



CITY OF PERRIS

CITY COUNCIL

AGENDA SUBMITTAL

11.E.

MEETING DATE:

February 28, 2023

SUBJECT:

Specific Plan Amendment 22-05052, Tentative Parcel Map 22-05029 (TPM 38385), and Development Plan Review 20-00020 – A proposal to consider the following entitlements to facilitate the construction of a 330,804 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 (PVCC-SP): 1) Specific Plan Amendment to remove a paper/unimproved street on the project site 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 No. (next in order) to adopt the Mitigated Negative Declaration (MND) 2377 and the Mitigation Monitoring and Reporting Program (MMRP), 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 330,804 square foot industrial warehouse building, based on the findings and the Conditions of Approval.

Introduce First Reading of Ordinance No. (next in order) approving Specific Plan Amendment 22-05052 to remove Russell Way, a paper/unimproved street, subject to the information contained in the staff report and making findings in support thereof.

CONTACT:

Kenneth Phung, Director of Development Services

BACKGROUND:

On January 18, 2023, the Planning Commission voted 3 to 1 to recommend approval to the City Council of the proposed Redlands West Industrial Development located on the west side of Redlands Avenue between E. Rider Street and Placentia Avenue, consisting of a 330,804 square foot warehouse distribution building which includes a 4,000 square foot mezzanine, an 8,000 square foot office area. To facilitate this project, a Specific Plan Amendment is requested to remove a paper street on the project site, a Tentative Parcel Map to consolidate eight parcels into a single

20.14-acre parcel, and a Development Plan Review for the site plan and building elevation approval.

The building has been designed to provide enhanced building elevations and decorative screen walls on the north and south sides of the site to screen the loading areas consistent with the PVCC-SP. The centrally located driveway is proposed for passenger vehicles only. Trucks will enter the site via the northerly and southerly driveways and exit only via the southerly driveway. Truck access will be limited to and from I-215/Harley Knox Boulevard Interchange, Harley Knox Boulevard, to Redlands Avenue; or to and from I-215/Placentia Avenue Interchange, Placentia Avenue (no truck access on Placentia Avenue between Perris Boulevard and Redlands Avenue), Indian Avenue, Morgan Street, Redlands Avenue. Truck access to and from Ramona Expressway and Perris Boulevard is prohibited.

The site is surrounded by an existing industrial development to the north and industrial-zoned land to the east and south. To the west is a 42-foot-wide Southern California Edison (SCE) easement followed by a mobile home residential development that is all single-story and a conventional residential subdivision that includes a two-story residence next to the row of mobile homes. As part of the project development, the developer will replace the rear chain link of the mobile home development, which is consistent with the offer provided to mobile homes to the north when the northerly industrial project was developed. In addition, the 42-foot-wide SCE easement will be landscaped and provide a meandering decomposed granite walking path to continue the pathway to the north, followed by a 14-foot-high wall adjacent to the industrial site to screen visibility of the trucks for the proposed industrial development, consistent with the requirements of existing industrial development to the north.

PLANNING COMMISSION MEETING:

Public Comments

Two residents spoke regarding this project at the Planning Commission meeting: 1) a resident, who lives in the residential neighborhood to the west, raised concerns about the project's proximity to the residences, the increase in truck traffic, and the air quality impacts that would result from this project, and 2) Councilmember Raab who spoke as a resident regarding his concerns requesting greater building setbacks and landscape buffers with additional trees due to proximity to the mobile home development. The Commissioners discussed how the project could be further improved and enhanced to reflect the concerns expressed.

Discussion

The Commissioners acknowledged the developer's effort to address the proximity to the mobile home concerns at an Ad Hoc Committee that occurred prior to the Planning Commission meeting, where the architecture was further enhanced, and a landscape buffer of eleven (11) feet was provided to the rear of the industrial site to provide additional landscaping buffer beyond the 42-foot SCE easement. In addition, the developer's additional willingness to work with staff to make further enhancements to the project to reflect the public and the Commissioner's feedback at the Planning Commission meeting. Thus, the Planning Commission recommended approval of the project subject to the following changes to the plan, which are reflected in the updated conditions of approval with the support of the developer:

1. The building setback from the rear property line will increase from 50 feet to 75 feet, which is in addition to the 42-foot SCE easement, to accommodate a minimum 25-foot-wide landscape on-site to provide a greater landscape buffer from the mobile home development.
2. The 25-foot-wide landscape buffer along the west side of the property will include fast-growing mature trees to further screen the visibility of the industrial building.
3. The applicant will work with Planning Division staff on an accent color compatible with other industrial buildings in the surrounding area and ensure the rear and front building elevations are articulated.

Project Revisions

Since the Planning Commission meeting, the applicant has worked diligently with staff and has revised the site plan, landscaping, and building elevations to address the feedback and request made by the Planning Commission with the updated plans included in Attachment 9. The notable changes include increasing the rear landscape buffer from 11 feet to 25 feet with mature fast-growing trees, increasing the building setback from the rear property line to 75 feet with no truck parking within this area, thereby reducing trailer parking stalls from 184 to 142 spaces, increasing the landscape percentage from 14.2% to 15.9%, and enhancing the building elevations with a grey snap brick and grey accent color.

ENVIRONMENTAL DETERMINATION:

An Initial Study was prepared for the Project in accordance with the California Environmental Quality Act (CEQA), which concluded that all potentially significant environmental effects could be reduced to less than a significant level with mitigation measures. Staff received six (6) comment letters from the following interested parties, of which the letter from Blum Collins & H LLP, on behalf of Golden State Environmental Justice Alliance, has been withdrawn (Attachment 10):

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) – This comment letter has been withdrawn.
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 revising the Health Risk Assessment and dispersion modeling files to add more residential receptors on the west side of the site. 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 have been prepared addressing all the comments. In summary, none of the comment letters raised additional environmental concerns that have not already been addressed in the MND

2377 or constitute "significant new information" or meet any of the conditions in Section 15088.5 of the State CEQA Guidelines that would require recirculation of the IS/MND 2377 (Attachment 8).

RECOMMENDATION:

Section 19.54.010(1) of the Municipal Code authorizes the Planning Commission to review and recommend approval or denial of proposed requests for Specific Plan Amendments. The Planning Commission determined that the Project, with the requested revisions, would adequately address the Commission's issues above of concern and recommended approval of the Project. Therefore, staff is carrying forth the Planning Commission's recommendation that the City Council ADOPT Resolution (next in order) adopt the IS/MND 2377 and MMRP and approve the Specific Plan Amendment 22-05052, Tentative Tract Map 22-05029 (TPM 38386), and Development Plan Review 20-00020.

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

Prepared by: Chantal Power, AICP, Contract Planner
REVIEWED BY: Kenneth Phung, Director of Development Services

City Attorney _____
Assistant City Manager MB
Deputy City Manager R

Attachments:

1. Resolution Number (next in order) adopting the Final MND 2377 and MMRP and approving TPM 38386 and DPR 20-00020 (Including Conditions of Approval)
2. Ordinance Number (next in order) approving SPA 22-05052
3. Vicinity / Aerial Map
4. PVCCSP Land Use Plan
5. MARB/IPA ALUCP Map
6. Tentative Parcel Map
7. Revised Project Plans (Site Plan, Conceptual Grading Plan, Floor Plan Building Elevations, Conceptual Landscape Plans, and Sight Line Studies)
8. Initial Study/Mitigated Negative Declaration, Mitigation Monitoring and Reporting Program, Associated Technical Studies, Comment Letters, and Responses to Comments.

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#docan1206_1313_479

9. Planning Commission Staff Report Without Exhibits - Dated January 18, 2023

Due to the size of the documents, only the staff report is included as a hard copy. The entire staff report packet is available online at City's Website:

https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-338#docan1206_1313_479

Consent:

Public Hearing: X

Business Item:

Presentation:

Other:

ATTACHMENT 1

Resolution Number (next in order)
Adopting the Final MND 2377 and MMRP and
approving TPM 38386 and DPR 20-00020
(Including Conditions of Approval)

RESOLUTION NUMBER (Next in Order)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ADOPTING THE MITIGATED NEGATIVE DECLARATION NO. 2377 (STATE CLEARINGHOUSE #2022110113), AND THE MITIGATION MONITORING AND REPORTING PROGRAM, AND APPROVING TENTATIVE PARCEL MAP 22-05029 (38386), AND DEVELOPMENT PLAN REVIEW 20-00020, TO DEVELOP A 330,804 SQUARE FOOT NON-REFRIGERATED INDUSTRIAL WAREHOUSE DEVELOPMENT PROJECT ON 20.14 ACRES, BASED UPON FINDINGS HEREIN AND SUBJECT TO THE CONDITIONS OF APPROVAL AND THE MITIGATION MONITORING AND REPORTING PROGRAM.

WHEREAS, the applicant, Michael Johnson of Lake Creek Industrial, LLC., proposes to amend the Perris Valley Commerce Center Specific Plan (“PVCCSP”) to remove Russell Way, a paper/undeveloped street from the PVCCSP Circulation Plan, merge eight (8) existing parcels into one (1) parcel, and construct the Redlands West Industrial Development Project, which is a 330,804 sq. ft. non-refrigerated industrial/warehouse buildings along with the required improvements on a 20.14-acre site located on the west side of Redlands Avenue between Rider Street and Placentia Avenue; and

WHEREAS, Specific Plan Amendment (“SPA 22-05052”), Tentative Parcel Map (“TPM 22-05029”), and Development Plan Review (“DPR 20-00020”) applications were submitted for consideration of architectural design and site layout and operations for the above-mentioned project (“Project”); and

WHEREAS, the proposed SPA 22-05052, TPM 22-05029 and DPR 20-00020 are considered a “project” as defined by the California Environmental Quality Act (“CEQA”); and

WHEREAS, pursuant to CEQA and the State CEQA Guidelines (14 Cal. Code Regs. §15000 *et seq.*), the City is the lead agency for the Project, as it is the public agency with general governmental powers over the Project; and

WHEREAS, the City, as lead agency, determined that a Mitigated Negative Declaration (“MND”) should be prepared pursuant to CEQA in order to analyze all potentially significant adverse environmental impacts of the Project, which includes, without limitation, DPR 20-00020, TPM 22-05029 and SPA 22-05052; and

WHEREAS, between November 4, 2022 and December 5, 2022, the Draft Mitigated Negative Declaration (MND) was made available for public review and comment during a state-mandated 30-day public review period; and

WHEREAS, responses to comments were prepared for inclusion in the Final MND and were circulated to responders prior to the hearing date; and

WHEREAS, on January 18, 2023, the Planning Commission conducted a duly noticed public hearing on the Project, and at the meeting recommended approval of the Project to the City Council after considering all oral and written public testimony and materials in the agenda submittal and accompanying documents with several requested revisions, for the Mitigated Negative Declaration No. 2377 (State Clearinghouse No. 2022110113), Specific Plan Amendment 22-05052, Tentative Parcel Map 22-05029, and Development Plan Review 20-00020; and

WHEREAS, on February 28, 2023, the City Council conducted a duly noticed public hearing on the Project, which includes, without limitation, consideration of oral and written testimony from the public and materials in the agenda submittal, including without limitation all attachments/exhibits thereto, and accompanying documents for the Mitigated Negative Declaration No. 2377 (State Clearinghouse No. 2022110113), Specific Plan Amendment 22-05052, Tentative Parcel Map 22-05029, and Development Plan Review 20-00020; and

WHEREAS, prior to taking action, the City Council has heard, been presented with, and/or reviewed all of the information and data which constitutes the administrative record, including Mitigated Negative Declaration No. 2377 (State Clearinghouse No. 2022110113) and all oral and written evidence presented to the City during all Project meetings and hearings; and

WHEREAS, the City Council's adoption of Mitigated Negative Declaration No. 2377 (State Clearinghouse No. 2022110113) reflects its independent judgment and analysis; and

WHEREAS, no comments made in the public hearings conducted by the City Council or any additional information submitted to the City Council have produced substantial new information requiring recirculation or additional environmental review under State CEQA Guidelines section 15088.5; and

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

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Perris, 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 agenda submittal and supporting attachments/exhibits and all oral and written presentations and testimony made by City staff and members of the public at the public hearing on February 28, 2023, Mitigated Negative Declaration No. 2377 (State Clearinghouse No. 2022110113) ("EIR") 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 the CEQA, the City Council hereby determines pursuant to Section 15090 of the CEQA Guidelines

that the final MND was completed in compliance with CEQA, was presented to the decision-making body of the lead agency, and that the decision-making body reviewed and considered the information contained in the final MND prior to approving the Project, and the final MND reflects the lead agency's independent judgment and analysis. In connection therewith and based upon the forgoing, the City Council finds as follows:

- A. No significant environmental effects would occur that could not be mitigated to a less than significant level; and
- B. A Mitigation Monitoring and Reporting Program was prepared to avoid or substantially lessen significant environmental effects of the Project; and
- C. The lead agency has identified the Planning Division as the custodian of the Mitigation Monitoring and Reporting Program; and

Section 3. Based on the forgoing, the information contained on the agenda submittal and supporting attachments/exhibits and all oral and written presentations and testimony made by City staff and members of the public at the public hearing on February 28, 2023, the City Council further finds the following regarding Tentative Parcel Map 22-05029 and Development Plan Review 20-00020:

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 Light Industrial ("LI") zone, to facilitate the construction and operation of a 330,804 square foot 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. *The design or improvement of the proposed subdivision is consistent with the applicable General Plan and Specific Plan.*

All on-site and off-site improvements have been designed to meet the applicable General Plan and Specific Plan requirements and have been reviewed for consistency and accepted by City staff.

- C. *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. Therefore, the site is physically suitable for the type and density of the proposed development.

- D. 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.

- E. 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 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.

- F. That the design of the subdivision or the type of improvements will not conflict with easements of record or easements established by court judgment, acquired by the public at large, for access through or use of, property within the proposed subdivision.*

The proposed design Tentative Parcel Map illustrates all existing easements of record and easement by court judgment, acquired by the public at large, and meets all requirements for access through or use of, as determined by Planning and Engineering staff.

- G. That all the requirements of CEQA have been met.*

See discussion in Section 2 of this Resolution.

- H. That the discharge of waste from the proposed subdivision into an existing community sewer system would NOT result in violation of existing requirements prescribed by a state regional water quality control board pursuant to division 7 (commencing with section 13000) of the Water Code.*

The project is located in an area served by the community sewer system and been reviewed by Engineering and conditioned to provide sewer improvements plans to City Engineering staff, as well as the Riverside County Flood Control and Water Conservation District (RCFCD).

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.*

The Project is located in the Light Industrial zone of the Perris Valley Commerce Center Specific Plan and has been designed to be consistent with all applicable Code requirements for industrial projects located in the LI zone 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.

- 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.*

The Project exceeds all of the required development standards for the Light Industrial zone including parcel size and access and is located in an area with existing infrastructure for all required utilities and services.

- 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.*

An Initial Study/Mitigated Negative Declaration was prepared for the Project and determined that all potentially significant impacts created by the Project could be mitigated to less than significant levels. A Mitigation Monitoring and Reporting Program was prepared to track the progress of all required mitigation measures. Additionally, the Project was revised at the request of the planning commission to provide a larger setback from the block wall along the western property line and a larger landscape buffer with sufficient trees to provide screening from the residential properties to the west.

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

As conditioned, the Project's proposed architecture for the warehouse meets or exceeds the design standards for the PVCCSP Light Industrial (LI) Zone. The Project proposes an architecturally enhanced building with complementary colors and materials to distinguish the building's base, body, and cap as required by the PVCCSP. 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 was revised from rust colored to grey bricks and additional brick accents were added to the rear of the building facing the residential properties to the west of the project site. Rooftop equipment will be screened and not visible from the street.

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

Good quality landscaping is provided throughout the Project site, including street trees along Redlands Avenue and within the landscape buffer along the western property line. Multi-layered, drought-tolerant landscaping including a row of Afghan Pines planted 20' on center and shrubs will be provided in large landscape areas along and within the setback areas of the site. Approximately 15.9% of the Project site will be landscaped which exceeds the 12% coverage required in the PVCCSP.

- F. The safeguards necessary to protect the public health, safety and general welfare have been required for the proposed project.*

Mitigated Negative Declaration No. 2377 (State Clearinghouse No. 2022110113) and Mitigation Monitoring and Reporting Program ("MMRP") have been prepared for the purpose of mitigating any potential impacts of the Project to a level that is less than significant, and the Project has been conditioned to reduce any potential impacts for the proposed industrial use.

Section 4. Based on the forgoing, the information contained on the agenda submittal and supporting attachments/exhibits and all oral and written presentations and testimony made by City staff and members of the public at the public hearing on February 28,

2023, the City Council hereby adopts Mitigated Negative Declaration No. 2377 (State Clearinghouse No. 2022110113) and the MMRP.

Section 5. Based on the forgoing, the information contained on the agenda submittal and supporting attachments/exhibits and all oral and written presentations and testimony made by City staff and members of the public at the public hearing on February 28, 2023, the City Council hereby approves Tentative Parcel Map 22-05029 and Development Plan Review 20-00020 subject to the Mitigation Monitoring and Reporting Program and Conditions of Approval, which are attached hereto and incorporated herein by this reference.

Section 6. The City Council 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 8. The Mayor shall sign this Resolution and the City Clerk shall certify to the adoption of this Resolution.

ADOPTED, SIGNED and APPROVED this 28th day of February, 2023.

Mayor, Michael M. Vargas

ATTEST:

City Clerk, Nancy Salazar

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

I, **Nancy Salazar**, CITY CLERK OF THE CITY OF PERRIS, CALIFORNIA, DO HEREBY CERTIFY that the foregoing Resolution Number (*next in order*) was duly and regularly adopted by the City Council of the City of Perris at a regular meeting held on the 28th day of February 2023, by the following called vote:

AYES:
NOES:
ABSENT:

ABSTAIN:

City Clerk, Nancy Salazar

Attachments: Conditions of Approval (Planning, Engineering, Public Works, Fire, Community Services, and Building & Safety), and the Project Mitigation Monitoring and Reporting Program

ATTACHMENTS

Conditions of Approval (Planning, Engineering, Public Works, Fire, Community Services, and Building & Safety), and the Mitigation Monitoring and Reporting Program (MMRP)

Due to the size of the file, the MMRP is available online at:

https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-338#docan1206_1313_479

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

REVISED CONDITIONS OF APPROVAL

January 18, 2023

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

PROJECT: Proposal o 1) amend the Circulation Plan of the Perris Valley Commerce Center Specific Plan for the removal of Russell Way, an existing paper street; 2) merge eight (8) existing parcels into one (1) parcel, and 3) to approve a Development Plan Review to facilitate the construction, and operation of a 334,040 square foot industrial warehouse on a 20.14-acre site. (APNs: 300-250-010, 011, 012, 013, 014, 015 & 016). **Applicant:** Michael Johnson of Lake Creek Industrial, LLC.

General Requirements:

1. **Approval Period for Development Plan Review 20-00020.** In accordance with P.M.C. Section 19.50.080, Expiration and Extension of Time, this approval shall expire three (3) years from the date of City Council approval. Within three years, the applicant shall demonstrate the beginning of substantial construction as contemplated by this approval, which shall thereafter be diligently pursued to completion, or substantial utilization. A maximum of three (3) one-year extensions may be requested. A written request for extension shall be submitted to the Planning Division at least ten (10) days prior to the initial (and any subsequent extension) expiration of the Development Plan Review.
2. **Mitigation Monitoring Program.** The project shall fully comply with all provisions of the adopted Mitigation Monitoring and Reporting Program (MMRP) for Environmental Impact Report (SCH: 2022110113). The MMRP Checklist is attached to reduce potential aesthetic, air quality and greenhouse gas, biological resources, cultural resources, energy, geology and soils, hazards and hazardous materials, noise, transportation, tribal cultural resources, and wildfire impacts, and shall be implemented in accordance with the timeline, reporting and monitoring intervals listed.
3. **City Ordinances and Business License.** The subject business shall maintain compliance with all local and City Ordinances, including but not limited to an annual fire inspection and maintenance of a City business license.
4. **Specific Plan Compliance.** The project shall conform to the standards of the Perris Valley Commerce Center Specific Plan (PVCCSP).
5. **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 December 21, 2022, City Council meeting, or as amended by these conditions. Any deviation shall require appropriate Planning Division review and approval.
6. **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. All Planning Division and Engineering Department Conditions of Approval shall be reproduced in full on construction drawings and grading plans, located immediately following the cover sheet of such plans. 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).
7. **City Engineer's Conditions.** The project shall comply with all requirements of the City Engineer's Conditions of Approval dated December 14, 2022.
 8. **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 to the issuance of a grading permits a fire department access plan shall be submitted to the City of Perris for review and approval. The fire department access plan shall comply with the requirements specified by the City of Perris Guideline for Fire Department Access & Water Requirements for Commercial & Residential Development, and the California Fire Code, Chapter 5.
 - b. Prior to the to the issuance of a grading permits, 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 lighted during hours of darkness. The address shall be clearly visible from the street fronting the property and comply with California Fire Code Section 505.1 for size and color.
 - 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.
 9. **Public Works Conditions.** The project shall comply with all Conditions of Approval by the Public Works Department revised January 18, 2023.
 1. **Building Conditions:** The project shall comply with all Conditions of Approval by the Building Department dated January 25, 2021.
 2. **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).
 3. **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.

4. **Exterior Downspouts.** Exterior downspouts are not permitted on the elevations of any building where exposed to public view. Interior downspouts are required.
5. **Screening of Roof-Mounted Equipment.** Parapet walls shall prevent public views of roof-mounted equipment.
6. **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.
7. **Waste Hauling.** The developer shall use only the City-approved waste hauler for all construction and other waste disposal.
8. **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.
9. **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.
10. **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, DPR 20-00020, and TPM 22-05029. 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.
11. **Fish and Game Fee.** Within three (3) days of Planning Commission approval, the applicant shall submit a check to the City Planning Division, payable to "Riverside County Clerk-Recorder" for payment of State Fish and Game filing fees and the County documentary handling fee. In accordance with Section 711.4 of the State Fish and Game Code, no project shall be operative, vested, or final until the filing fees have been paid.
12. **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.
13. **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.
14. **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:

15. **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.
16. **On-street Parking.** On-street parking of vehicles, trucks, or trailers associated with the project is strictly prohibited.
17. **Security.** The Police Department shall review the security plan and placement of video cameras prior to installation. Video footage from on-site security cameras shall be provided to the Police Department upon demand. Additionally, the guard shack shall be locked at all times when no guard is present.
18. **Screen Walls.** The colors and patterns shall complement the building materials and color palette of the buildings. The truck courts will be framed 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.
19. **Transit Refrigeration Units.** The use of transit refrigeration units (TRUs) shall be strictly prohibited.
20. **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.
21. **State, County and City Ordinances.** All tenants shall maintain 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.

22. **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:

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.

Prohibited Uses. The following uses/activities are not included in the proposed project and shall be prohibited at this site:

- 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 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.
- b. 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.
- c. 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.)
- d. Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
- e. 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.
- f. 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.
- g. Other Hazards to flight.

Avigation Easement. Prior to issuance of building permits, the landowner shall convey an

aviation 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 aviation 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.

Notice to Property Owners. The attached “Notice of Airport in Vicinity” shall be provided to all prospective purchasers and occupants of the property.

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.

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.

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.

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.

ALUC Review. The project has been evaluated as 322,804 square feet 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.

Prior to Grading Permit Issuance:

23. **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.
24. **Planning Clearance.** The applicant shall first obtain clearance from the Planning Division verifying that all pertinent conditions of approval have been met.

Prior to Building Permit Issuance:

25. **Site Plan Revisions. Plans submitted for building permit issuance shall incorporate the following:**
 - a. **The rear building setback shall be increased from 50 feet to 75 feet, which is in addition to the 42-foot SCE easement, to accommodate a 25-foot-wide landscape planter on-site.**
26. **Site Lighting Plan.** The site lighting plan shall 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 plane of the bottom of the lighting fixture. A minimum of one (1) foot-candle of light shall be provided in parking and pedestrian areas.
27. **Trash Enclosures.** A covered trash enclosure constructed to City standards is required. The trash enclosure shall be easily accessible to the tenant and be screened by landscaping from the public view. The split-face blocked wall trash enclosure shall have an overhead trellis treatment. Elevations shall be included on final landscape plans for review and approval by the Planning Division.
28. **Building Elevations. Plans submitted for building permit issuance shall incorporate the following:**
 - a. **The applicant shall work with Planning Division Staff on an accent color compatible with other industrial buildings in the surrounding area and ensure the rear and front building elevations are articulated.**
29. **Landscaping Plans.** Prior 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 plan 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 and include the following change:

- a. **Landscape Buffer.** The 25-foot-wide landscape buffer along the west side of the property shall include fast-growing mature trees to further screen the visibility of the industrial building.
- 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.
- b. **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.

30. **Fees.** Prior to issuance of building permits, the developed shall pay 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. All fees identified on Conditions of Approval from other department or instituted prior to issuance of a building

Prior to Issuance of Occupancy Permits:

31. **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:
 - i. Landscape Maintenance District No. 1;
 - ii. Flood Control Maintenance District No. 1;
 - iii. Maintenance District No. 84-1;

32. **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.

End of Conditions



CITY OF PERRIS

STUART E. MCKIBBIN, CONTRACT CITY ENGINEER

CONDITIONS OF APPROVAL

P8-1493

December 14, 2022

Revised at Planning Commission January 18, 2023

DPR 20-00020 – TPM 38386

Lake Creek Industrial LLC – West

Redlands Ave.

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

DEPARTMENT OF ENGINEERING

24 SOUTH D STREET, SUITE 100, PERRIS, CA 92570

TEL.: (951) 943-6504 - FAX: (951) 943-8416

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 **and from** I-215/Harley Knox Boulevard Interchange, Harley Knox Boulevard and Redlands Avenue; **and to and from I-215/Placentia Avenue Interchange, Placentia Avenue, Indian Avenue, Morgan Street 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 *MM*

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

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

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

year Maintenance 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.

5. **One Year Maintenance and Plant Establishment Period**–The applicant will be required to provide a minimum of a one (1) year maintenance and plant establishment period, paid at the sole expense of applicant. This one-year maintenance period commences upon the successful completion of Inspection #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

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 meet the type, style, and durability requirements of the Public Works 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.

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.

1. 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

ATTACHMENT 2

Ordinance Number (next in order)
Approving SPA 22-05052

ORDINANCE NUMBER (Next in order)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA INCORPORATING THE FINDINGS & DETERMINATIONS RELATING TO AND ADOPTION OF MITIGATED NEGATIVE DECLARATION NO. 2377 (STATE CLEARINGHOUSE #2022110113) AND THE RELATED MITIGATION MONITORING AND REPORTING PROGRAM AS PROVIDED IN RESOLUTION NO. (NEXT IN ORDER); AND APPROVING SPECIFIC PLAN AMENDMENT 22-05052 TO THE PERRIS VALLEY COMMERCE CENTER SPECIFIC PLAN (PVCCSP) TO REMOVE RUSSELL WAY, A PAPER/UNDEVELOPED STREET FROM THE PVCCSP CIRCULATION PLAN TO FACILITATE THE DEVELOPMENT OF A 330,804 SQUARE FOOT NON-REFRIGERATED INDUSTRIAL WAREHOUSE LOCATED ON THE WEST SIDE OF REDLANDS AVENUE AND MAKING FINDINGS IN SUPPORT THEREOF.

WHEREAS, the applicant, Michael Johnson of Lake Creek LLC., proposes to amend the Perris Valley Commerce Center Specific Plan (“PVCCSP”) to remove Russell Way, a paper/undeveloped street from the PVCCSP Circulation Plan, merge eight (8) existing parcels into one (1) parcel, and construct the Redlands West Industrial Development Project, which is a 330,804 sq. ft. non-refrigerated industrial/warehouse buildings along with the required improvements on a 20.14-acre site located on the west side of Redlands Avenue between Rider Street and Placentia Avenue; and

WHEREAS, Specific Plan Amendment (“SPA 22-05052”), Tentative Parcel Map (“TPM 22-05029”), and Development Plan Review (“DPR 20-00020”) applications were submitted for consideration of architectural design and site layout and operations for the above-mentioned project (“Project”); and

WHEREAS, the proposed SPA 22-05052 will not conflict with the goals, policies, and implementation measures set forth in the General Plan; and

WHEREAS, mitigated Negative Declaration No. 2377 (SCH: 2022110113) was prepared for the Project (DPR 20-00020, TPM 22-05029 and SPA 22-05052); and

WHEREAS, the Planning Commission conducted a duly noticed public hearing (on January 18, 2023) regarding Mitigated Negative Declaration No. 2377 (SCH: 2022110113), SPA 22-05052, TPM 22-05029 and DPR 20-00020; and the Planning Commission recommended that the City Council adopt Mitigated Negative Declaration No. 2377 (SCH: 2022110113), and approve SPA 22-05052, TPM 22-05029 and DPR 20-00020 after considering all oral and written testimony submitted by members of the public and City staff including, without limitation, the

materials in the agenda submittal and accompanying documents; and

WHEREAS, on February 28, 2023, the City Council conducted a duly noticed public hearing on Mitigated Negative Declaration No. 2377 (SCH: 2022110113), SPA 22-05052, TPM 22-05029 and DPR 20-00020, at which time all interested persons were given full opportunity to be heard to present evidence; and

WHEREAS, by Resolution Number (*next in order*), the City Council adopted the Mitigated Negative Declaration (MND) and the Mitigation Monitoring and Reporting Program (MMRP) (SCH: 2022110113) for the proposed SPA 22-05052, TPM 22-05029 and DPR 20-00020; and

WHEREAS, prior to taking action, the City Council 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 without limitation all oral and written evidence presented to the City during all project meetings and public hearings; and

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

NOW, THEREFORE, City Council of the City of Perris hereby ordains as follows:

Section 1. The above recitals are all true and correct and are incorporated herein as if set forth in full.

Section 2. City Council Resolution No. (*next in order*) found that all the requirements of the California Environmental Quality Act (“CEQA”), the State CEQA Guidelines and the City’s Local CEQA Guidelines have been satisfied in Mitigated Negative Declaration No. 2377 (SCH: 2022110113) as it relates to the Project, which is sufficiently detailed so that all of the significant environmental effects of the Project have been adequately evaluated and mitigated. Further, City Council Resolution No. (*next in order*) adopted Mitigated Negative Declaration No. 2377 (SCH: 2022110113) and the related Mitigation Monitoring and Reporting Program. Therefore, City Council Resolution no. (*next in order*)’s findings related to, and adoption of the Mitigated Negative Declaration No. 2377 (SCH: 2022110113) and the related Mitigation Monitoring and Reporting Program for the Project are incorporated herein by this reference as if set forth in full.

Section 3. The City Council further finds, based upon the forgoing and the information contained within the agenda submittal and accompanying attachments/exhibits, as well as all oral and written testimony and presentations made by members of the public and City staff at the public hearing on February 28, 2023, with respect to the Project, the following regarding 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 (“PVCCSP”) is consistent with the General Plan, in that the General Plan Land Use will remain within the PVCCSP 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.

Section 3. Based on the forgoing, the information contained on the agenda submittal and supporting attachments/exhibits and all oral and written presentations and testimony made by City staff and members of the public presented at the public hearing on February 28, 2023, the City Council hereby approves Specific Plan Amendment 22-05052 (attached hereto and incorporated herein by this reference) removing Russell Way, a paper/undeveloped street from the PVCCSP Circulation Plan.

Section 4. The City Council declares that should any provision, section, paragraph, sentence, or word of this Ordinance 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 Ordinance shall remain in full force and effect.

Section 5. The Mayor shall sign this Ordinance and the City Clerk shall certify to the adoption of this Ordinance, and shall cause the same to be published and posted pursuant to the provisions of law in this regard, and this Ordinance shall take effect thirty days after its final passage.

ADOPTED, SIGNED and APPROVED this ____ day of _____ 2023.

Mayor, Michael M. Vargas

ATTEST:

City Clerk, Nancy Salazar

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

I, **Nancy Salazar**, CITY CLERK OF THE CITY OF PERRIS, CALIFORNIA, DO HEREBY CERTIFY that the foregoing Ordinance Number ___ was duly and regularly adopted by the City Council of the City of Perris at a regular meeting held the 28th day of February 2023, by the following called vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

City Clerk, Nancy Salazar

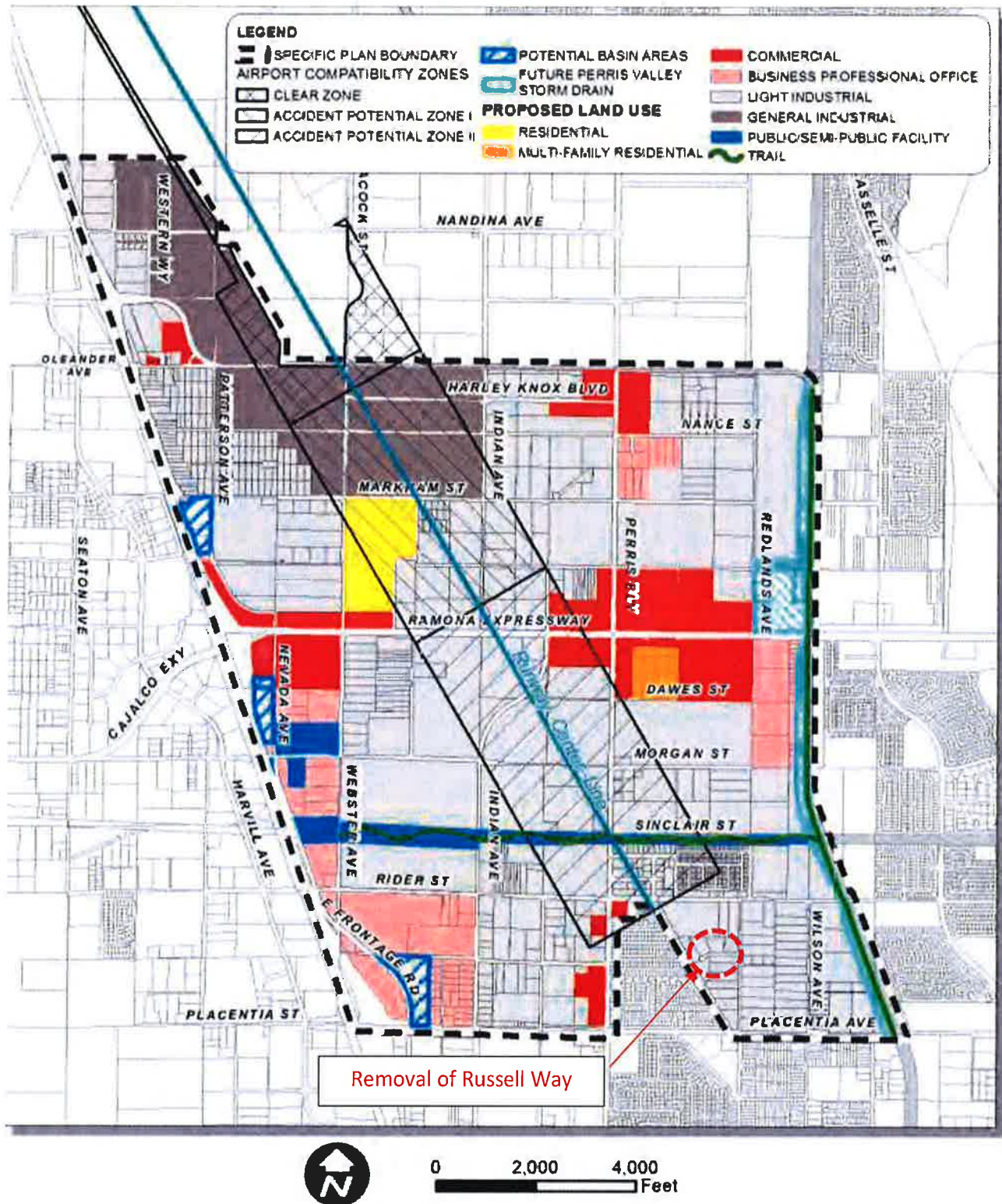
Attachment:

Specific Plan Amendment – Existing and Proposed PVCCSP Figures Removing Russell Way

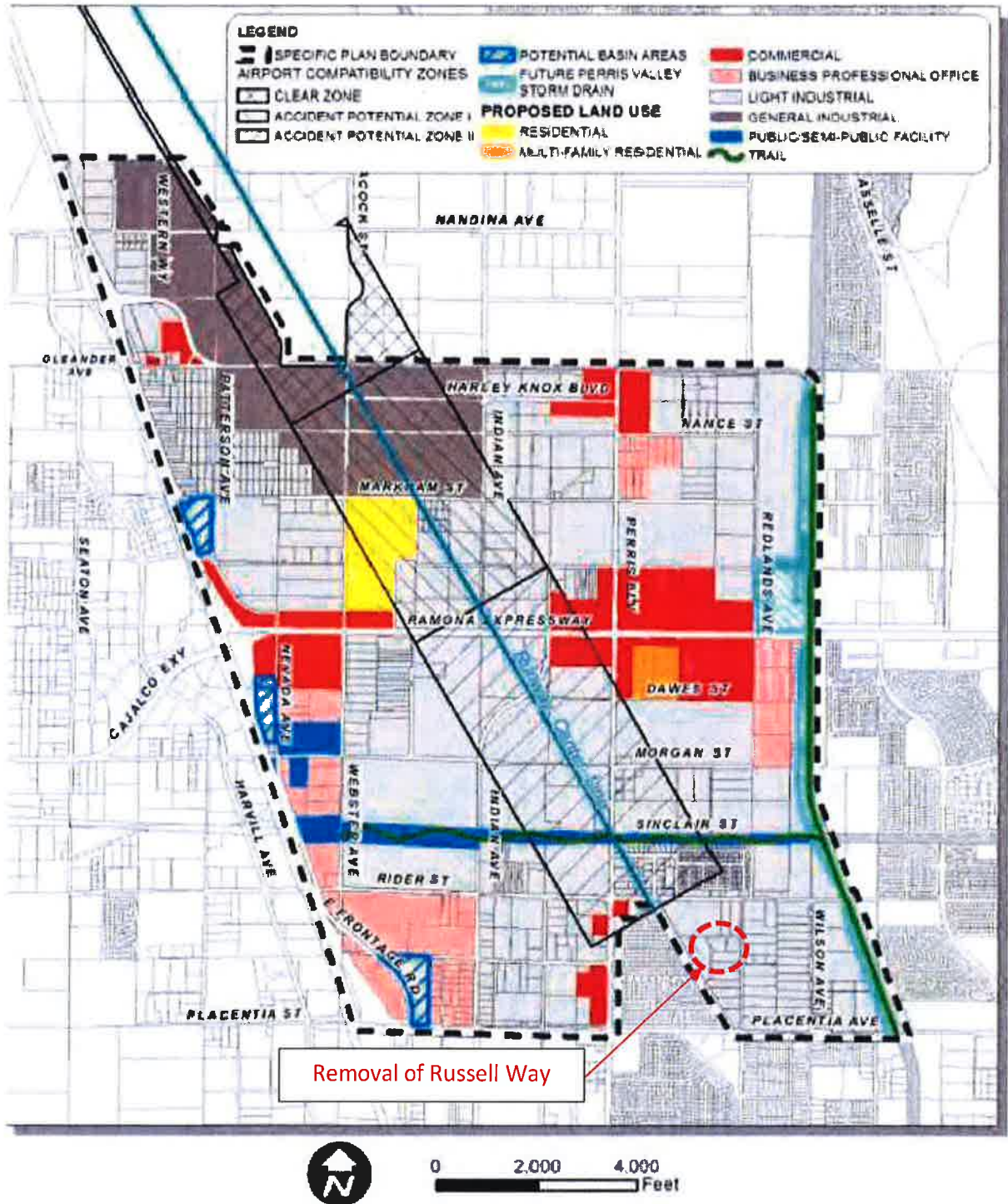
Attachment

Specific Plan Amendment Existing and Proposed PVCCSP Figures Removing Russell Way

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



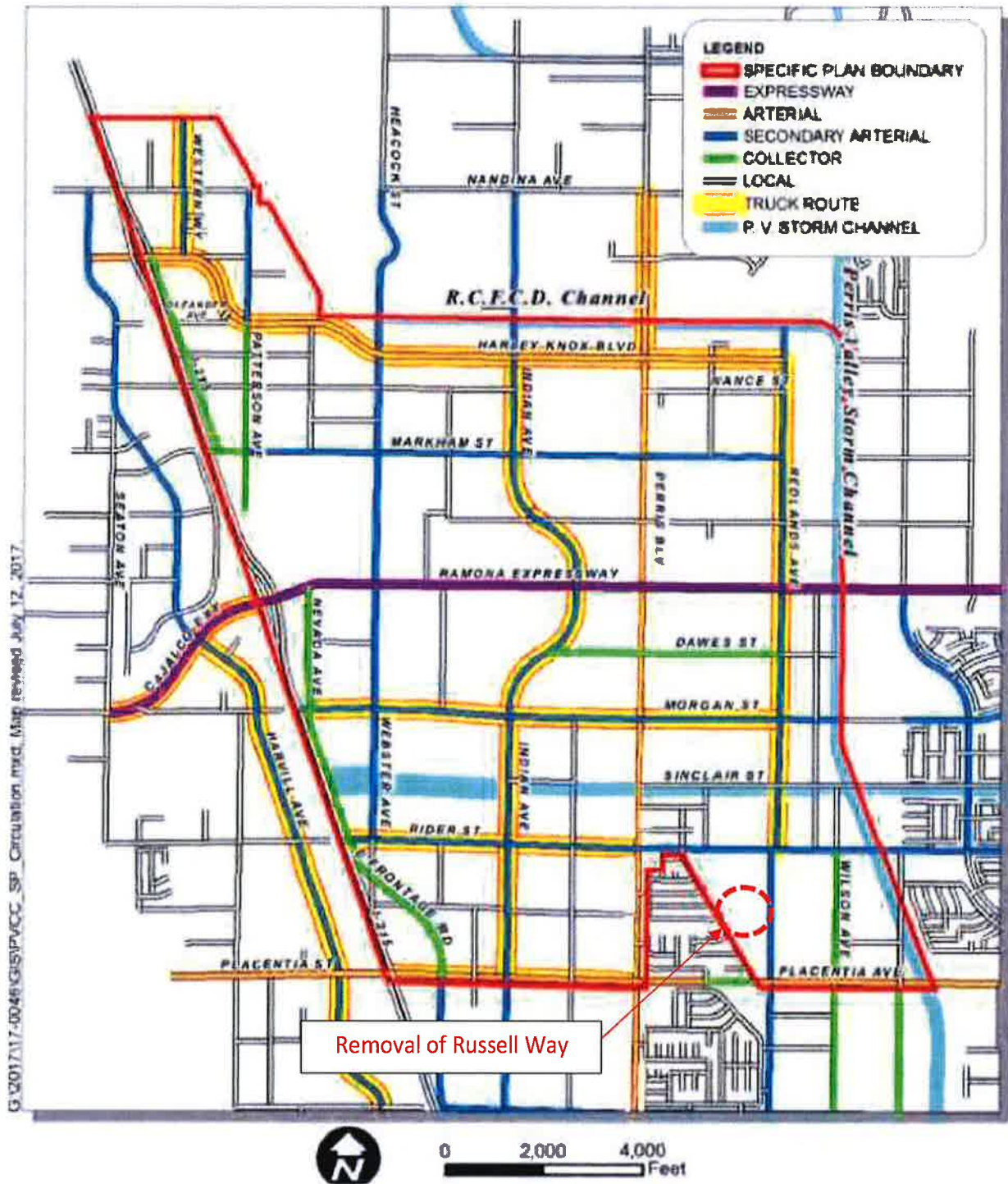
PROPOSED (Figure 2.0-1 Specific Plan Land Use Designation Map



EXISTING (Figure 3.0-1 Circulation Plan Map)



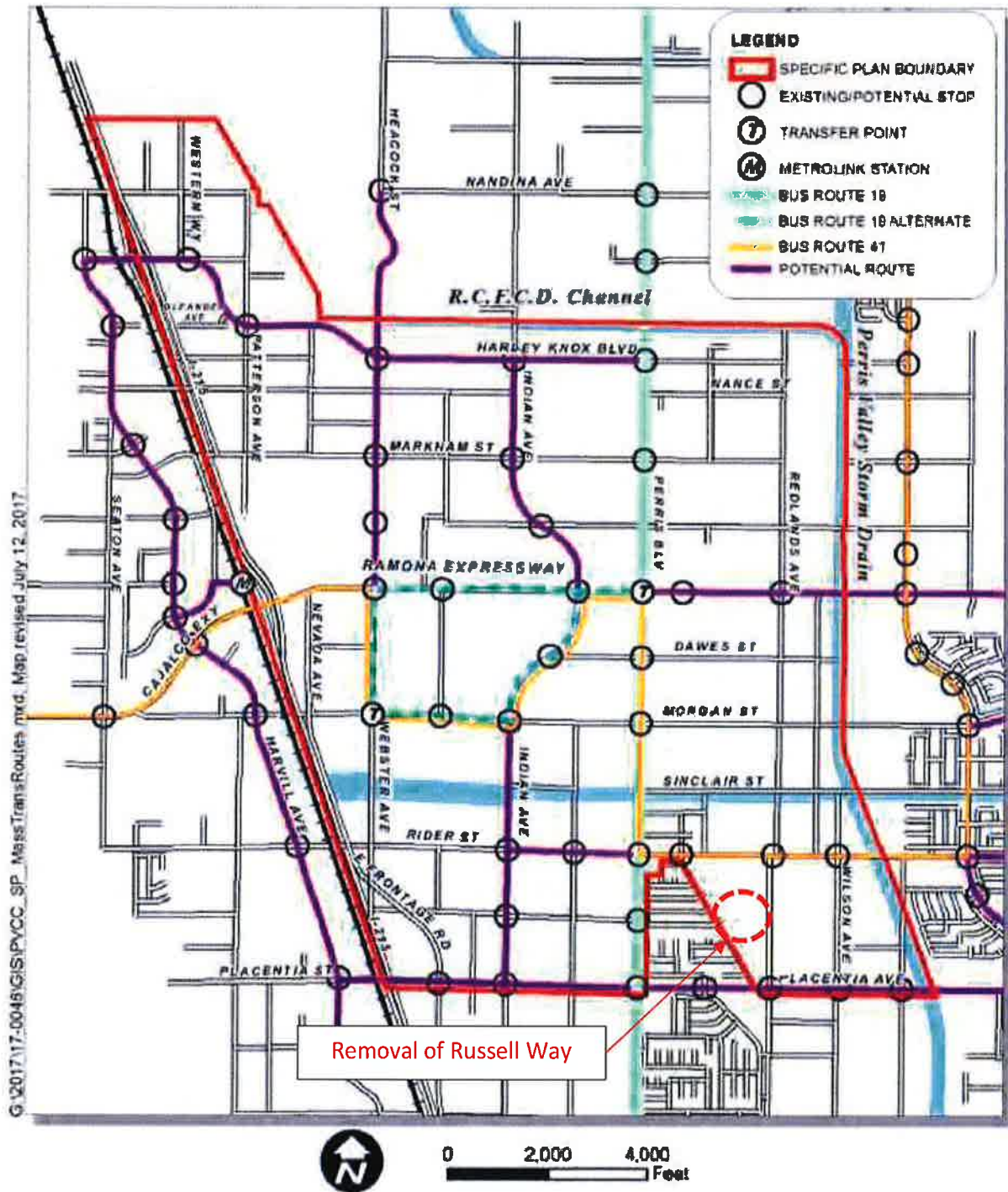
PROPOSED (Figure 3.0-1 Circulation Plan Map)



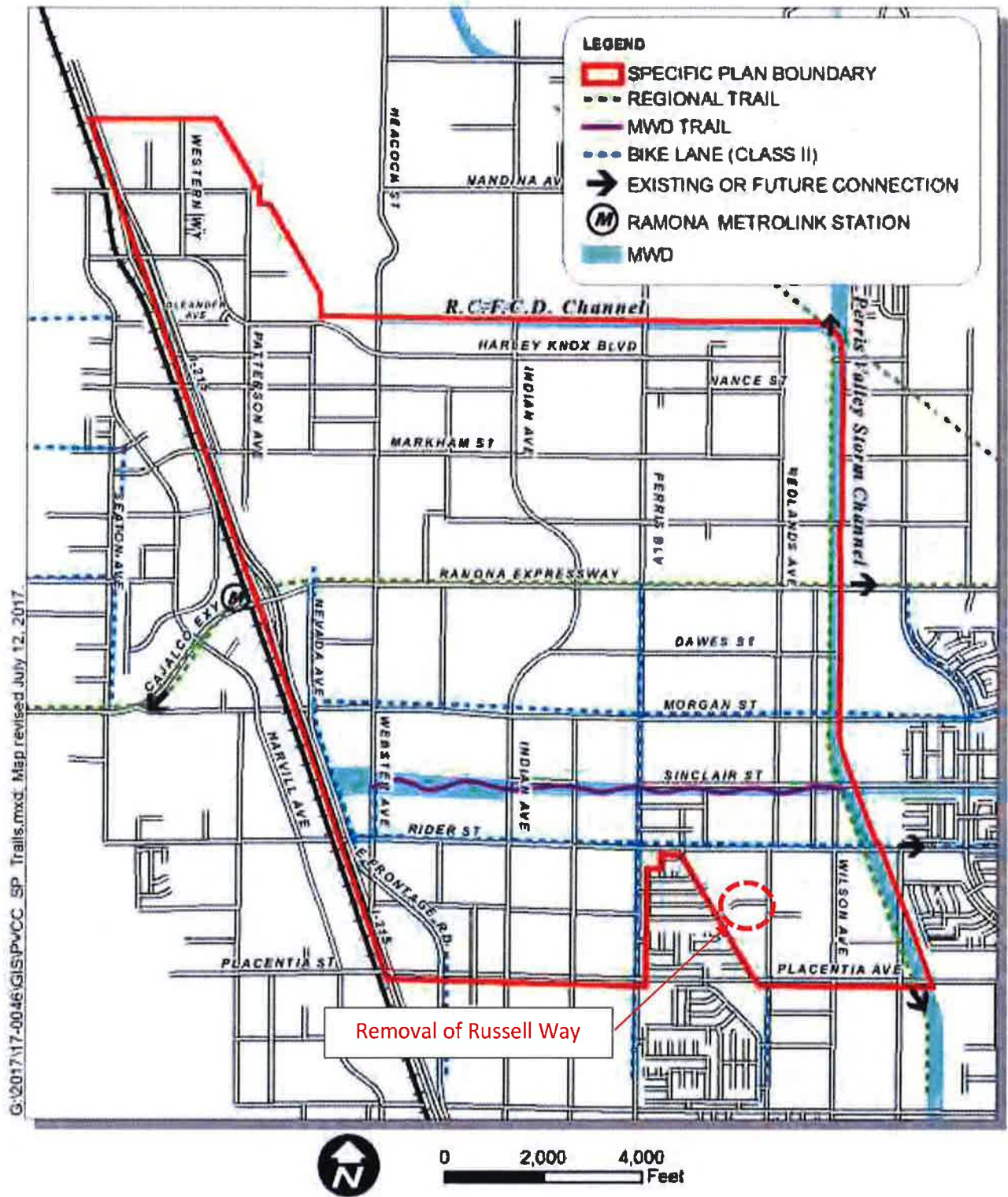
EXISTING (Figure 3.0-4 Mass Transit Routes)



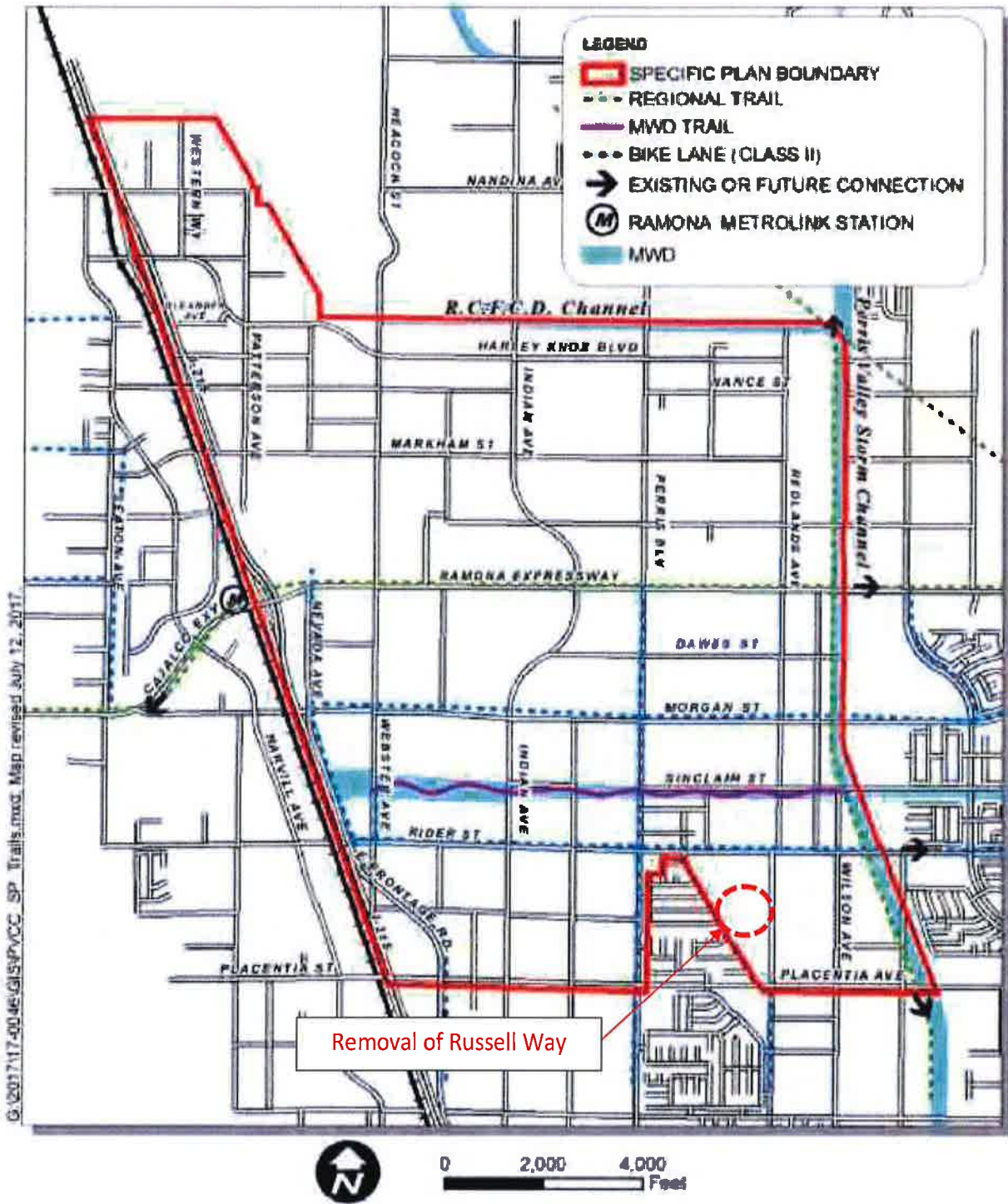
PROPOSED (Figure 3.0-4 Mass Transit Routes)



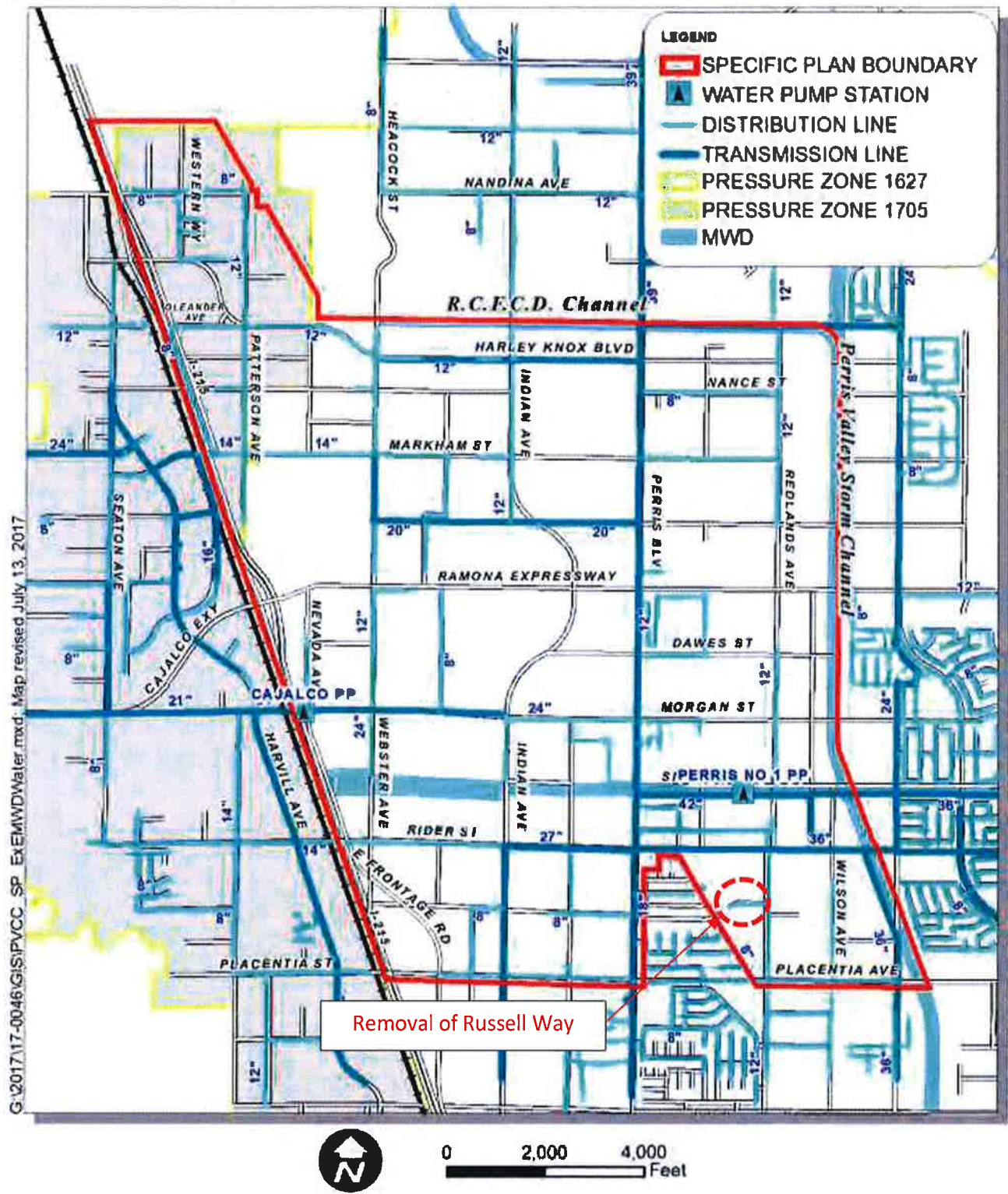
EXISTING (Figure 3.0-5 Trails System Map)



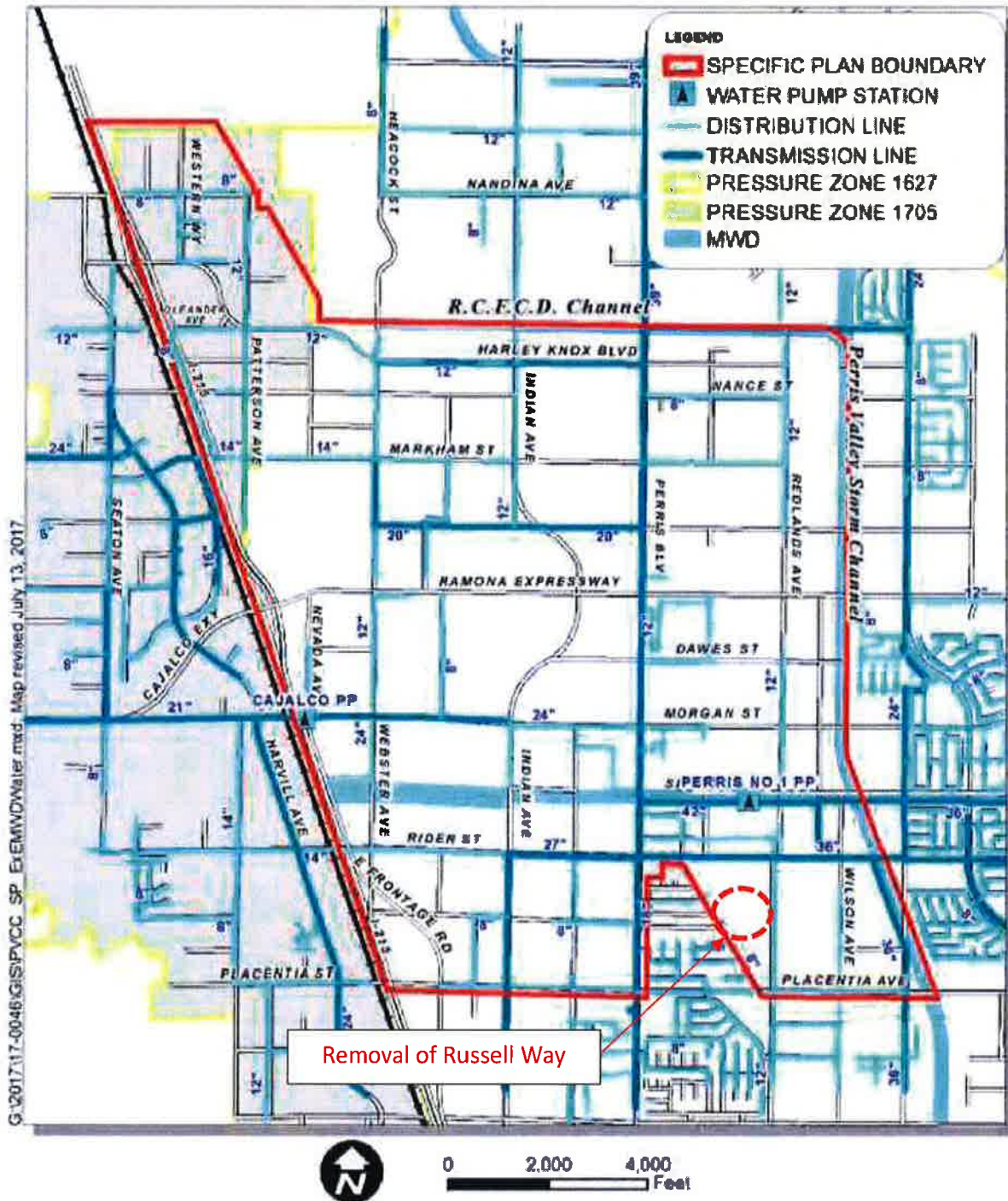
PROPOSED (Figure 3.0-5 Trails System Map)



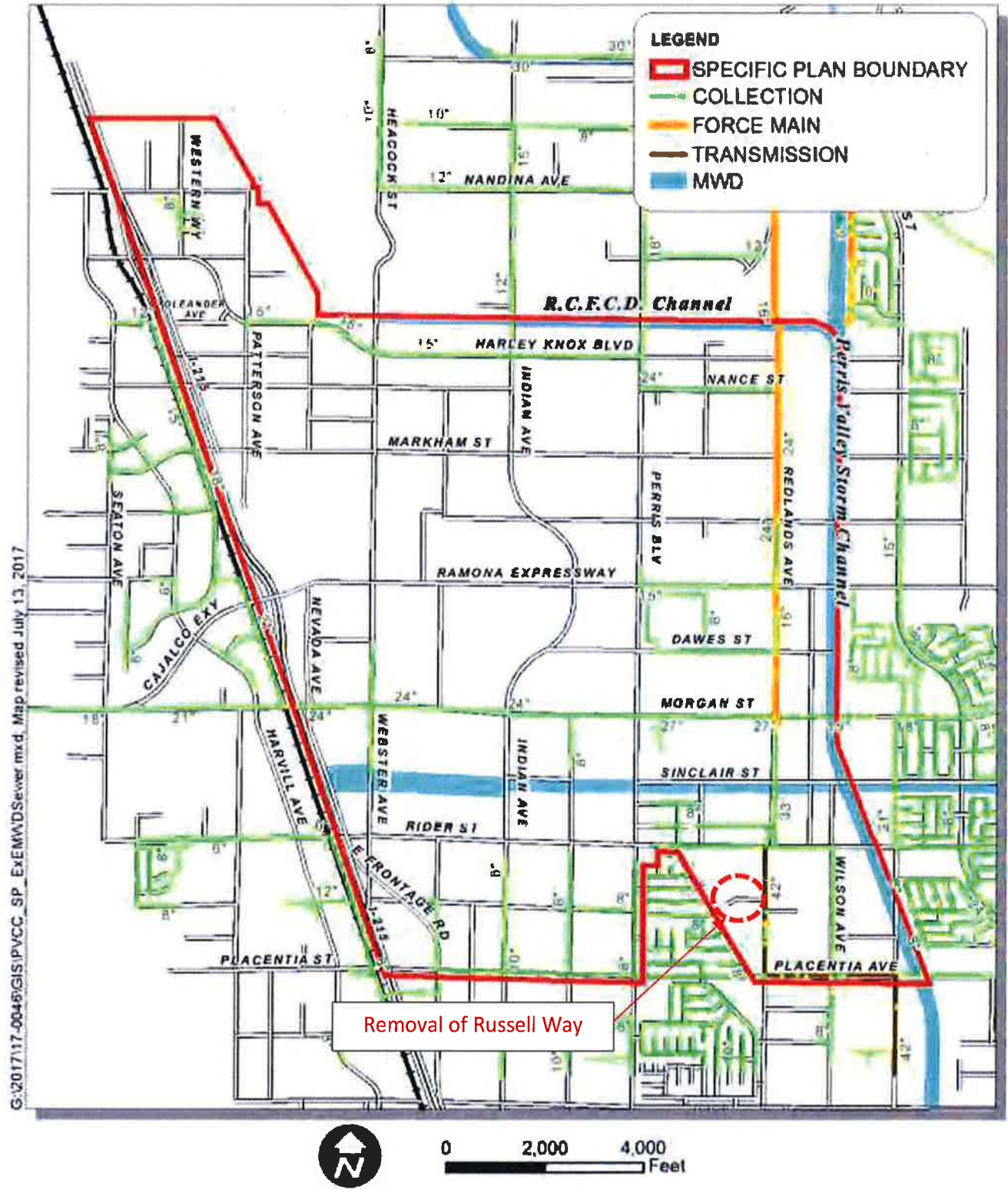
EXISTING (Figure 3.0-7 Existing EMWD Water Map)



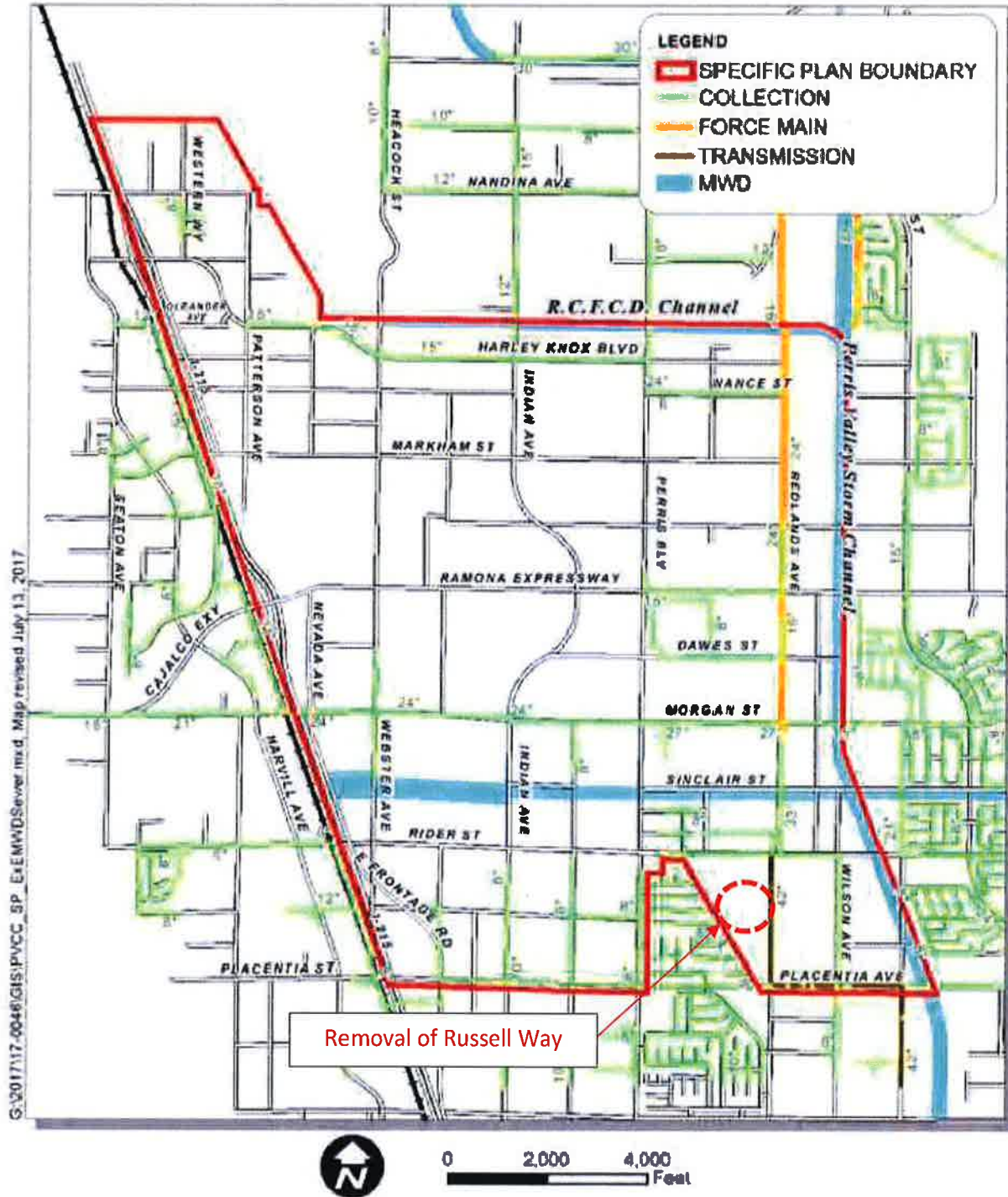
PROPOSED (Figure 3.0-7 Existing EMWD Water Map)



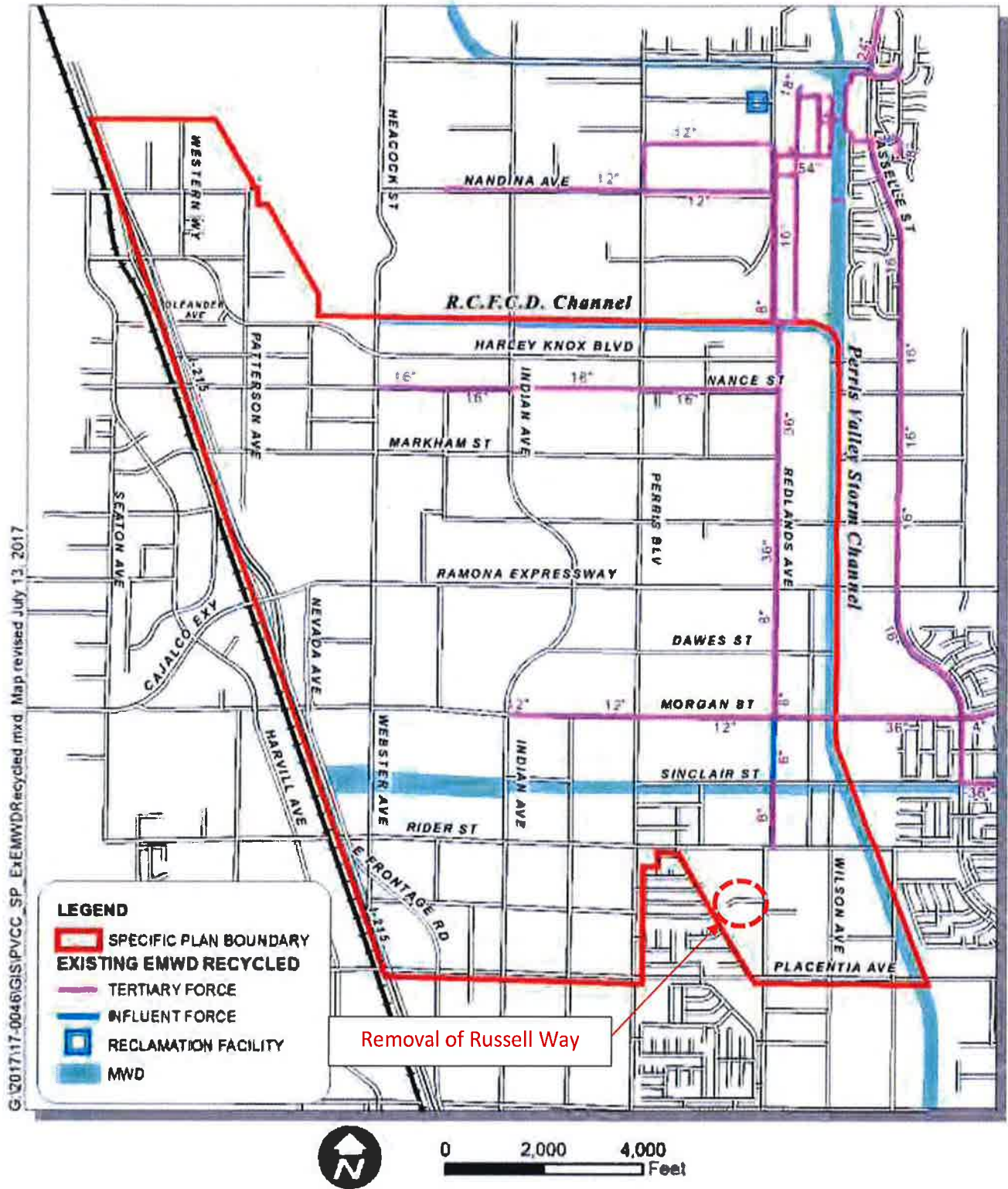
EXISTING (Figure 3.0-8 Existing EMWD Sewer Map)



PROPOSED (Figure 3.0-8 Existing EMWD Sewer Map)

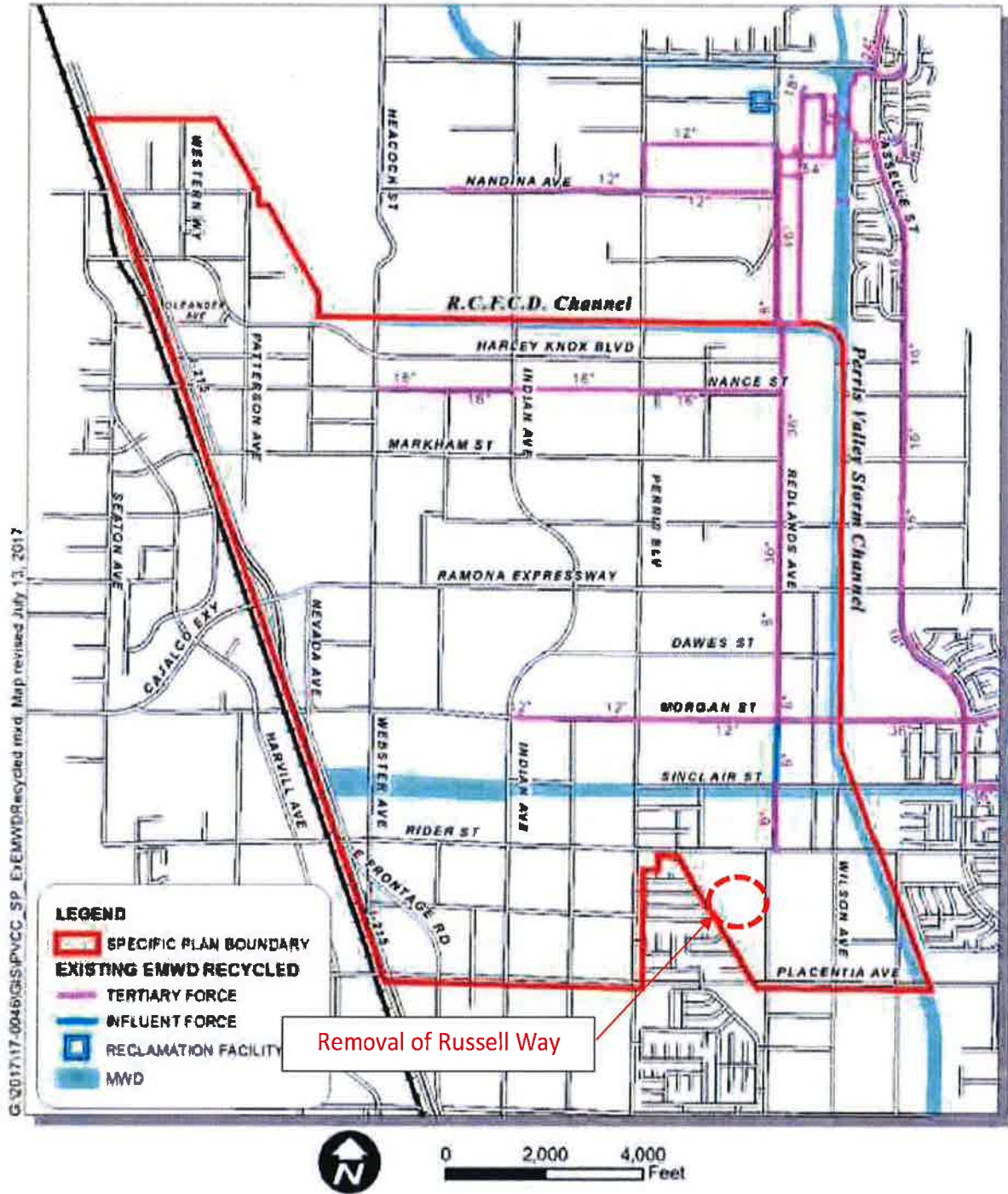


EXISTING (Figure 3.0-9 Existing EMWD Recycled Water Map)

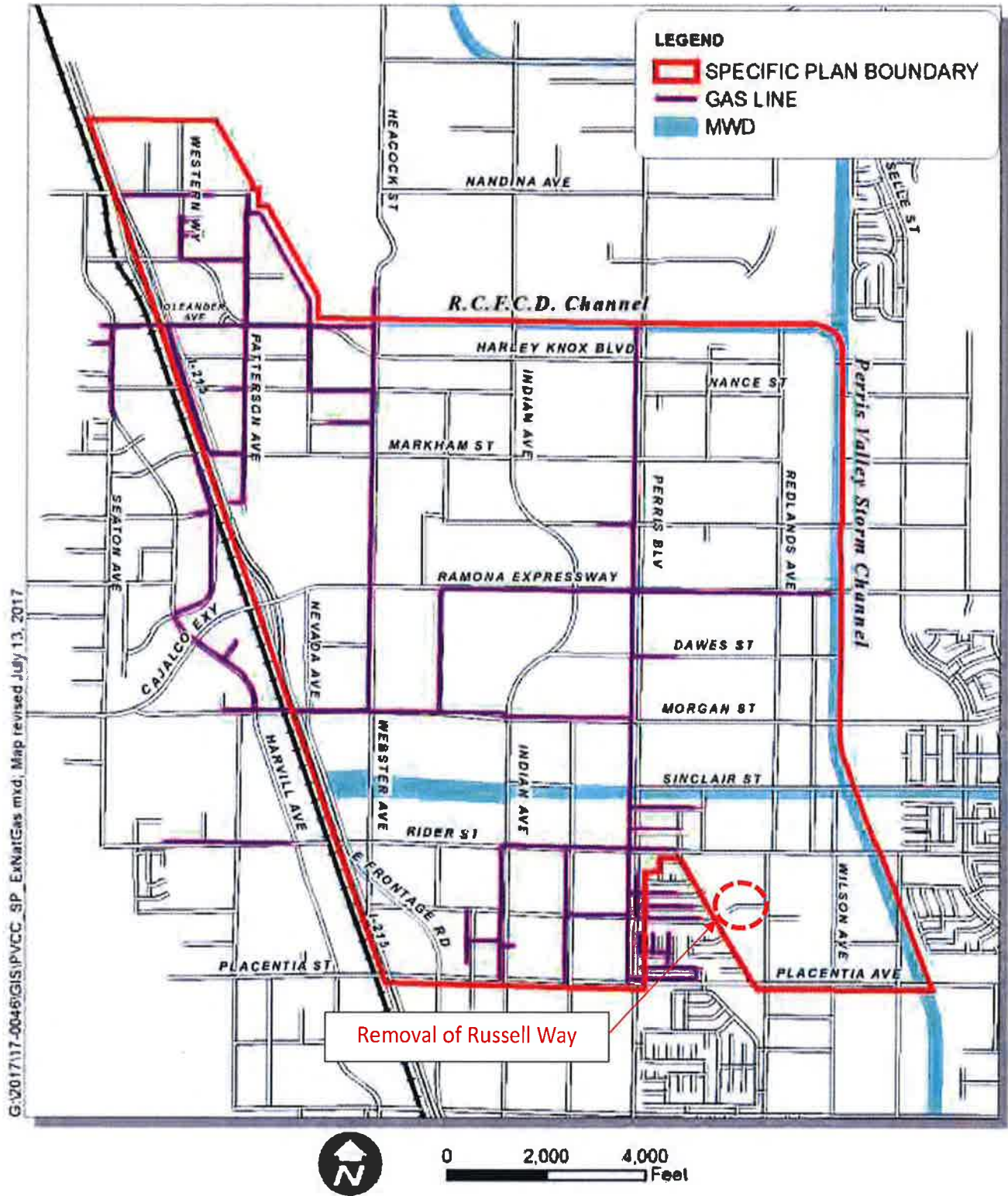


G:\2017\17-0046\GIS\PVCC_SP_ExtEMWDR\recycled.mxd Map revised July 13, 2017

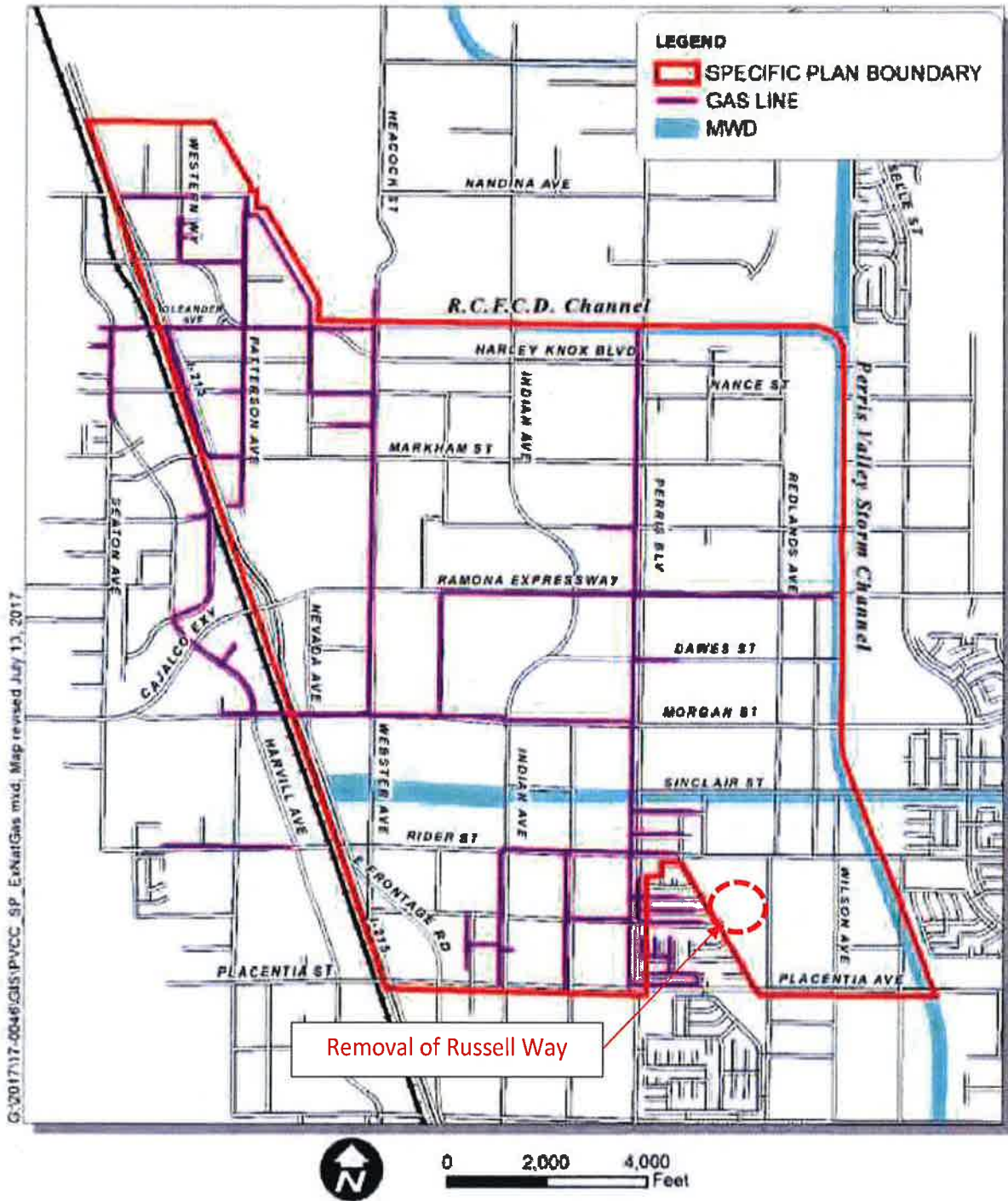
PROPOSED (Figure 3.0-9 Existing EMWD Recycled Water Map)



EXISTING (Figure 3.0-12 Existing Natural Gas Map)



PROPOSED (Figure 3.0-12 Existing Natural Gas Map)

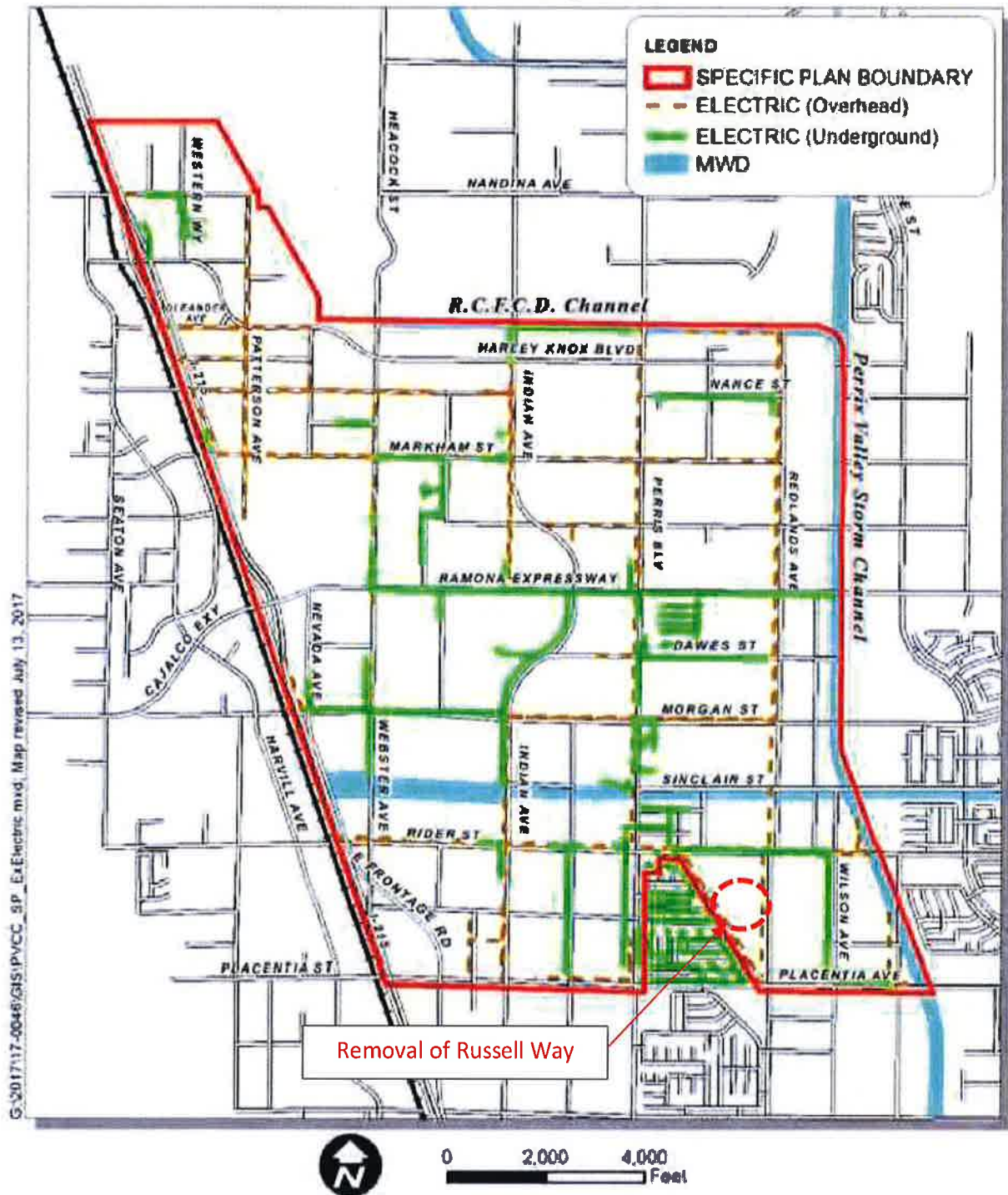


G:\2017\17-0046\GIS\PVCC_SP_ExtNatGas.mxd, Map revised July 13, 2017

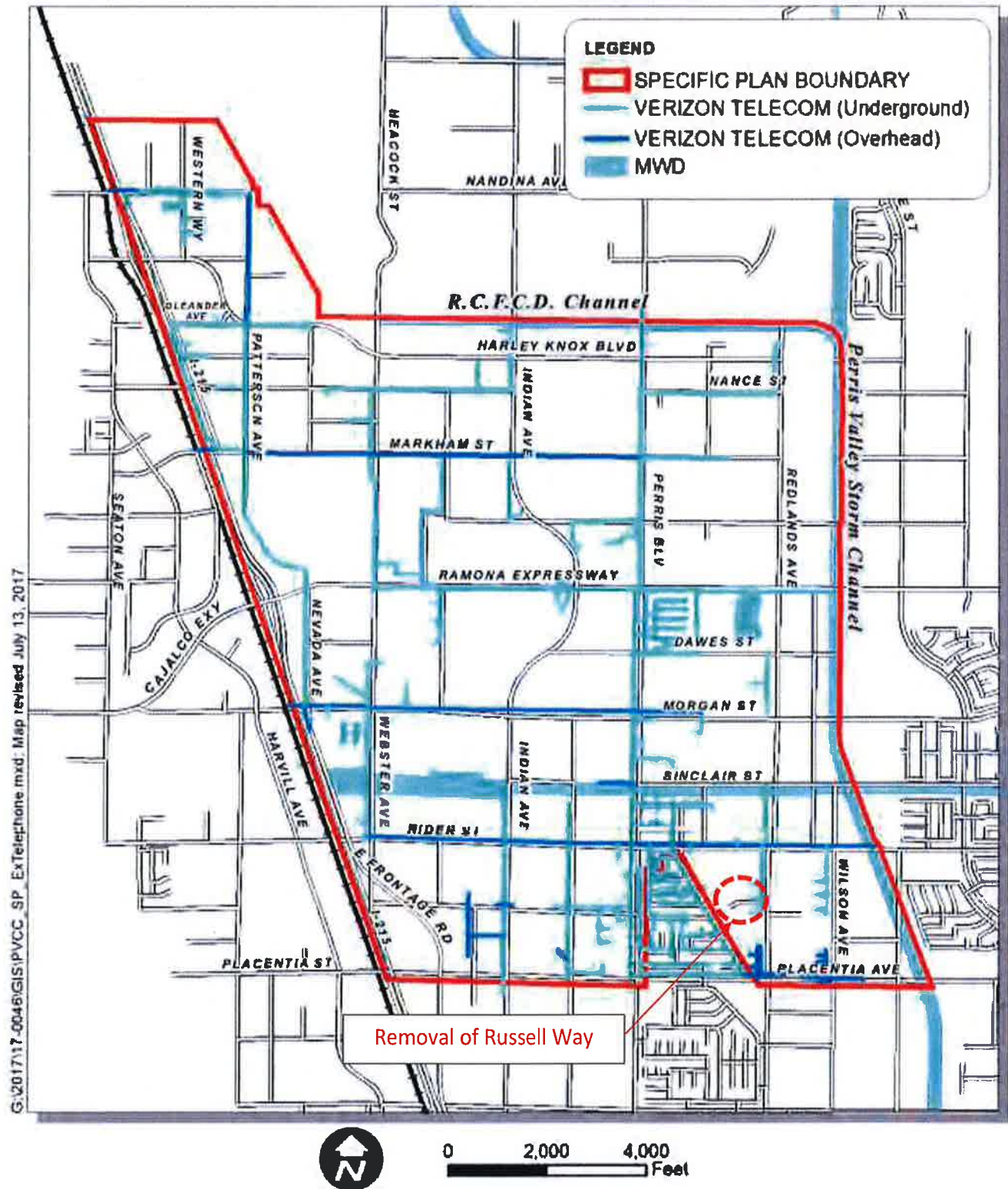
EXISTING (Figure 3.0-13 Existing Electrical Map)



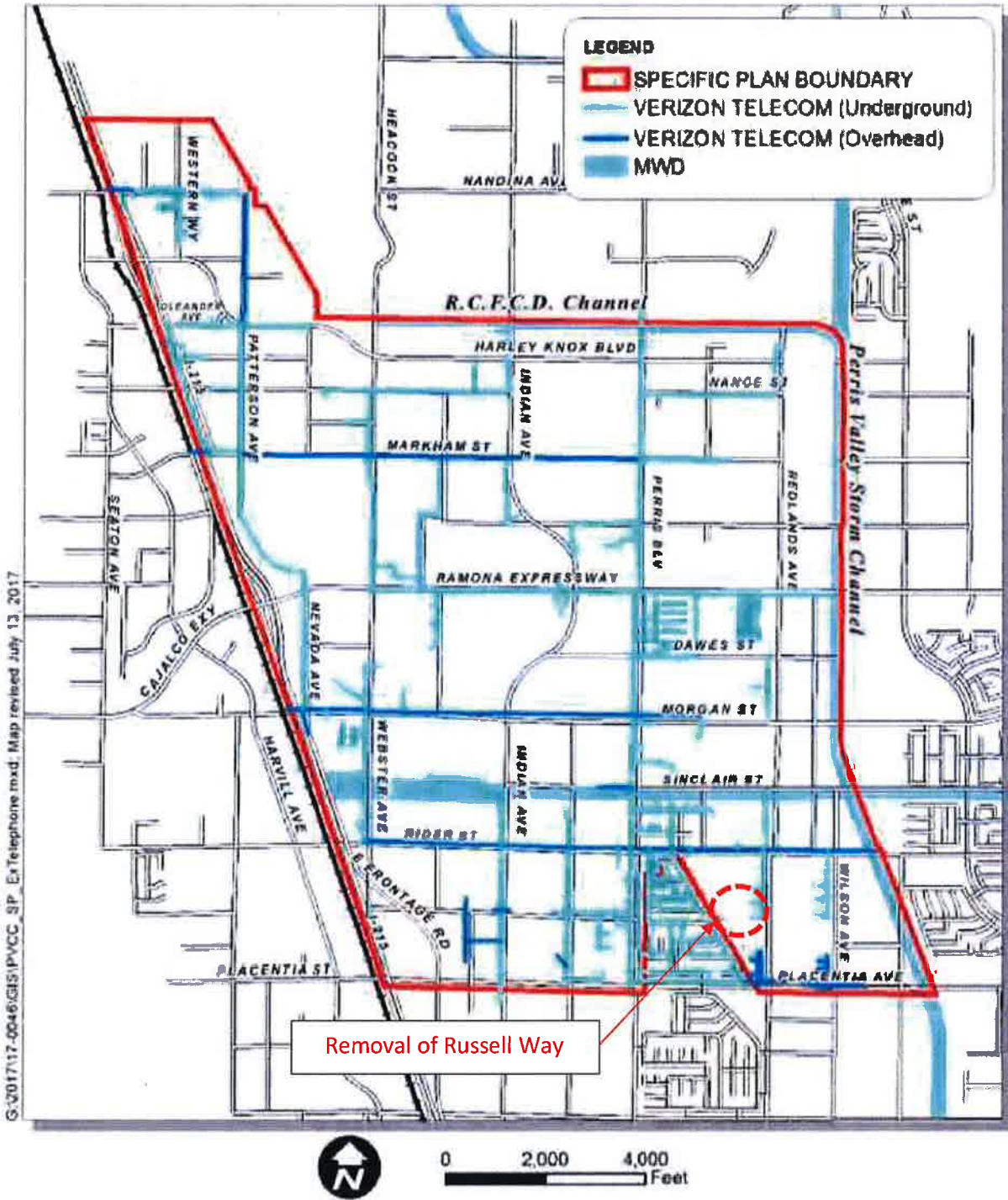
PROPOSED (Figure 3.0-13 Existing Electrical Map)



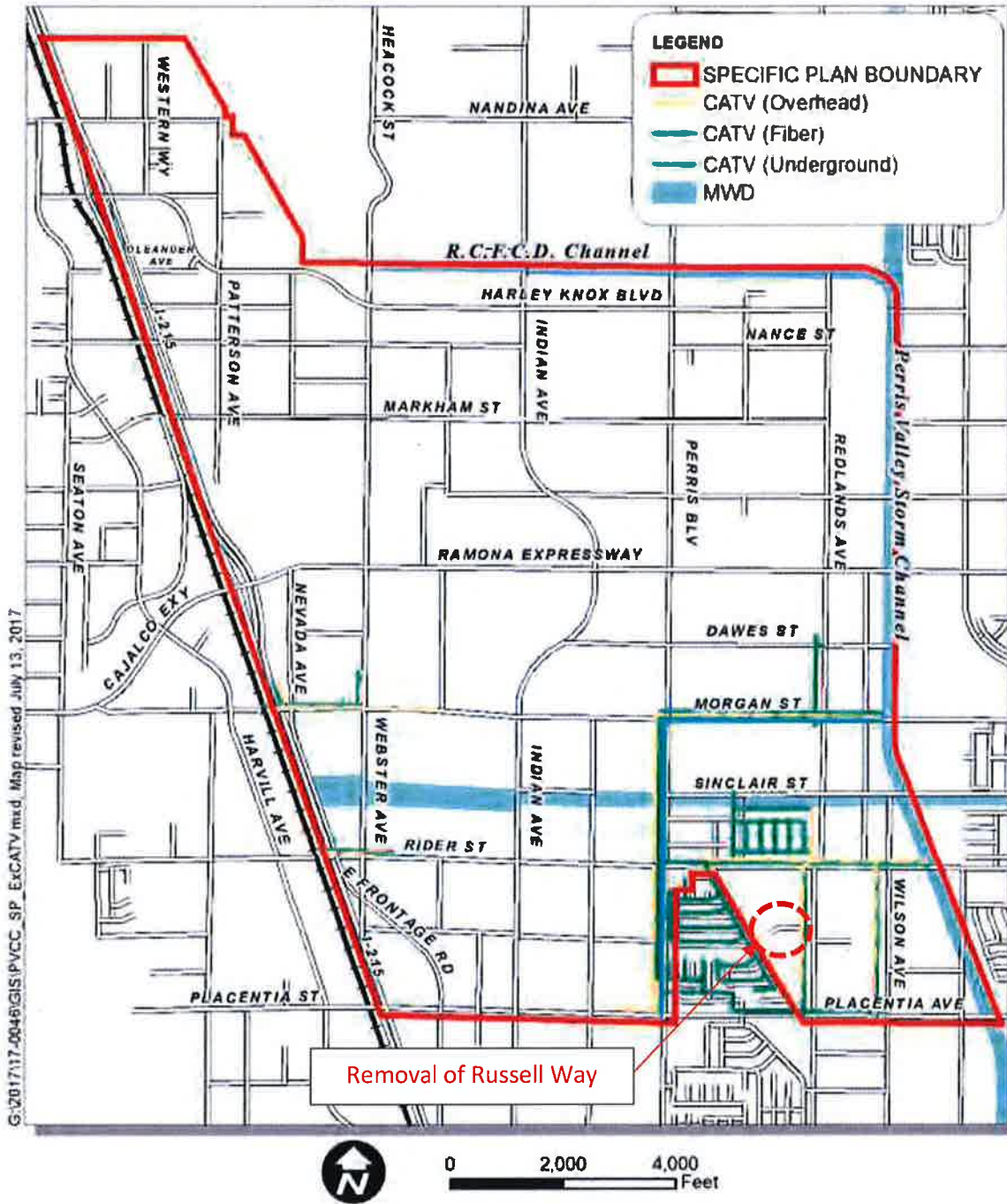
EXISTING (Figure 3.0-14 Existing Telephone Map)



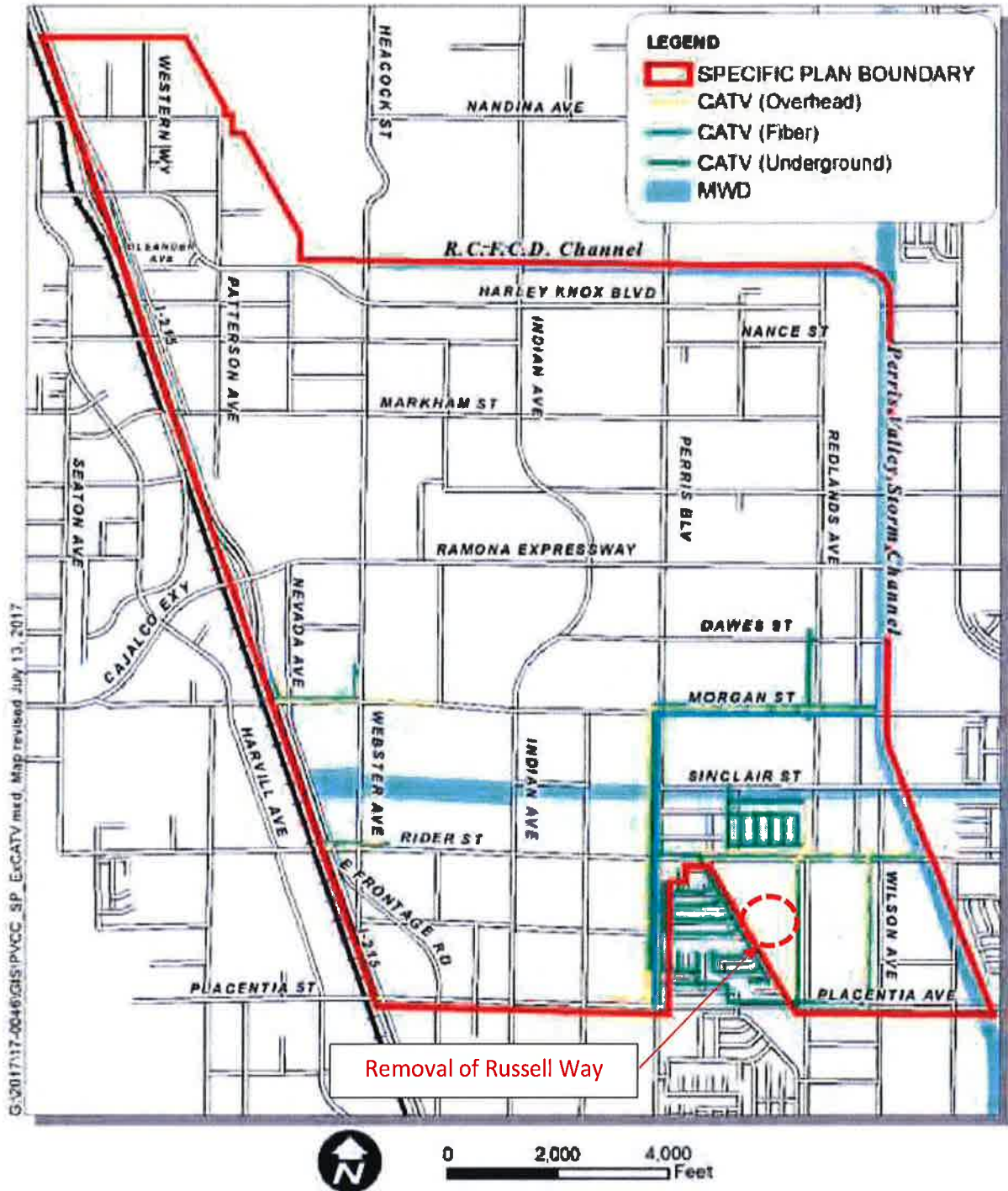
PROPOSED (Figure 3.0-14 Existing Telephone Map)



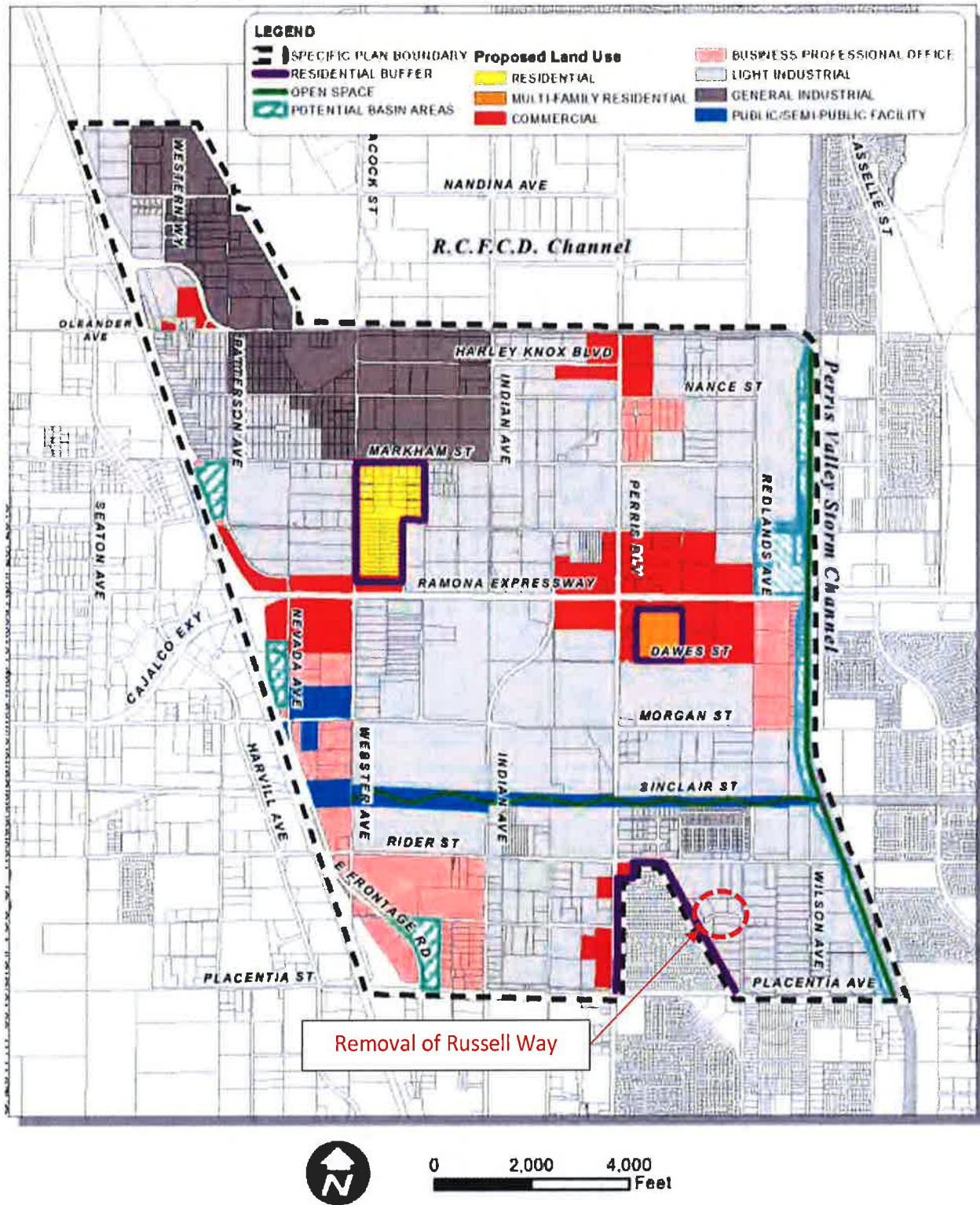
EXISTING (Figure 3.0-15 Electrical Cable TV Map)



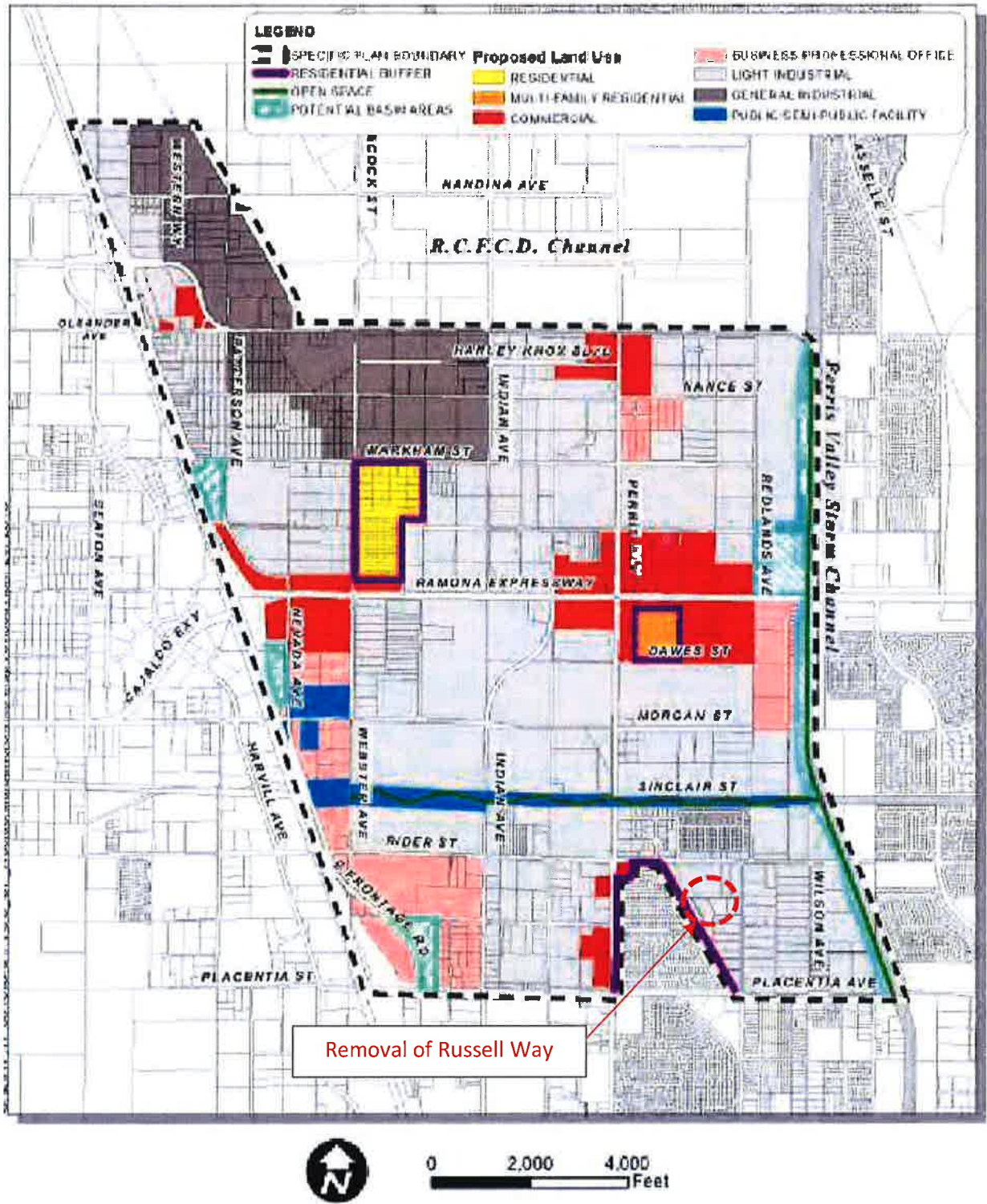
PROPOSED (Figure 3.0-15 Electrical Cable TV Map)



EXISTING (Figure 4.0-16 Residential Buffer Map)

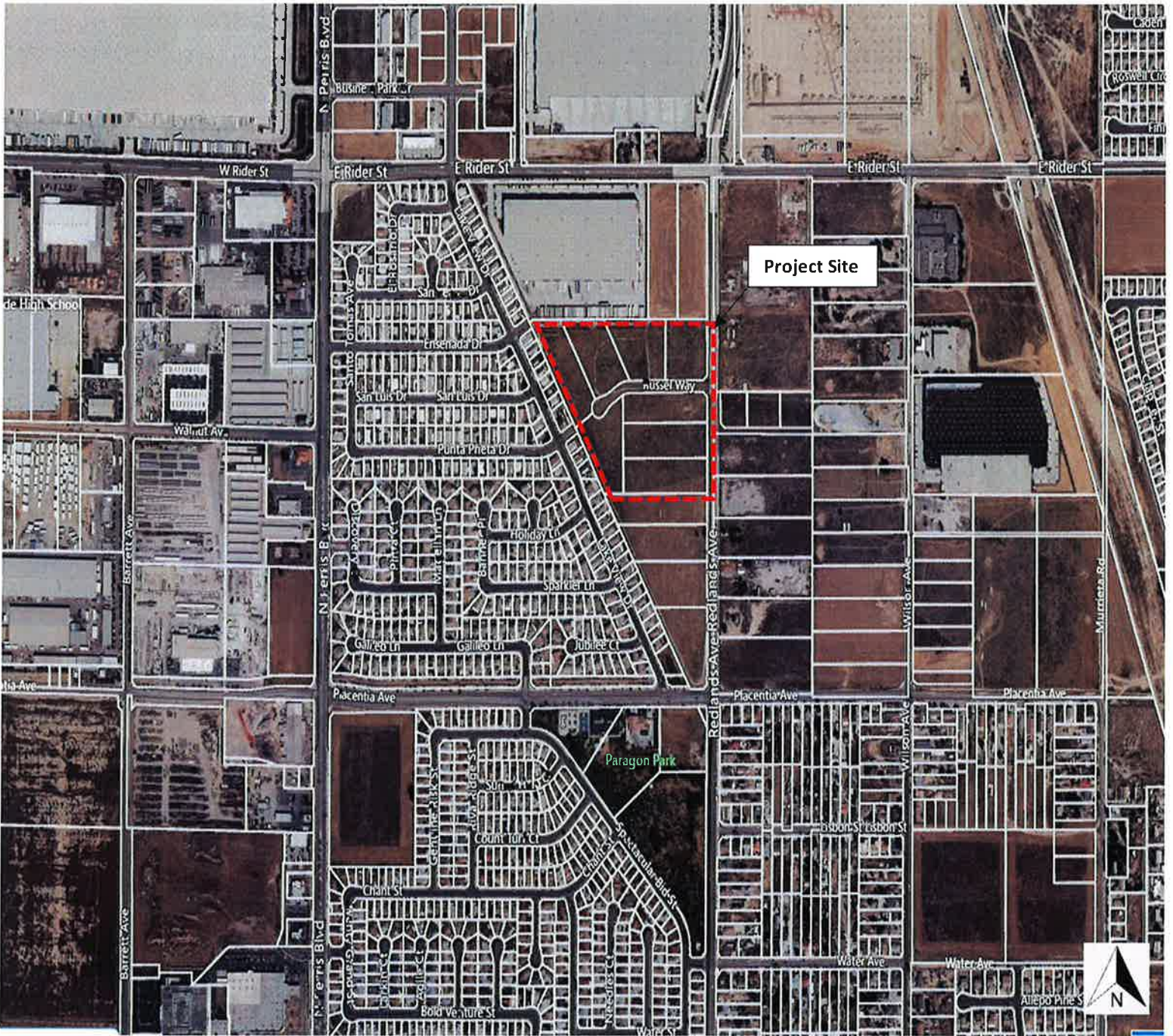


PROPOSED (Figure 4.0-16 Residential Buffer Map)



ATTACHMENT 3

Vicinity / Aerial Map



Project Site

Paragon Park



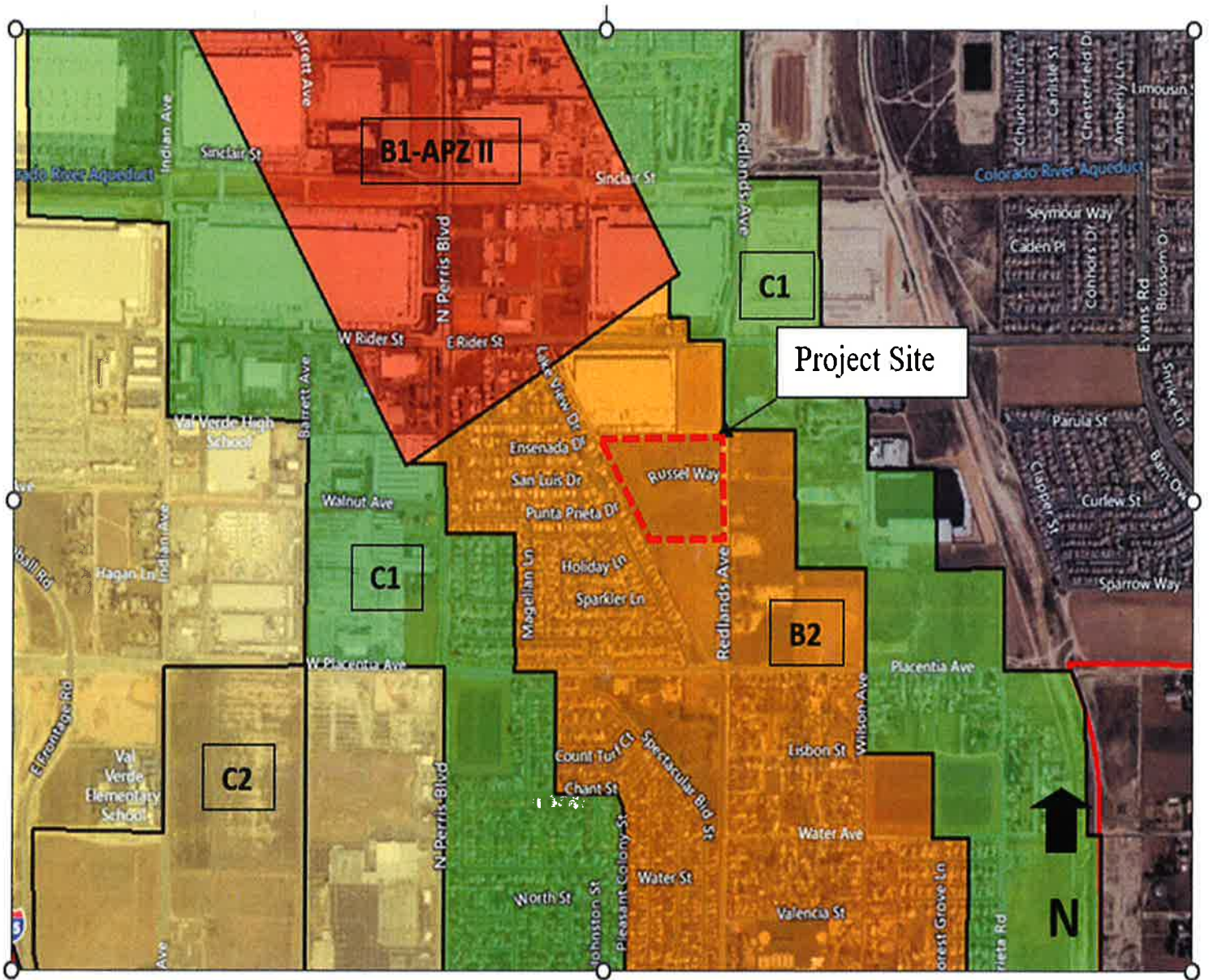
ATTACHMENT 4

PVCCSP Land Use Plan



ATTACHMENT 5

MARB/IPA ALUCP Map



ATTACHMENT 6

Tentative Parcel Map

ATTACHMENT 7

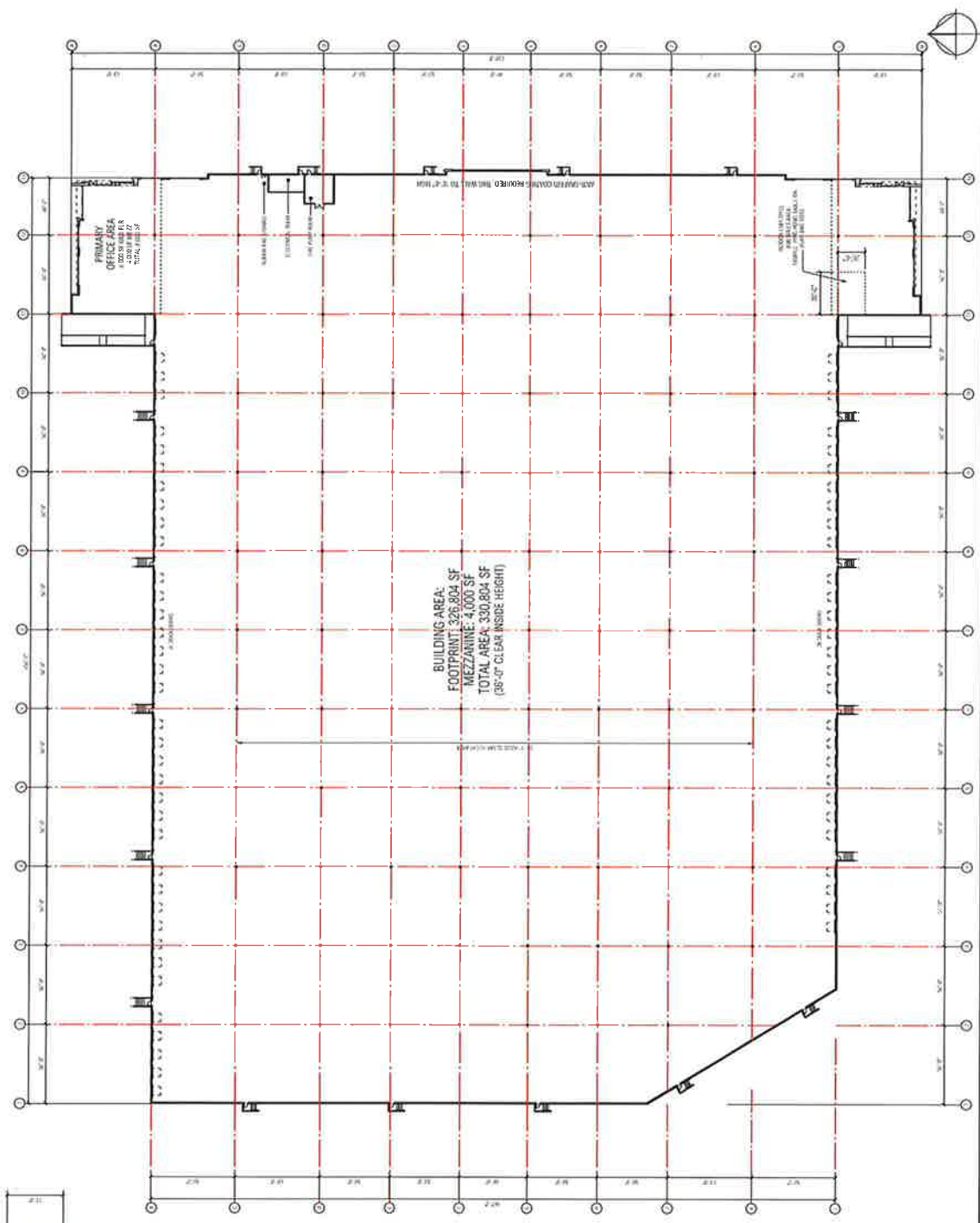
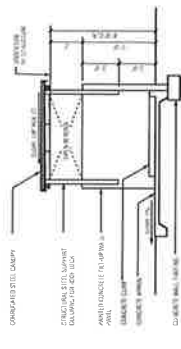
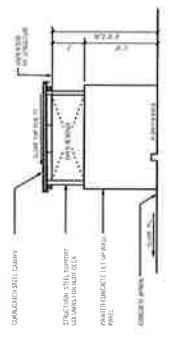
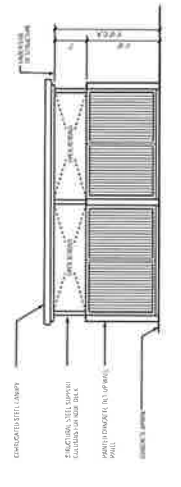
Revised Project Plans
(Site Plan, Conceptual Grading Plan, Floor Plan
Building Elevations, Conceptual Landscape
Plans, and Sight Line Studies)

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NO. 100	FOUNDATION

REDLANDS WEST / RIDER
 AVENUE DEVELOPMENT
 00000 REDLANDS AVENUE
 CITY OF FERRIS, CA

LAKE CREEK INDUSTRIAL LLC
 13331 ALTON CROSS ROAD
 IRVINE, CA 92618
 OWNER: MICHAEL JOHNSON
 ARCHITECT: RGA

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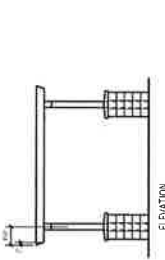
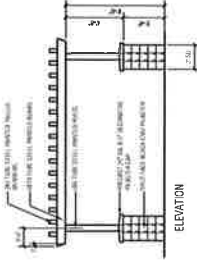
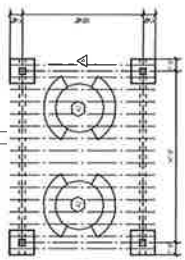


REMARKS

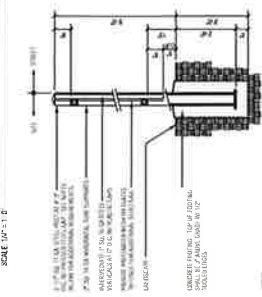
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FINISH SCHEDULE

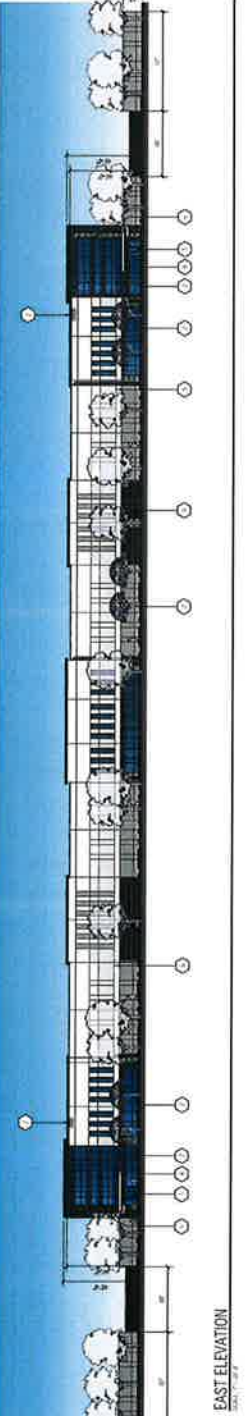
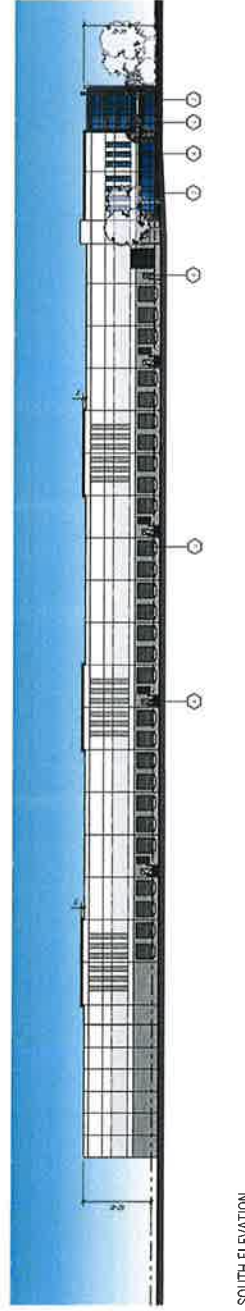
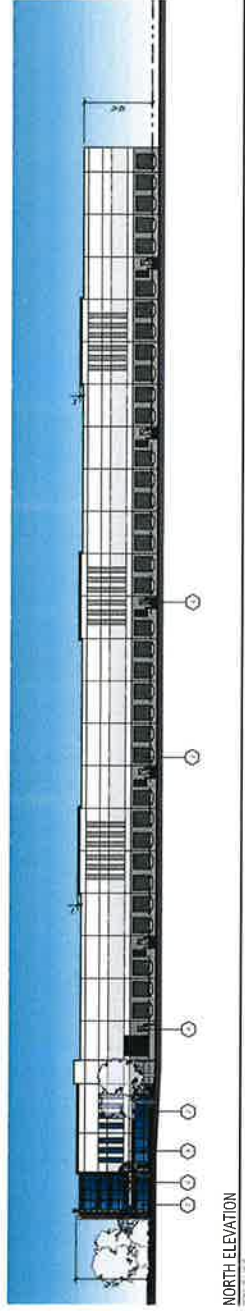
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TYPICAL LUNCH PATIO TRELLIS



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 3. 1/2" X 1/4" GALV. COILATION
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- STEEL FENCE
 SCALE: 1/2" = 1'-0"



REDLANDS WEST / RIDER AVENUE DEVELOPMENT
 00000 REDLANDS AVENUE
 CITY OF FERRIS, CA

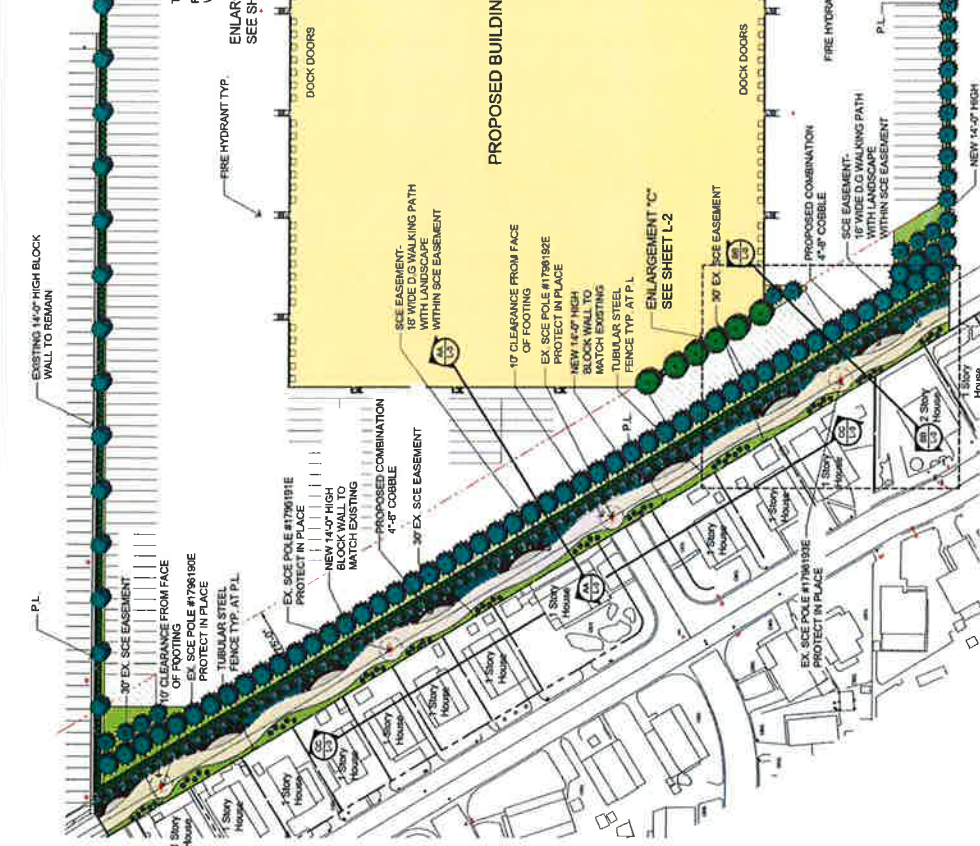
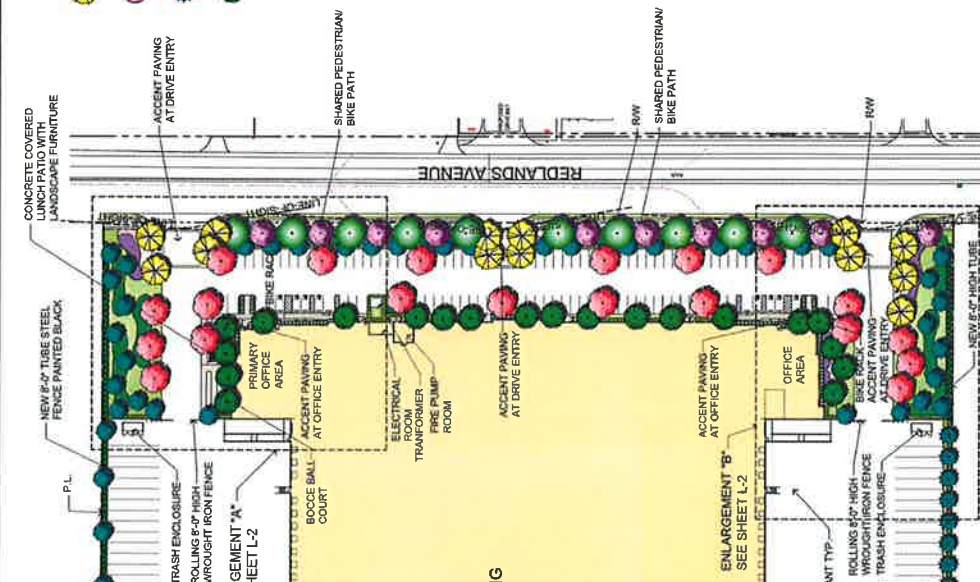
LAKE CREEK INDUSTRIAL LLC
 1302 SUTWAY CIRCLE, SUITE 100
 FERRIS, CA 94504
 OWNER PHONE: 916-262-8887
 OWNER FAX: 916-262-8888
 OWNER EMAIL: LAKECREEK@LAKECREEKINDUSTRIAL.COM

NO.	DESCRIPTION	DATE	BY	CHKD.
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LAKE CREEK INDUSTRIAL LLC
1302 BRITANNY CROSS RD
WEST DEVLAND AVENUE
00000 REIDLANDS AVENUE
CITY OF PHOENIX, AZ
DRAWN BY: MICHAEL JOHNSON
DATE: 2/20/23
RGA00138
1 of 3 SHEETS

PLANT SCHEDULE

TREE	BOTANICAL COMMON NAME	SIZE	WOODS	QTY
	Azalea	2 1/2" Dia	Med	54
	Callery Pear	2 1/2" Dia	Low	13
	Callery Pear	3 1/2" Dia	Med	20
	Callery Pear	4 1/2" Dia	Med	10
	Callery Pear	5 1/2" Dia	Low	30
	Callery Pear	6 1/2" Dia	Low	32
	Callery Pear	7 1/2" Dia	Low	13
	Callery Pear	8 1/2" Dia	Med	20



NOTES

- ALL TREES WITHIN A 4' BUFFER SHALL BE IN A 2" DIAMETER POT. TREES WITHIN A 4' BUFFER SHALL BE COVERED BY TRUCKS AND DROPPED IN.
- NOTE: QUANTITIES AND SPECIFICATIONS FOR PLANTING SHALL BE BASED ON THE FOLLOWING ASSUMPTIONS: ALL PLANTING SHALL BE DONE BY THE CONTRACTOR AND SHALL BE SUBJECT TO THE APPROVAL OF THE CITY OF PHOENIX. ALL PLANTING SHALL BE DONE BY THE CONTRACTOR AND SHALL BE SUBJECT TO THE APPROVAL OF THE CITY OF PHOENIX.

SHREDDED MULCH NOTE

ALL MULCH SHALL BE SHREDDED MULCH WITH A MAXIMUM SIZE OF 1/2".

SITE LANDSCAPE AREA
NET SITE AREA = 832,838 S.F. / 19.12 AC
LANDSCAPE PROVIDED 132,414 S.F. = 15.90%

LANDSCAPE LIGHTING
NOTE: ACCENT TREES SHALL BE ILLUMINATED BY CONCEALED UP LIGHT FIXTURES SO THAT LIGHT IS NOT CAST TOWARD ADJACENT PROPERTIES, STREETS, OR TRANSMITTED INTO SKY.

TREE MIX	PERCENTAGE
24" BOX	74 = 35.2%
36" BOX	85 = 40.5%
48" BOX	51 = 24.3%
TOTAL TREES	210 = 100%

AB 325 COMPLIANCE

NOTE: PERIOD TO PROJECT CONSTRUCTION, I ASSESS TO SUBMIT A COMPLETE LANDSCAPE CONSTRUCTION DOCUMENT PACKAGE THAT COMPLES WITH THE REQUIREMENTS OF AB 325 FOR WATERSHED CONSERVATION.

LANDSCAPE ARCHITECT'S SIGNATURE
DATE: 2-20-23

ATTACHMENT 8

Initial Study/Mitigated Negative Declaration,
Mitigation Monitoring and Reporting Program,
Associated Technical Studies, Comment Letters,
and Responses to Comments

*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#docan1206_1313_479

ATTACHMENT 9

Planning Commission Staff Report Without Exhibits - Dated January 18, 2023

Due to the size of the documents, only the staff report is included as a hard copy

The entire staff report packet is available online at City's Website:

[https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-338#docan1206 1313 479](https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-338#docan1206_1313_479)



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-de-sac, 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
<p>Consistency with the General Plan</p> <p>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:</p> <ul style="list-style-type: none"> ○ 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. ○ Goal V - Efficient goods movement. <ul style="list-style-type: none"> - 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 	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Consistency with the Perris Valley Commerce Center (PVCC) Specific Plan and Zoning Code</p> <p>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.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Consistency with Title 18 - Subdivisions</p> <p>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</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Perris Valley Commerce Center Specific Plan Light Industrial Zone - Development Standards					
	Standard		Proposed	Consistent	Inconsistent
Lot Coverage	50 percent maximum		39.7 percent	<input checked="" type="checkbox"/>	<input type="checkbox"/>
FAR (Floor Area Ratio)	0.75		0.40	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Minimum Lot Size	15,000 square feet (0.34 acres)		19.12 acres	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Building Height	50 feet		46 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Setbacks	Front Yard: Redlands Ave (east)	30 feet	94 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Interior Side Yard (north and south sides)	0 feet	191 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Rear Yard (west) adjacent to residential	20 feet	50 - 300 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Landscape Coverage	12 percent		14.2 percent	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Parking Standards					
Chapter 19.69 – Parking Development Standards					
Use	Standard	Required	Proposed	Consistent	Inconsistent
Industrial Buildings	Warehouse: 20,000 s.f. (1 space/1000 s.f.)				
	20,000 – 40,000 s.f. (1 space /2000 s.f.)	89 spaces	215 spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Over 40,000 s.f. (1 space/5000 s.f.)				
Total Parking		89 spaces	109 spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Total Surplus Parking			20 spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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: