle regulation (SCAQMD Rule 2449) and/or meets or
Impact Category			Air Quality	Air Quality	Air Quality



Monitoring/Reporting Method		Building Site Inspection	Public Works and Building Site Inspection	Public Works and Building Site Inspection
Responsible Monitoring Party		City of Perris Building Division	City of Perris Planning Division	City of Perris Planning Division
Implementation Timing		During	During	During
Mitigation Measure	exceeds Tier 3 standards with available CARB verified or US EPA certified technologies. Diesel equipment shall use water emulsified diesel fuel such as PuriNOx unless it is unavailable in Riverside County at the time of project construction activities. Contract specifications shall be included in project construction documents, which shall be reviewed by the City of Perris' Building Division prior to issuance of a grading permit.	MM Air 7: During construction, ozone precursor emissions from mobile construction equipment shall be controlled by maintaining equipment engines in good condition and in proper tune per manufacturers' specifications to the satisfaction of the City of Perris' Building Division. Equipment maintenance records and equipment design specification data sheets shall be kept on-site during construction. Compliance with this measure shall be subject to periodic inspections by the City of Perris' Building Division.	MM Air 8: Each individual implementing development project shall apply paints using either high volume low pressure (HVLP) spray equipment with a minimum transfer efficiency of at least 50 percent or other application techniques with equivalent or higher transfer efficiency.	MM Air 9: To reduce VOC emissions associated with architectural coating, the project designer and contractor shall reduce the use of paints and solvents by utilizing precoated materials (e.g., bathroom stall dividers, metal awnings), materials that do not require painting, and require coatings and solvents with a VOC content lower
Impact Category		Air Quality	Air Quality	Air Quality



Monitoring/Reporting Method		Public Works and Building Site Inspection	Final Permit Site Inspection
Responsible Monitoring Party		City of Perris Planning Division	City of Perris Planning Division
Implementation Timing		During	During project operation
Mitigation Measure	than required under Rule 1113 to be utilized. The construction contractor shall be required to utilize "Super-Compliant" VOC paints, which are defined in SCAQMD's Rule 1113. Construction specifications shall be included in building specifications that assure these requirements are implemented. The specifications for each implementing development project shall be reviewed by the City of Perris' Building Division for compliance with this mitigation measure prior to issuance of a building permit for that project.	MM Air 11: Signage shall be posted at loading docks and all entrances to loading areas prohibiting all on-site truck idling in excess of five minutes.	MM Air 13: In order to promote alternative fuels, and help support "clean" truck fleets, the developer/successor-ininterest shall provide building occupants and businesses with information related to SCAQMD's Carl Moyer Program, or other state programs that restrict operations to "clean" trucks, such as 2007 or newer model year or 2010 compliant vehicles and information including, but not limited to, the health effect of diesel particulates, benefits of reduced idling time, CARB regulations, and importance of not parking in residential areas. If trucks older than 2007 model year will be used at a facility with three or more dock-high doors, the developer/successor-in-interest shall require, within one year of signing a lease, future tenants to apply in good-faith for funding for diesel truck replacement/retrofit through grant programs such as the Carl Moyer, Prop 1B, VIP, HVIP, and SOON funding programs, as identified on SCAQMD's website
Impact Category		Air Quality	Air Quality



Timing Party Monitoring Monitoring/Reporting Party	
ting	the that the bute lect,
those funds, if awarded.	MM Air 18: Prior to the approval of each implementing development project, the Riverside Transit Agency (RTA) shall be contacted to determine if the RTA has plans for the future provision of bus routing within any street that is adjacent to the implementing development project that would require bus stops at the project access points. If the RTA has future plans for the establishment of a bus route that will serve the implementing development project, road improvements adjacent to the Project Site shall be designed to accommodate future bus turnouts at locations established through consultation with the RTA. RTA shall be responsible for the construction and maintenance of the bus stop facilities. The area set aside for bus turnouts shall conform to RTA design standards, including the design of the contact between sidewalks and curb and gutter at bus stops and the use of ADA-compliant paths to the major building entrances in the project. Compliance Notes. The Applicant has contacted the RTA, requesting comment as to the provision of bus routing within any street adjacent to the Project. The RTA responded that it
(http://www.aqmd.gov). Tenants will be required to use those funds, if awarded.	Air Quality T T T T T T T T T T T T T



Monitoring/Reporting Method		Grading and Building Plan Check
Responsible Monitoring Party		City of Perris Planning Division
Implementation Timing		Prior to commencement of grading and/or construction
Mitigation Measure	the nesting season (generally February 1 to August 31) of potentially occurring native and migratory bird species. If site-preparation activities for an implementing project are proposed during the nesting/breeding season (February 1 to August 31), a pre-activity field survey shall be conducted by a qualified biologist prior to the issuance of grading permits for such project, to determine if active nests of species protected by the MBTA or the California Fish and Game Code are present in the construction zone. If active nests are not located within the implementing Project Site and an appropriate buffer of 500 feet of an active listed species or raptor nest, 300 feet of other sensitive or protected bird nests (non-listed), or 100 feet of sensitive or protected during the nesting/breeding season. However, if active nests are located during the pre-activity field survey, no grading or heavy equipment activity shall take place within at least 500 feet of an active listed species or raptor nest, 300 feet of other sensitive or protected (under MBTA or California Fish and Game Code) bird nests (non-listed), or within 100 feet of sensitive.	MM Bio 2: Project-specific habitat assessments and focused surveys for burrowing owls will be conducted for implementing development or infrastructure projects within burrowing owl survey areas. A pre-construction survey for resident burrowing owls will also be conducted by a qualified biologist within 30 days prior to commencement of grading and construction activities within those portions of implementing project sites
Impact Category		Biological Resources



Impact Category	Mitigation Measure	Implementation Timing	Responsible Monitoring Party	Monitoring/Reporting Method
	containing suitable burrowing owl habitat and for those properties within an implementing project site where the biologist could not gain access. If ground disturbing			
	activities in these areas are delayed or suspended for more than 30 days after the pre-construction survey, the area			
	shall be resurveyed for owls. The pre-construction survey and any relocation activity will be conducted in accordance			
	with the current Burrowing Owl Instruction for the Western Riverside MSHCP.			
	If active nests are identified on an implementing project			
	site during the pre-construction survey, the nests shall be			
	equipment activity shall take place within at least 250 feet of an active nest during the breeding season (February 1			
	through August 31), and 160 feet during the non-breeding			
	If burrowing owls occupy any implementing project site and cannot be avoided active or passive relocation shall			
	be used to exclude owls from their burrows, as agreed to			
	by the City of Perris Planning Division and the CDFG.			
	Relocation shall be conducted outside the breeding season or once the voung are able to leave the nest and fly			
	Passive relocation is the exclusion of owls from their			
	burrows (outside the breeding season or once the young			
	are able to leave the nest and fly) by installing 1-way doors			
	in burrow entrances. These 1-way doors allow the owl to			
	exit the burrow, but not enter it. These doors shall be left			
	Artificial burrows shall be provided nearby. The			
	implementing project area shall be monitored daily for 1			



Mitigation Measure Week to confirm owl use of burrows before excavating
week to confirm owl use of burrows before excavating burrows in the impact area. Burrows shall be excavated using hand tools and refilled to prevent reoccupation. Sections of flexible pipe shall be inserted into the tunnels during excavation to maintain an escape route for any animals inside the burrow. The CDFG shall be consulted prior to any active relocation to determine acceptable receiving sites available where this species has a greater chance of successful long-term relocation. If avoidance is infeasible, then a DBESP will be required, including associated relocation of burrowing owls. If conservation is not required, then owl relocation will still be required following accepted protocols. Take of active nests will be avoided, so it is strongly recommended that any relocation occur outside of the nesting season.
Project proponent/developer shall retain a professional archaeologist meeting the Secretary of the Interior's Professional Standards for Archaeology (U.S. Department of Interior, 2012; Registered Professional Archaeologist preferred). The primary task of the consulting archaeologist shall be to monitor the initial ground-disturbing activities at both the subject site and any offsite Project-related improvement areas for the identification of any previously unknown archaeologist shall be subject to the approval of the archaeologist shall be subject to the approval of the City of Perris Director of Development Services and no ground-disturbing activities shall occur at the Project Site or within the off-site Project improvement areas until the archaeologist has been approved by the City.



The archaeo ground-disturemoval, mai record, and for city of Perris be prepared resources the disturbing a temporarily hallow time for the event in	The archaeologist shall be responsible for monitoring ground-disturbing activities, including initial vegetation removal, maintaining daily field notes and a photographic record, and for reporting all finds to the developer and the City of Perris in a timely manner. The archaeologist shall be prepared and equipped to record and salvage cultural resources that may be unearthed during ground-disturbing activities and shall be empowered to temporarily halt or divert ground-disturbing equipment to allow time for the recording and removal of the resources.		
removal, mecord, and City of Per be prepare resources disturbing temporarily allow time	maintaining daily field notes and a photographic nd for reporting all finds to the developer and the erris in a timely manner. The archaeologist shall lired and equipped to record and salvage cultural s that may be unearthed during groundig activities and shall be empowered to rily halt or divert ground-disturbing equipment to be for the recording and removal of the resources.		
City of Per be prepare resources disturbing temporarily allow time	erris in a timely manner. The archaeologist shall ired and equipped to record and salvage cultural s that may be unearthed during groundig activities and shall be empowered to rily halt or divert ground-disturbing equipment to be for the recording and removal of the resources.		
resources disturbing temporarily allow time	s that may be unearthed during groundig activities and shall be empowered to rily halt or divert ground-disturbing equipment to be for the recording and removal of the resources.		
disturbing temporarily allow time	ig activities and shall be empowered to rily halt or divert ground-disturbing equipment to be for the recording and removal of the resources.		
allow time	ne for the recording and removal of the resources.		
In the ever	ent that archaeological resources are discovered		
at the Pi	at the Project Site or within the off-site Project		
improveme	improvement areas, the handling of the discovered		
resource(s)	resource(s) will differ, depending on the nature of the find.		
Consistent 21083.2(b)	Consistent with California Public Resources Code Section 21083.2(b) and Assembly Bill 52 (Chapter 532, Statutes of		
2014), avc	2014), avoidance shall be the preferred method of		
preservation	Native		
cultural/an	cultural/archaeological resources. However, it is		
understood	understood that all artifacts, with the exception of human remains and related grave goods		
sacred/cer	al/religious objects, belong to t		
property o	property owner. The property owner will commit to the		
relinquishi	relinquishing and curation of all artifacts identified as		
being of	being of Native American origin. All artifacts, Native		
American or	n or otherwise, discovered during the monitoring		
program	program shall be recorded and inventoried by the		
consulting	consulting archaeologist.		



Monitoring/Reporting Method		
Responsible Monitoring Party		
Implementation Timing		
Mitigation Measure	If any artifacts of Native American origin are discovered, all activities in the immediate vicinity of the find (within a 50-foot radius) shall stop and the Project proponent and Project archaeologist shall notify the City of Perris Planning Division and the Soboba Band of Luiseño Indians, and A designated Native American representative from either the Soboba Band of Luiseño Indians, the Pechanga Band of Luiseño Indians, or the Agua Caliente Band of Cahuilla Indians shall be retained to assist the Project archaeologist in the significance determination of the Native American as deemed possible. The designated Luiseño tribal representative will be given ample time to examine the find. The significance of Native American resources shall be evaluated in accordance with the provisions of CEQA and shall consider the religious beliefs, customs, and practices of the Luiseño tribe. If the find is determined to be of sacred or religious value, the Luiseño tribal representative will work with the City and consulting archaeologist to protect the resource in accordance with tribal requirements. All analysis will be undertaking in a manner that avoids destruction or other adverse impacts. In the event that human remains are discovered at the Project Site or within the off-site Project improvement areas, mitigation measure MM CR-2 shall immediately apply, and all items found in association with Native American human remains shall be considered grave goods or sacred in origin and subject to special handling.	Native American artifacts that are relocated/reburied at the Project Site would be subject to a fully executed
Impact Category		



Monitoring/Reporting Method				
Responsible Monitoring Party				
Implementation Timing		*		
Mitigation Measure	relocation/reburial agreement with the assisting Luiseño tribe. This shall include, but not be limited to, an agreement that artifacts will be reburied on-site and in an area of permanent protection, and that reburial shall not occur until all cataloging and basic recordation have been completed by the consulting archaeologist.	Native American artifacts that cannot be avoided or relocated at the Project Site shall be prepared for curation at an accredited curation facility in Riverside County that meets federal standards (per 36 CFR Part 79) and available to archaeologists/researchers for further study. The Project archaeologist shall deliver the Native American artifacts, including title, to the identified curation facility within a reasonable amount of time, along with applicable fees for permanent curation.	Non-Native American artifacts shall be inventoried, assessed, and analyzed for cultural affiliation, personal affiliation (prior ownership), function, and temporal placement. Subsequent to analysis and reporting, these artifacts will be subjected to curation, as deemed appropriate, or returned to the property owner. Once grading activities have ceased and/or the archaeologist, in consultation with the designated Luiseño representative, determines that monitoring is no longer warranted, monitoring activities can be discontinued following notification to the City of Perris Planning Division.	Once grading activities have ceased and/or the archaeologist, in consultation with the designated Luiseño
Impact Category				





Monitoring/Reporting Method		Building Plan Check
Responsible Monitoring Party		City of Perris Building Division
Implementation Timing		Prior to issuance of building permits
Mitigation Measure	affiliation with any Luiseño tribal representative(s) at the Project Site, the NAHC's identification of the MLD will stand. The MLD shall be granted access to inspect the Project Site of the discovery of Native American human remains and may recommend to the Project proponent means for treatment or disposition, with appropriate dignity of the human remains and any associated grave goods. The MLD shall complete his or her inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the Project Site. The disposition of the remains will be determined in consultation between the Project proponent and the MLD. In the event that there is disagreement regarding the disposition of the remains, State law will apply and median with the NAHC will make the applicable determination (see Public Resources Code Section 5097.98(e) and 5097.94(k)). The specific locations of Native American burials and reburials will be proprietary and not disclosed to the general public. The locations will be documented by the consulting archaeologist in conjunction with the various stakeholders and a report of findings will be filed with the Eastern Information Center (EIC).	MM Air 20: Each implementing development project shall be encouraged to implement, at a minimum, an increase in each building's energy efficiency 15 percent beyond Title 24, and reduce indoor water use by 25 percent. All reductions will be documented through a checklist to be submitted prior to issuance of building permits for the
Impact Category		Energy



Monitoring/Reporting Method		Grading Plan Check
Responsible Monitoring Party		City of Perris Planning Division
Implementation Timing		Prior to issuance of grading permits
Mitigation Measure	implementing development project with building plans and calculations.	MM GEO-1: Prior to the issuance of grading permits, the Project proponent/developer shall submit to and receive approval from the City, a Paleontological Resource Impact Mitigation Monitoring Program (PRIMMP). The PRIMMP shall include the provision for a qualified professional paleontologist (or his or her trained paleontological representative) to be on-site for any Project-related excavations that exceed three (3) feet below the pre-grade surface. Selection of the paleontologist shall be subject to approval of the City of Perris Planning Manager and no grading activities shall occur at the Project Site or within the off-site Project improvement areas until the paleontologist has been approved by the City. Monitoring shall be prepared to quickly salvage fossils as they are unearthed to avoid construction delays. The paleontologist shall also remove samples of sediments which are likely to contain the remains of small fossil invertebrates and vertebrates. The paleontologist shall have the power to temporarily halt or divert grading equipment to allow for removal of abundant or large specimens. Collected samples of sediments shall be washed to recover small invertebrate and vertebrate fossils. Recovered specimens shall be prepared. Specimens shall be identified and permanently preserved. Specimens shall be identified and curated and placed into an accredited repository (such
Impact Category		Geology and Soils



Impact Category	on Measure	Implementation Timing	Responsible Monitoring Party	Monitoring/Reporting Method
	as the Western Science Center or the Riverside Metropolitan Museum) with permanent curation and retrievable storage.			
	A report of findings, including an itemized inventory of recovered specimens, shall be prepared upon completion of the steps outlined above. The report shall include a discussion of the significance of all recovered specimens. The report and inventory, when submitted to the City of Perris Planning Division, will signify completion of the program to mitigate impacts to paleontological resources.			
Geology and Soils	MM GEO-2: Prior to the start of construction, a paleontological resources Worker Environmental Awareness Program (WEAP) training program shall be presented to all earthmoving personnel to inform them of the possibility for buried resources and the procedures to follow in the event of fossil discoveries.	Prior to building permit issuance	City of Perris Planning Division	Building Plan Check
Hazards and Hazardous Materials	MM Haz 2: Prior to the recordation of a final map, issuance of a building permit, or conveyance to an entity exempt from the Subdivision Map Act, whichever occurs first, the landowner shall convey an avigation easement to the MARB/March Inland Port Airport Authority.	Prior to recordation of final map, issuance of building permit, of conveyance to an entity exempt from the Subdivision Map Act	City of Perris Development Services Department March Inland Port Airport Authority	Building Plan Check
Hazards and Hazardous Materials	MM Haz 3: Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky or above the horizontal plane.	During construction	City of Perris Development Services Department	Building Site Inspection



Monitoring/Reporting Method	Building Permit Final Inspection/Certificate of Occupancy	Building Plan Check
Responsible Monitoring Party	City of Perris Development Services Department	City of Perris Development Services Department
Implementation Timing	During project operation	During project operation
Mitigation Measure	MM Haz 4: The following notice shall be provided to all potential purchasers and tenants: "This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example, noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Profession Code 11010 13(A)"	Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approach slope indicator. Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff.
Impact Category	Hazards and Hazardous Materials	Hazards and Hazardous Materials



Monitoring/Reporting Method					Building Plan Check
Responsible Monitoring Party					City of Perris Development Services Department
Implementation Timing	,				Prior to building permit application
Mitigation Measure	or towards an aircraft engaged in a straight final approach towards a landing at an airport.	 Any use which would generate smoke or water vapor, or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. 	 Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation. 	 All retention and water quality basins shall be designed to dewater within 48 hours of a rainfall event. 	application for a building permit for an implementing development project, the implementing development project applicant shall consult with the City of Perris Planning Department in order to determine whether any implementing project-related vertical structures or construction equipment will encroach into the 100-to-1 imaginary surface surrounding the MARB. If it is determined that there will be an encroachment into the 100-to-1 imaginary surface, the implementing development project applicant shall file a FAA Form 7460-1, Notice of Proposed Construction or Alteration. If FAA determines that the implementing development project would potentially be an obstruction unless reduced to a
Impact Category					Hazards and Hazardous Materials



Responsible Monitoring/Reporting Monitoring Party		City of Perris Development Services Department Inspection	City of Perris Development Public Works and Services Building Site Department Inspection	City of Perris Development Services Department City of Perris Public Works and Building Site Inspection	City of Perris Development Public Works and Services Building Site Department Inspection
Respo Monit		City of Develo Serv Depar	City of Develo Serv Depar	City of Develo Serv Depar	City of Develo Serv Depar
Implementation Timing		During excavation and construction	During	During	During
Mitigation Measure	specified height, the implementing development project applicant and the Perris Planning Division will work with FAA to resolve any adverse effects on aeronautical operations.	MM Noise 1: During all Project Site excavation and grading on-site, the construction contractors shall equip all construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers consistent with manufacturer's standards. The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the Project Site.	MM Noise 2: During construction, stationary construction equipment, stockpiling and vehicle staging areas will be placed a minimum of 446 feet away from the closet sensitive receptor.	MM Noise 3: No combustion-powered equipment, such as pumps or generators, shall be allowed to operate within 446 feet of any occupied residence unless the equipment is surrounded by a noise protection barrier.	MM Noise 4: Construction contractors of implementing development projects shall limit haul truck deliveries to the same hours specified for construction equipment. To the extent feasible, haul routes shall not pass sensitive land uses or residential dwellings.
Impact Category		Noise	Noise	Noise	Noise



Impact Category	Mitigation Measure	Implementation Timing	Responsible Monitoring Party	Monitoring/Reporting Method
Noise	MM NOISE-5: Equipment shall be shut off and not left to idle when not in use.	During	City of Perris Development Services Department	Public Works and Building Site Inspection
Noise	MM NOISE-6: Jackhammers, pneumatic equipment and all other portable stationary noise sources shall be shielded, and noise shall be directed away from sensitive receptors.	During	City of Perris Development Services Department	Public Works and Building Site Inspection
Noise	MM NOISE-7: The project proponent shall mandate that the construction contractor prohibit the use of music or sound amplification on the project site during construction.	During	City of Perris Development Services Department	Public Works and Building Site Inspection
Noise	MM NOISE-8: The construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment.	During construction	City of Perris Development Services Department	Public Works and Building Site Inspection
Noise	MM NOISE-9: Truck brake venting on the project site shall be prohibited between the hours of 10:00 PM and 7:00 AM.	During operation	City of Perris Development Services Department	Public Works and Building Site Inspection

EXHIBIT B LOCATION/AERIAL MAP



EXHIBIT C PVCCSP LAND USE MAP



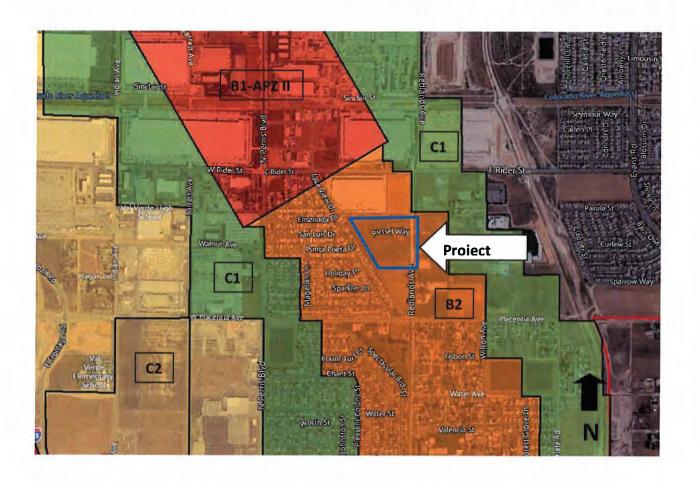
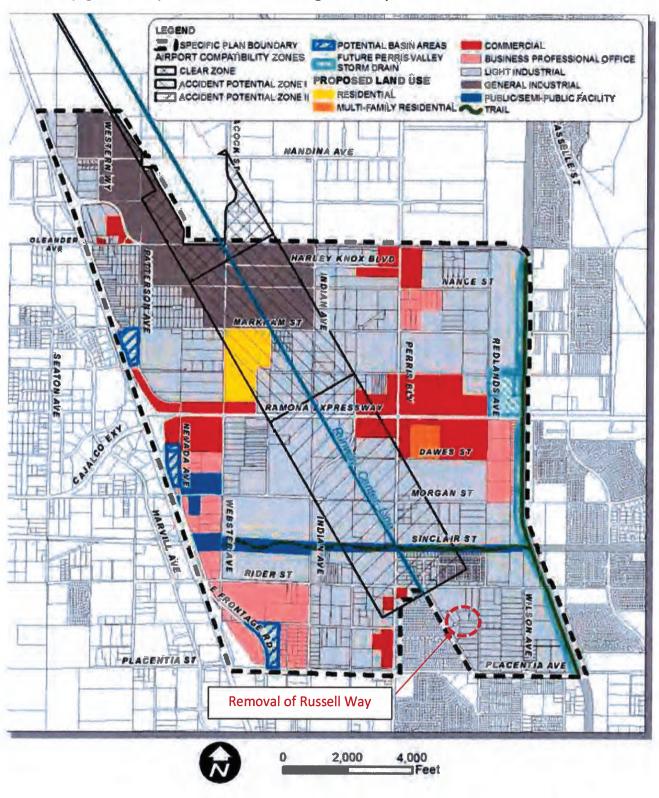


EXHIBIT E

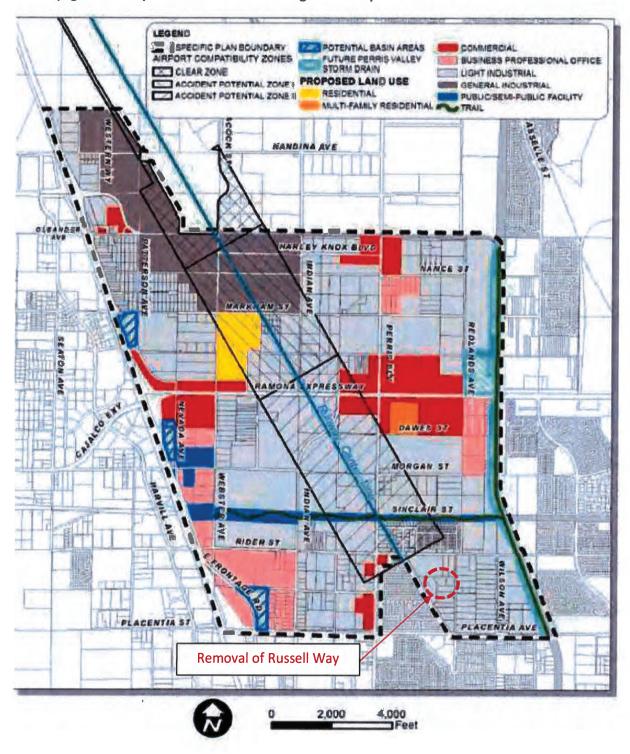
EXISTING AND PROPOSED MODIFICATIONS TO APPLICABLE PVCCSP FIGURES REMOVING RUSSELL WAY

(Figure 2.0-1 Specific Plan Land Use Designation Map, Figure 3.0-1 Circulation Plan Map, Figure 3.0-4 Mass Transit Routes, Figure 3.0-5 Trails System Map, Figure 3.0-7 Existing EMWD Water Map, Figure 3.0-8 Existing EMWD Sewer Map, Figure 3.0-9 Existing EMWD Recycled Water Map, Figure 3.0-12 Existing Natural Gas Map, Figure 3.0-13 Existing Electrical Map, Figure 3.0-14 Existing Telephone Map, Figure 3.0-15 Electrical Cable TV Map, and Figure 4.0-16 Residential Buffer Map)

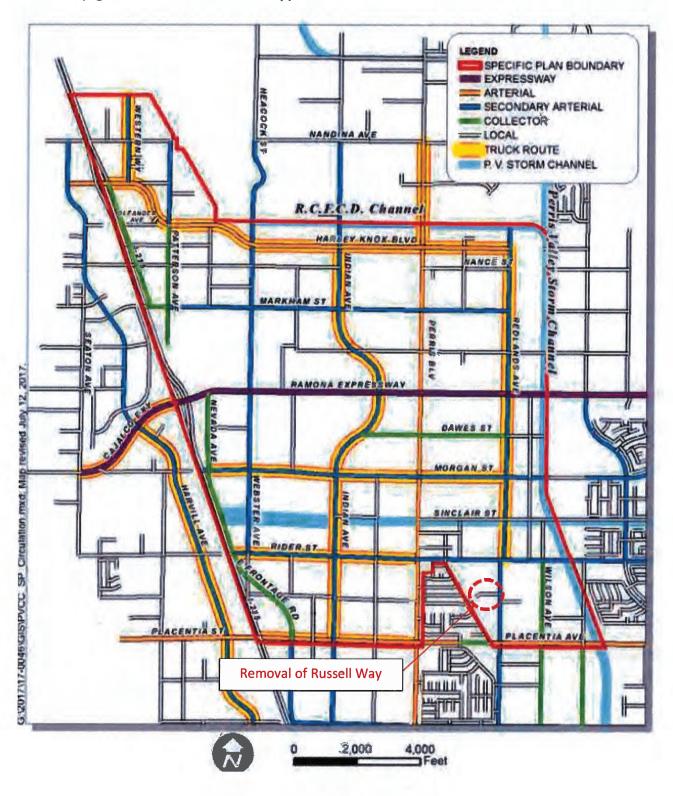
EXISTING (Figure 2.0-1 Specific Plan Land Use Designation Map

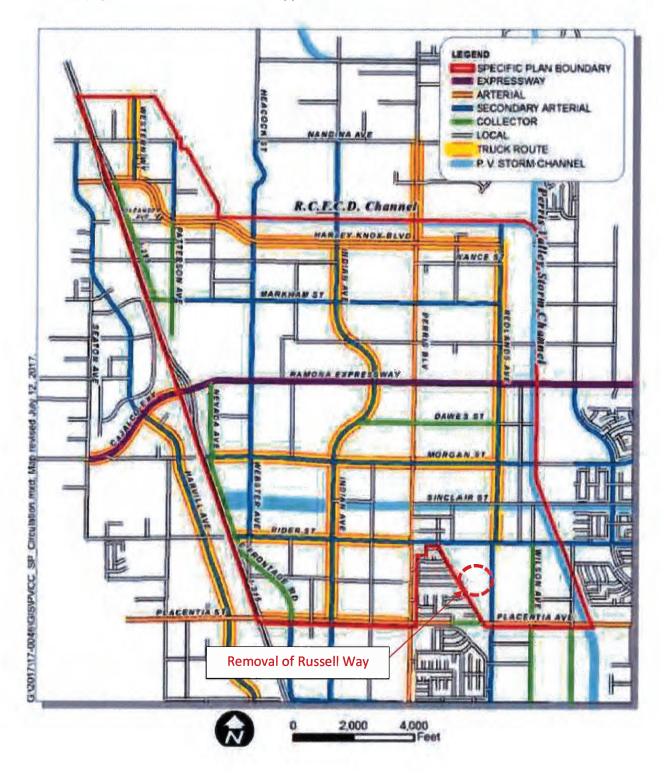


PROPOSED (Figure 2.0-1 Specific Plan Land Use Designation Map



EXISTING (Figure 3.0-1 Circulation Plan Map)



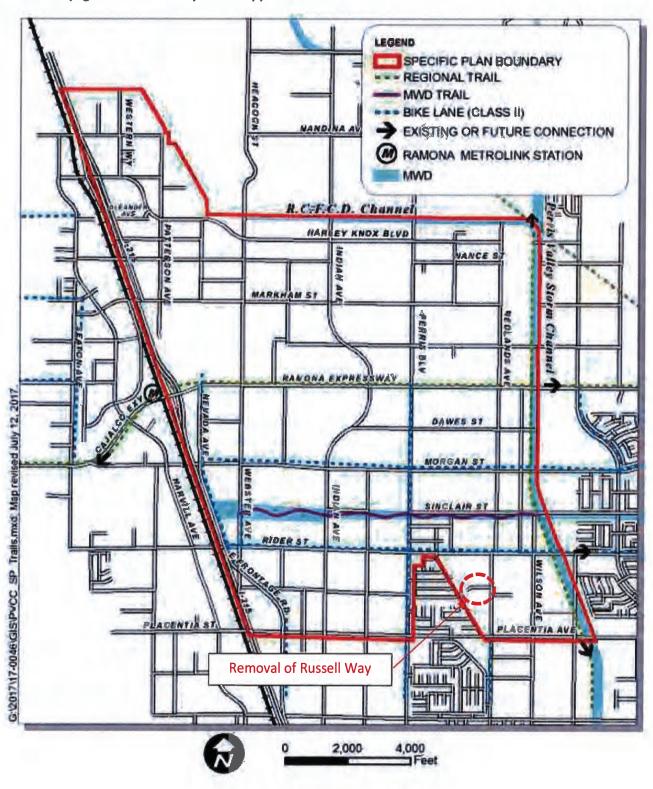


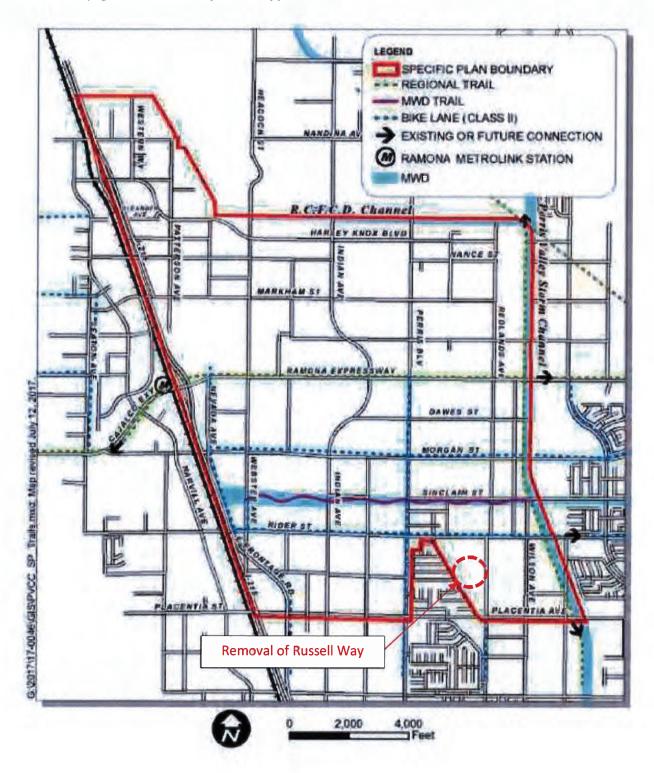
EXISTING (Figure 3.0-4 Mass Transit Routes)



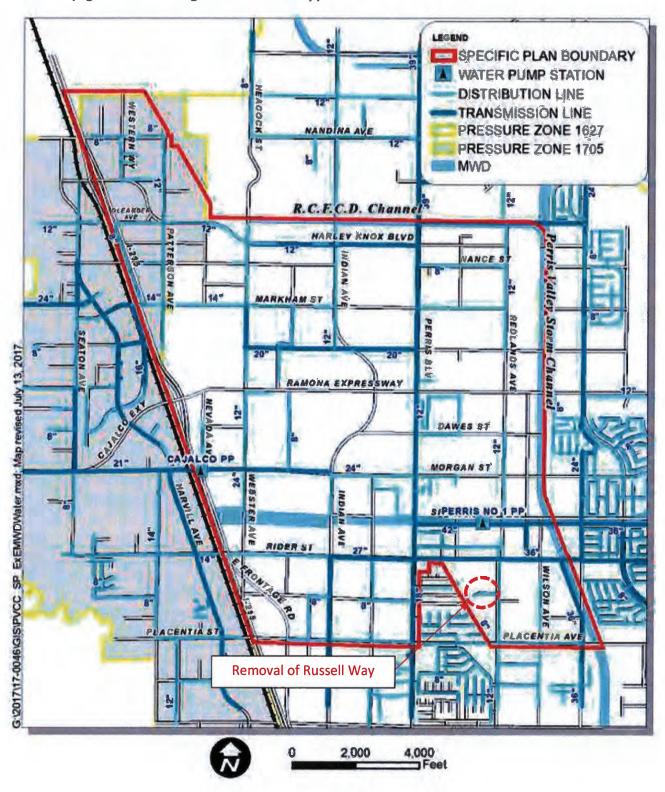


EXISTING (Figure 3.0-5 Trails System Map)

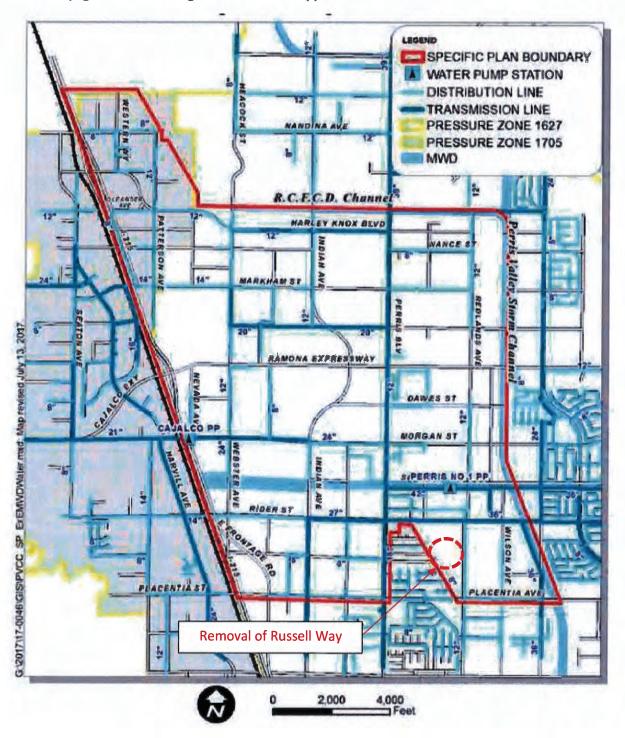




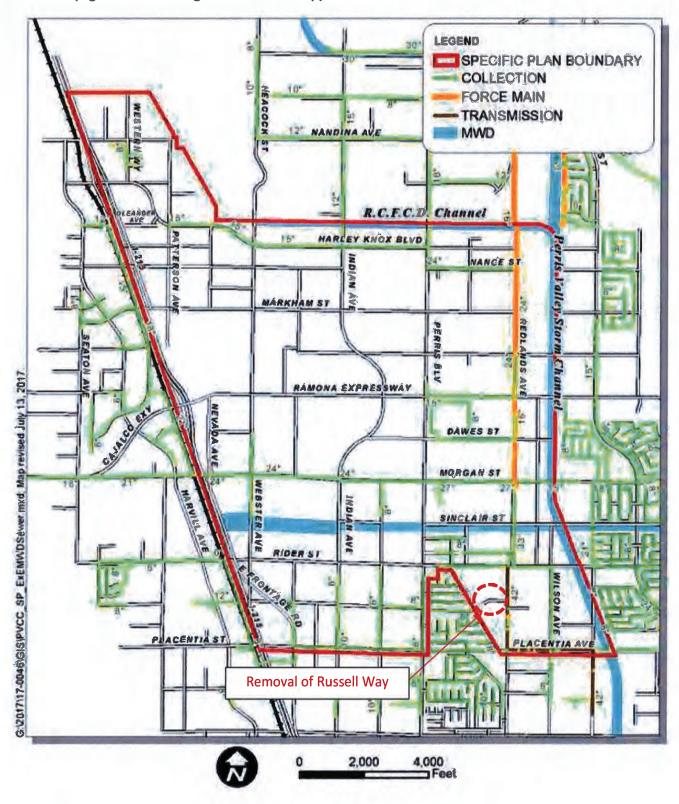
EXISTING (Figure 3.0-7 Existing EMWD Water Map)



PROPOSED (Figure 3.0-7 Existing EMWD Water Map)



EXISTING (Figure 3.0-8 Existing EMWD Sewer Map)



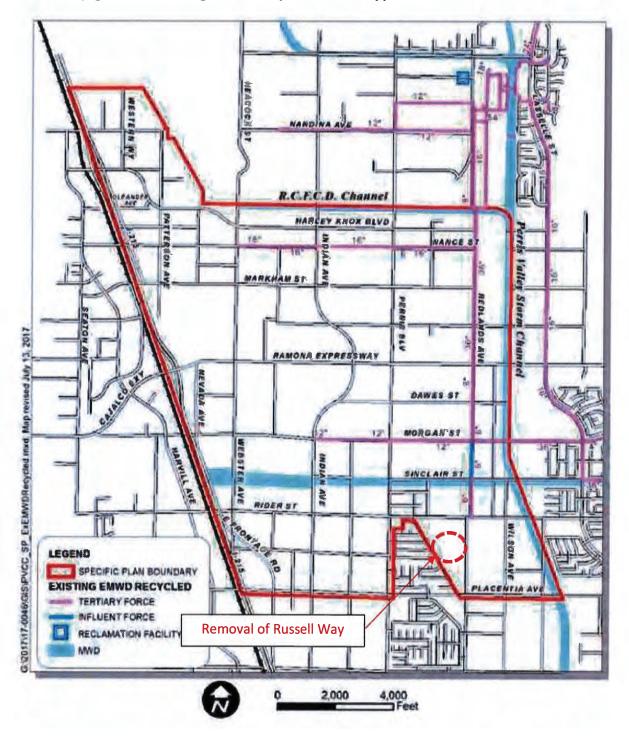
PROPOSED (Figure 3.0-8 Existing EMWD Sewer Map)



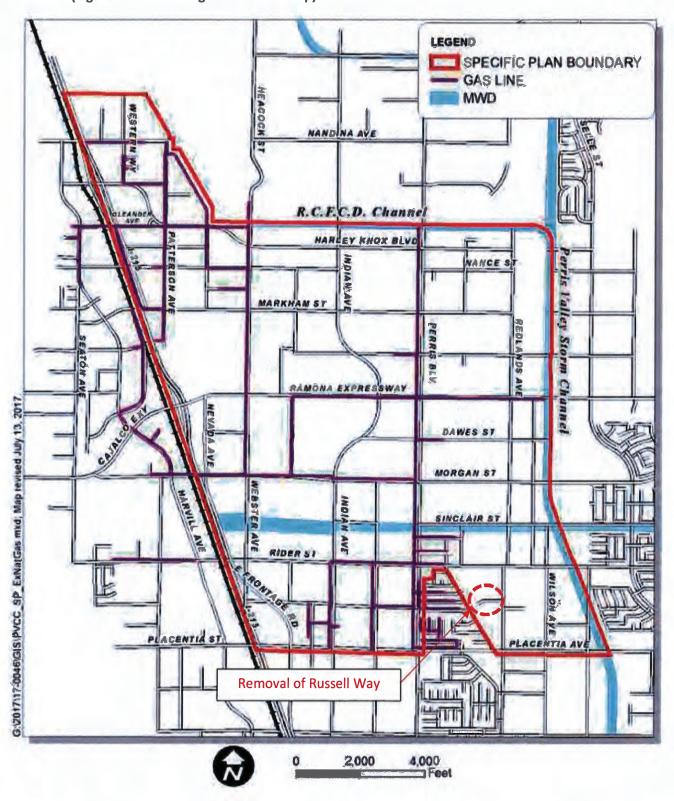
EXISTING (Figure 3.0-9 Existing EMWD Recycled Water Map)



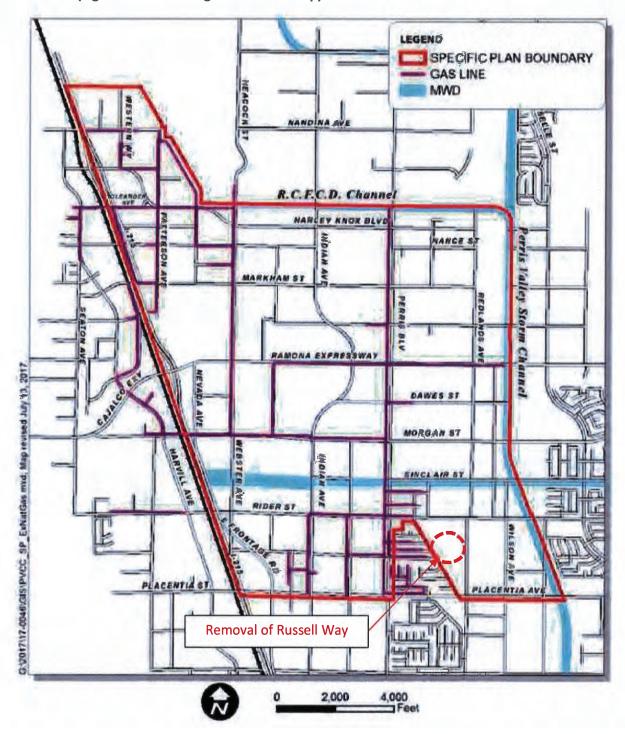
PROPOSED (Figure 3.0-9 Existing EMWD Recycled Water Map)



EXISTING (Figure 3.0-12 Existing Natural Gas Map)

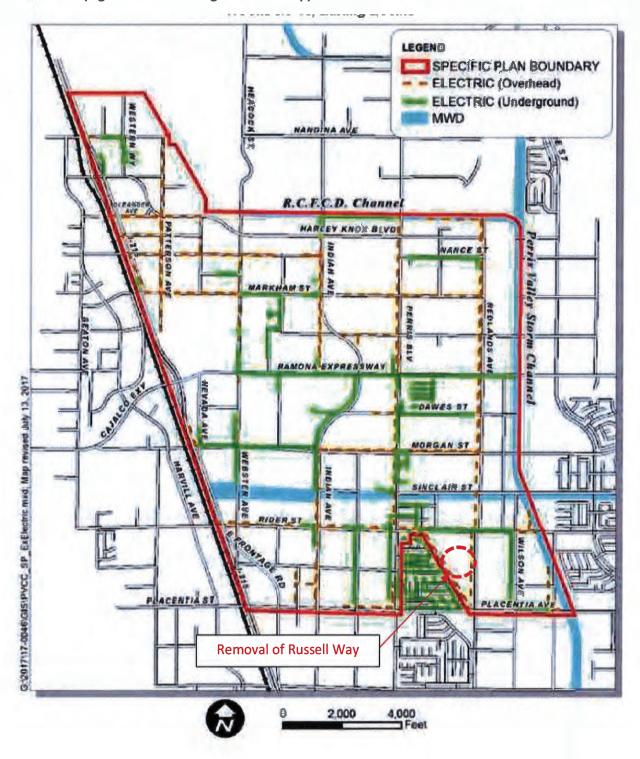


PROPOSED (Figure 3.0-12 Existing Natural Gas Map)

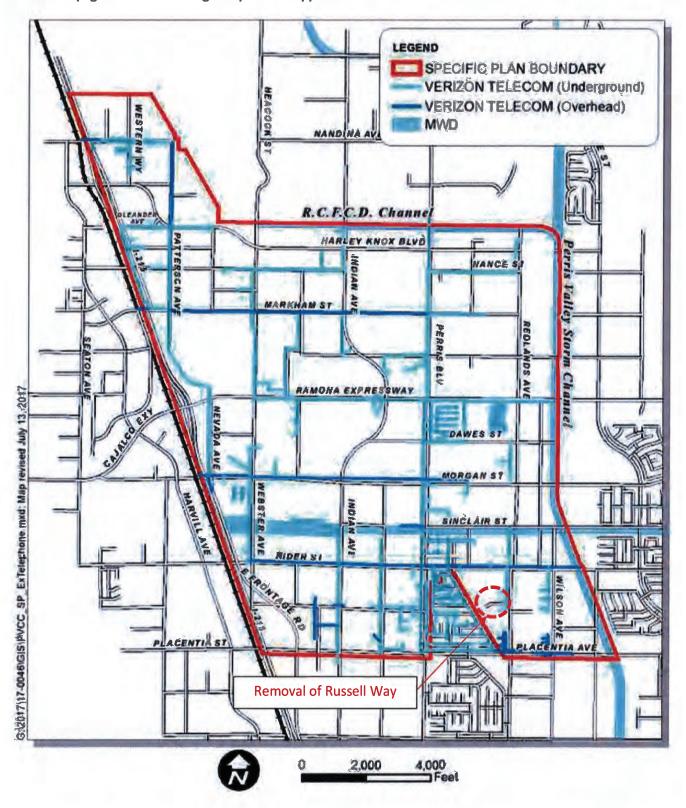


EXISTING (Figure 3.0-13 Existing Electrical Map)

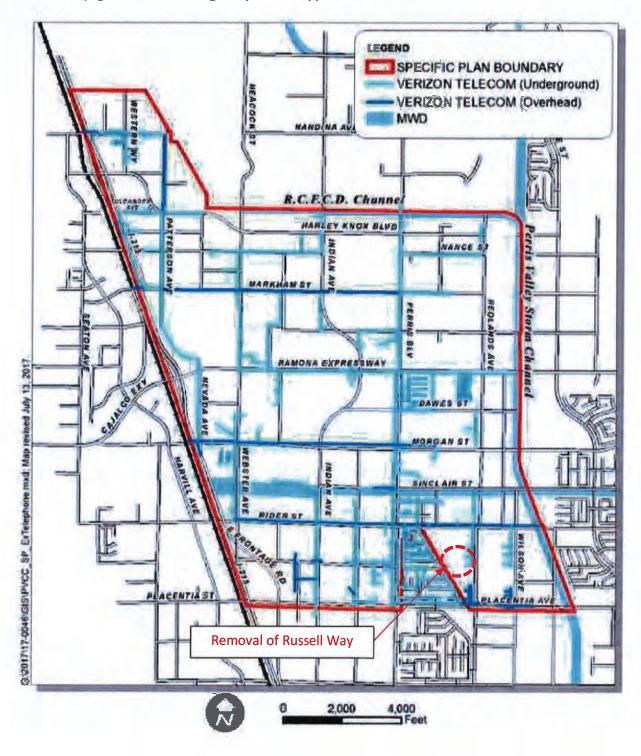




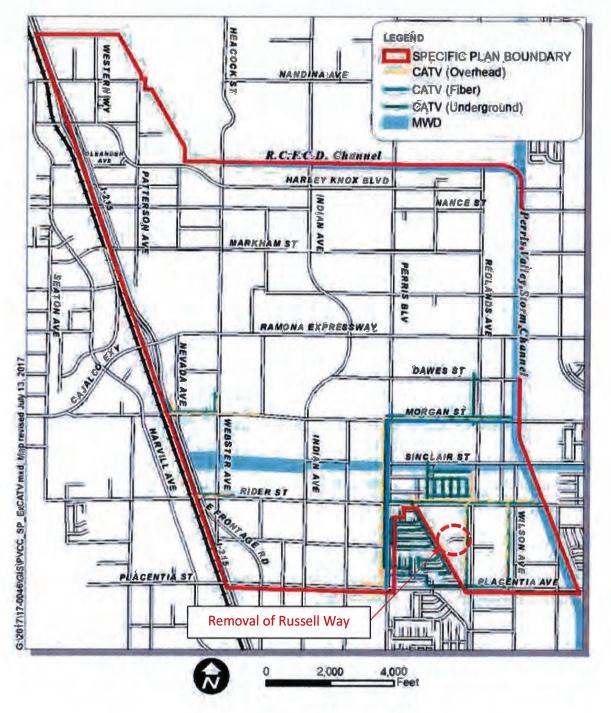
EXISTING (Figure 3.0-14 Existing Telephone Map)



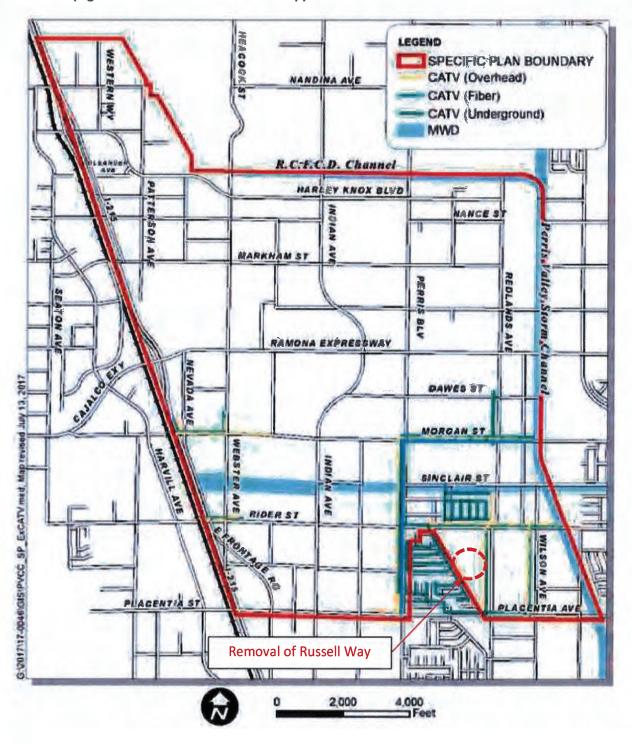
PROPOSED (Figure 3.0-14 Existing Telephone Map)



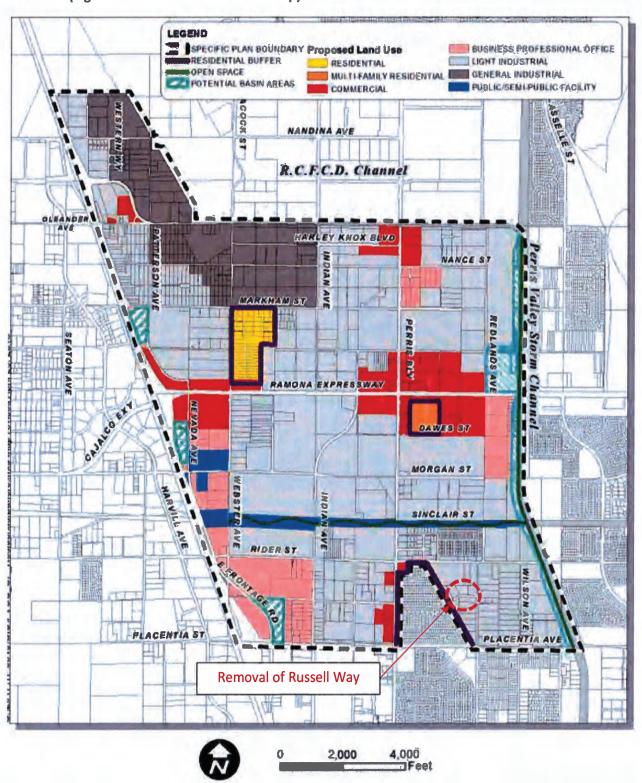
EXISTING (Figure 3.0-15 Electrical Cable TV Map)



PROPOSED (Figure 3.0-15 Electrical Cable TV Map)



EXISTING (Figure 4.0-16 Residential Buffer Map)



PROPOSED (Figure 4.0-16 Residential Buffer Map)

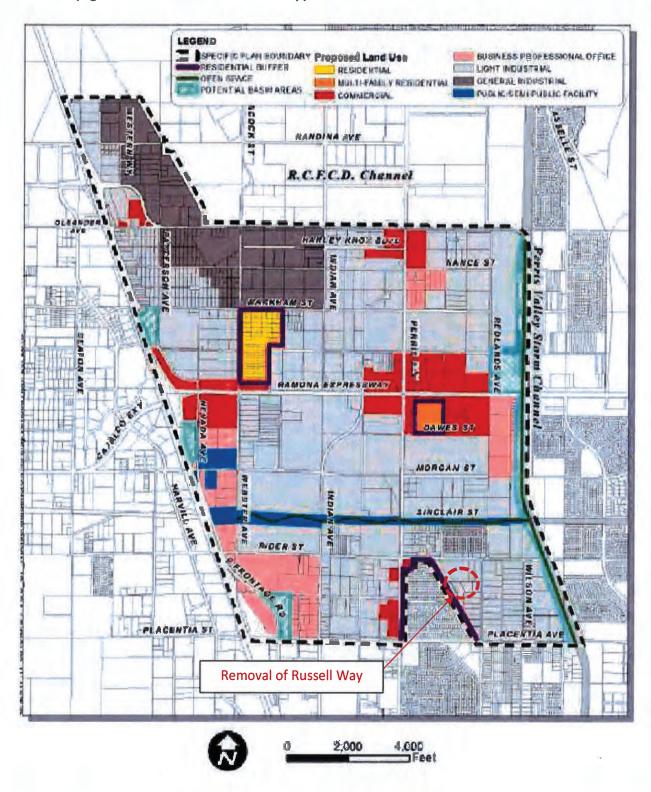


EXHIBIT F TENTATIVE PARCEL MAP

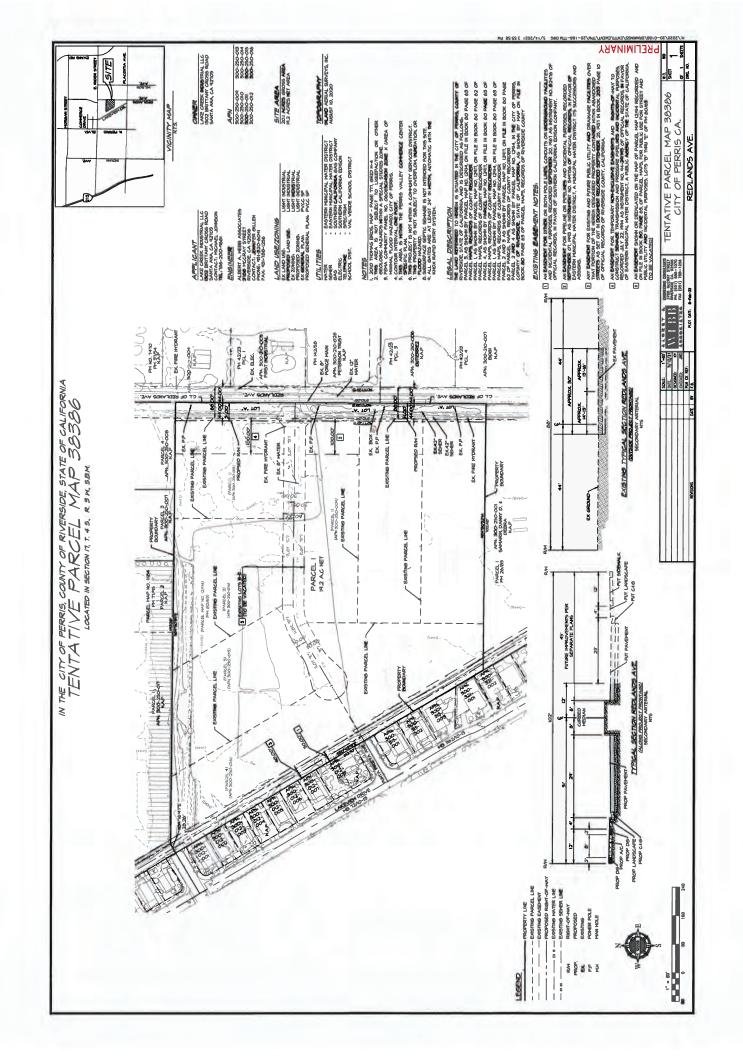
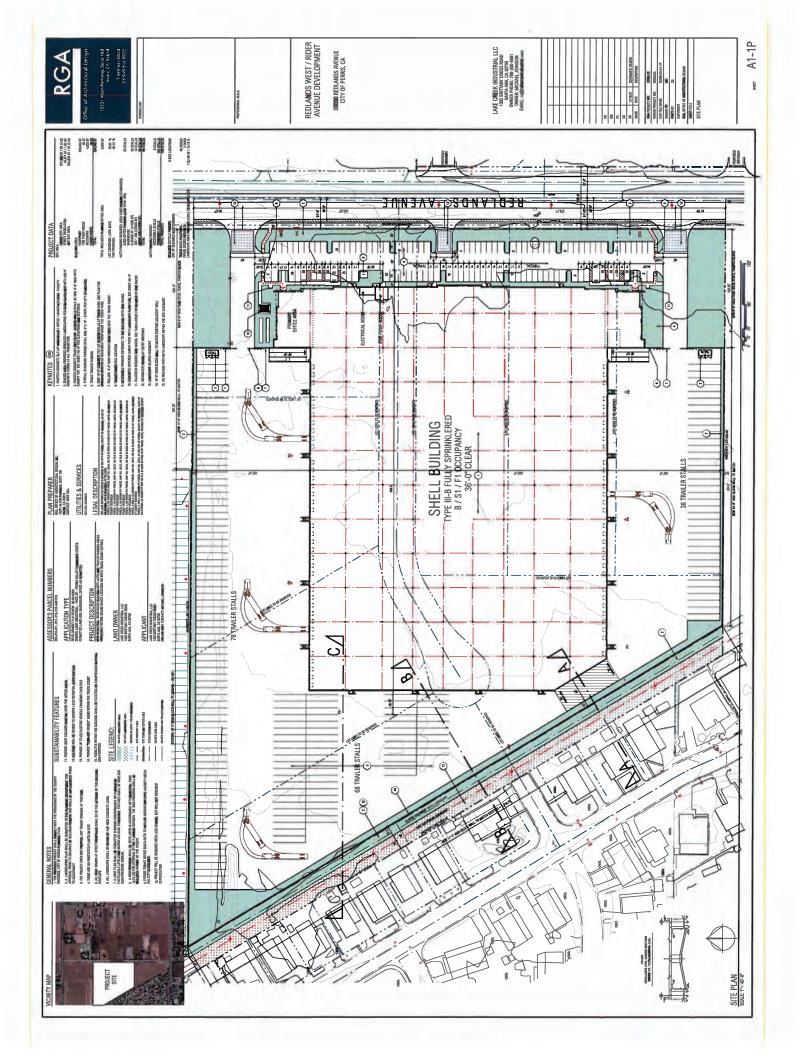
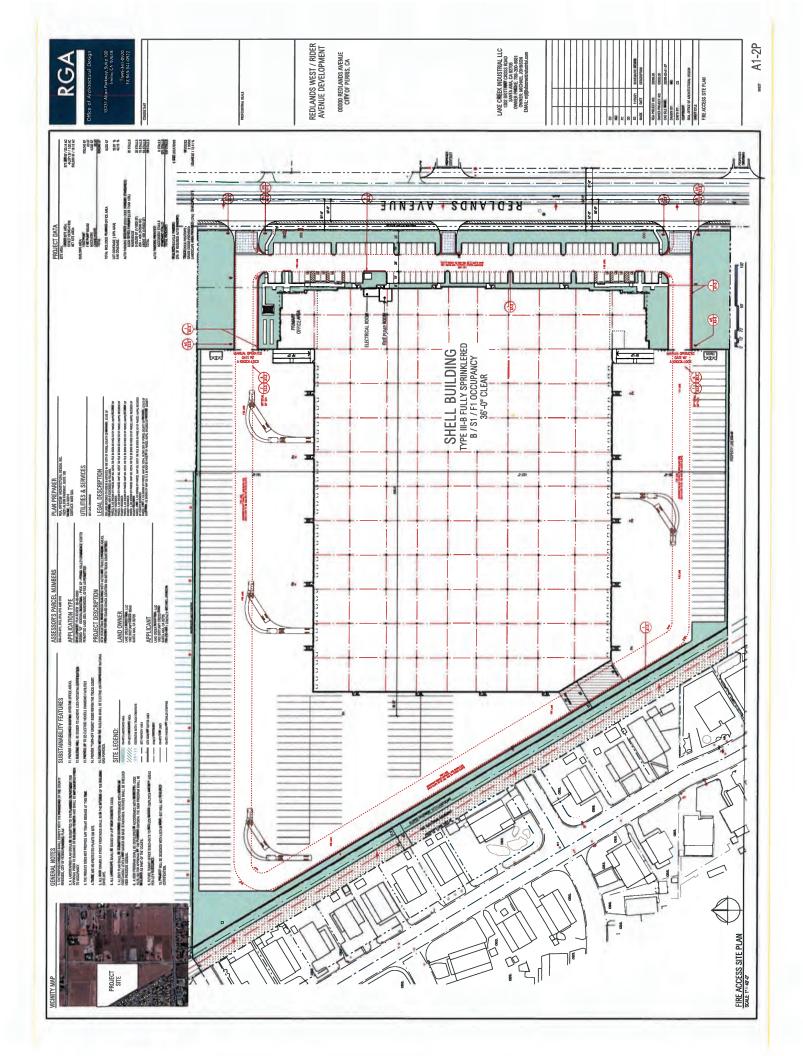


EXHIBIT G

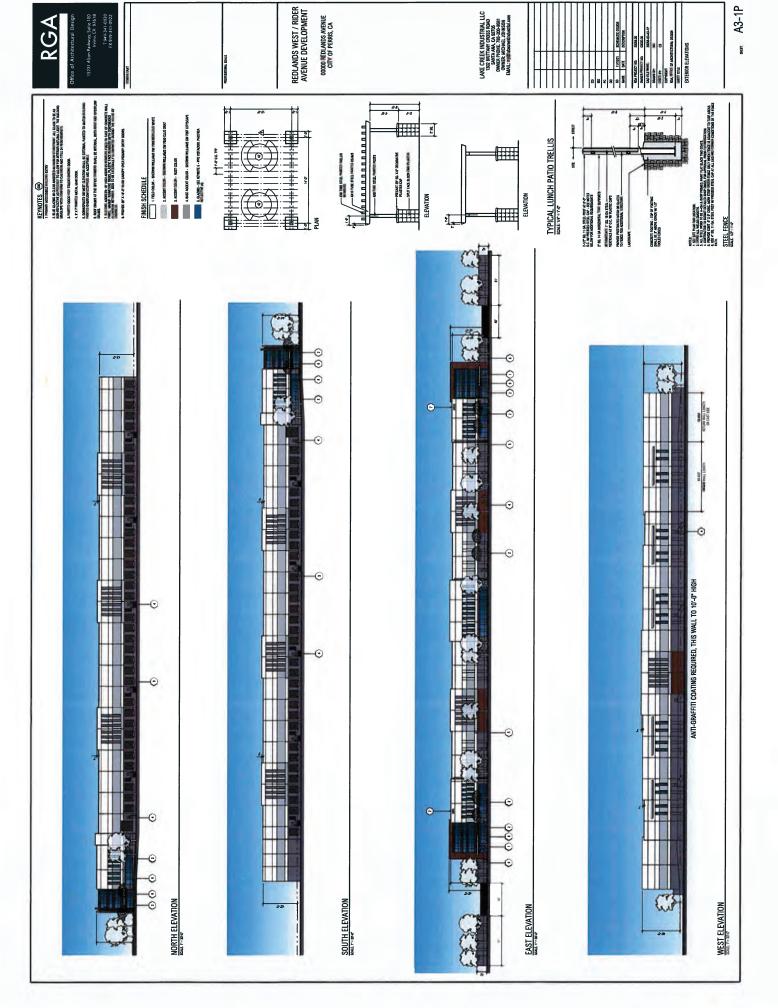
PROJECT PLANS

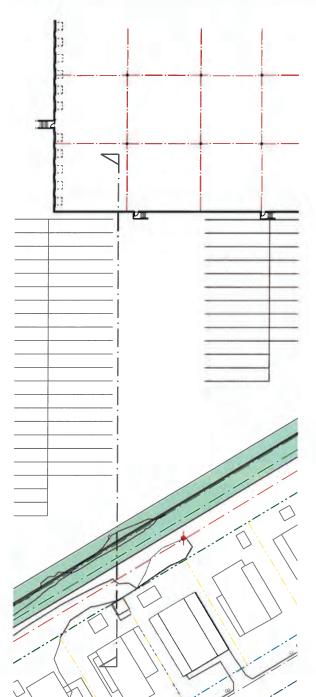
(Site Plan, Fire Access Site Plan, Floor Plan, Building Elevations, Site Cross Sections, Conceptual Landscape/ Fence and Wall Plans, and Colors and Materials Sample Sheet)



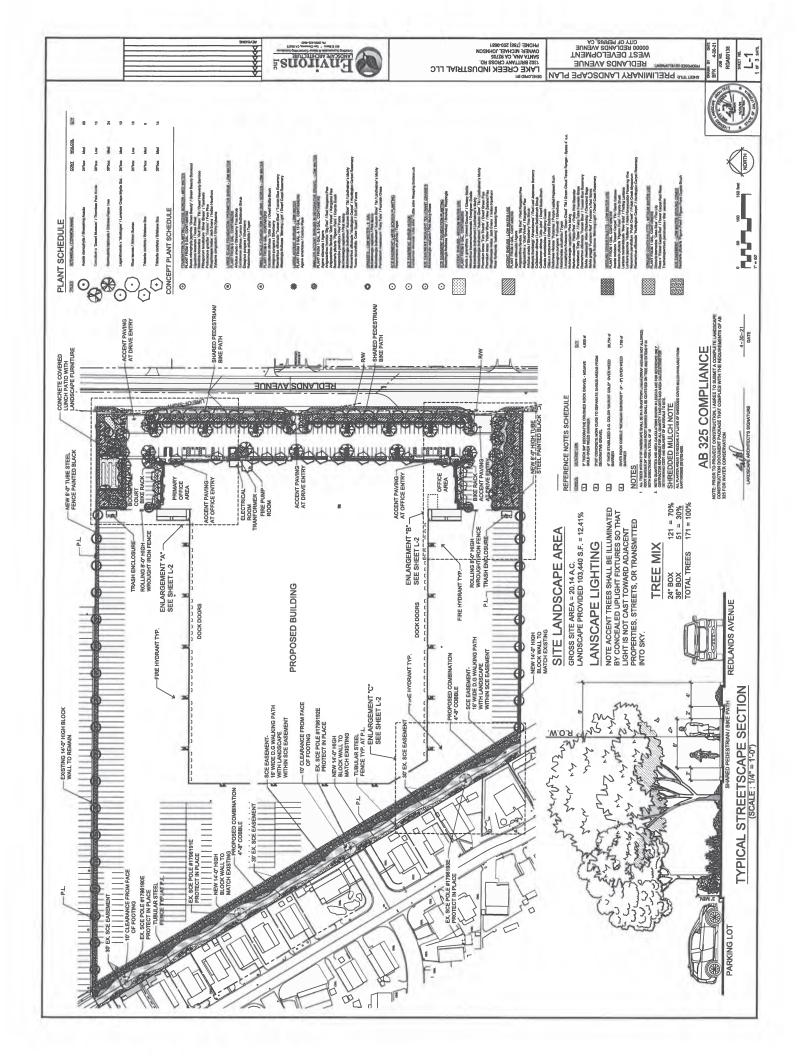


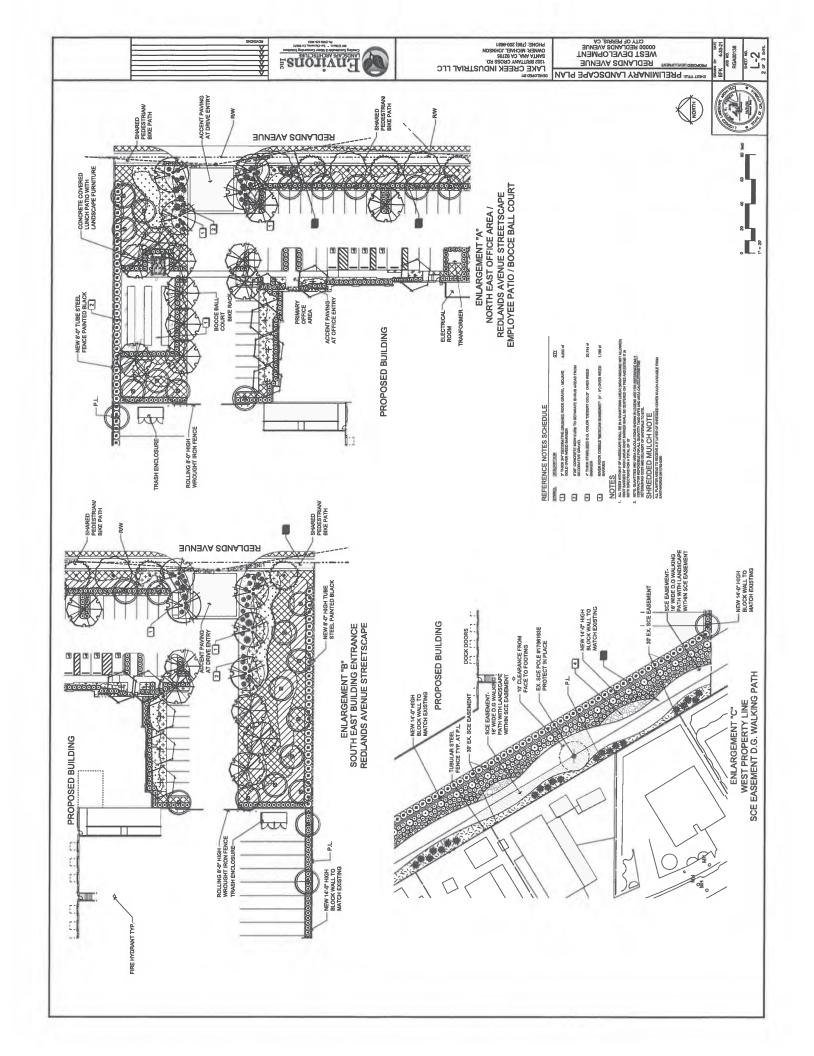
A2-1P





SITE SECTION CC









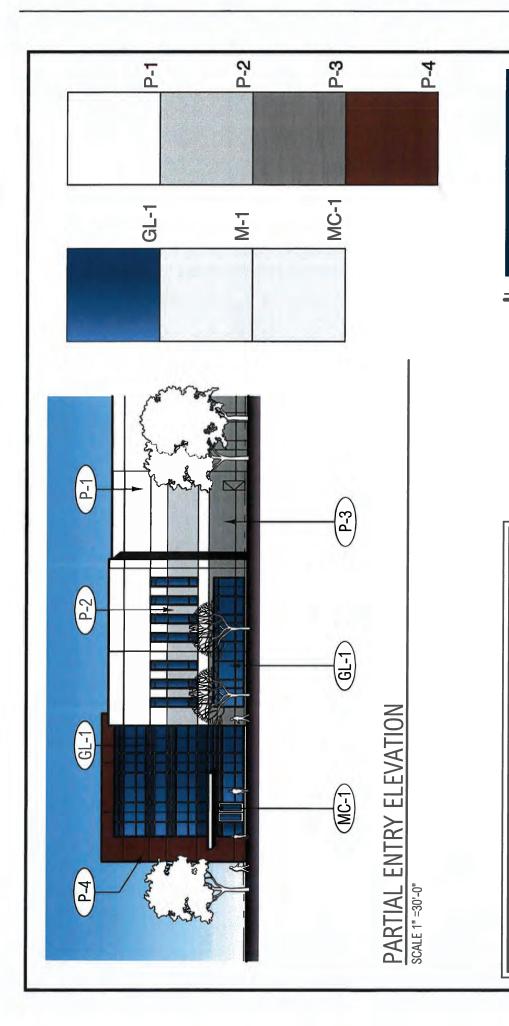
DIGURIN BY DATE BFK 4:30-21 JOB NO. RGA00138











REDLANDS AVENUE WEST OFFICE / WAREHOUSE

COLOR: SW 7063 NEBULOUS WHITE COLOR: SW 7650 ELLIE GRAY COLOR: SW 7067 CITYSCAPE

BASE ACCENT COLOR ACCENT COLOR ACCENT COLOR

P-2

P-3

MATERIAL

CODE

FINISH SCHEDULE

DESCRIPTION

COLOR: RUST COLOR

ACCENT

7

0000 REDLANDS AVENUE PERRIS, CA LAKE CREEK INDUSTRIAL LLC 1302 BRITTANY CROSS ROAD SANTA ANA, CA 92705

> BLUE REFLECTIVE GLAZING CLEAR ANODIZED ALUMINUM

GLAZING
MULLIONS

¥

GL-1

RGA

Office of Architectural Design

15231 Alton Parkway, Suite 100 Irvine, CA 92618 T 949-341-0920 FX 949-341-0922

EXHIBIT H

PUBLIC COMMENTS AND RESPONSE TO COMMENTS

DUE TO THE SIZE OF THE FILE, THE DOCUMENTS ARE AVAILABLE ONLINE AT:

https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-338

EXHIBIT I

PUBLIC COMMENT LETTER – BLUM COLLINS & HO LLP, ON BEHALF OF GOLDEN STATE ENVIRONMENTAL JUSTICE ALLIANCE

WITHDRAWAL OF INITIAL COMMENTS



December 14, 2022

Kenneth Phung
Director of Development Services
City of Perris
Kphung@cityofperris.org

Chantal Power
Planner
City of Perris
cpower@interwestgrp.com

Re: Redlands West Industrial, SCH NO. 2022110113, and Redlands East Industrial, SCH NO. 2022100322

Dear Mr. Phung and Ms. Power:

On behalf of the Golden State Environmental Justice Alliance ("GSEJA"), I am writing to you regarding the Redlands West Industrial, SCH NO. 2022110113, and Redlands East Industrial, SCH NO. 2022100322 (collectively, the "Projects").

GSEJA is withdrawing its comment letters and opposition to the Projects. The Projects' developer has addressed GSEJA's concerns about environmental mitigation.

Sincerely,

Joe Bourgeois

Executive Director

EXHIBIT J

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION No. 2377, MITIGATION MONITORING AND REPORTING PROGRAM, ASSOCIATED TECHNICAL STUDIES

DUE TO THE SIZE OF THE FILES, THE DOCUMENTS ARE AVAILABLE ONLINE AT:

https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-338