



CITY OF PERRIS

PLANNING COMMISSION

AGENDA SUBMITTAL

- MEETING DATE:** March 15, 2023
- SUBJECT:** Specific Plan Amendment 22-05053, Tentative Parcel Map 22-05028 (TPM 38385), and Development Plan Review 20-00021 – A proposal to consider the following entitlements to facilitate the construction of a 254,511-square-foot industrial warehouse building on a 12.60-acre site, located on the east 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 a paper/unimproved street from the Circulation Plan of the PVCCSP; 2) Tentative Parcel Map to merge six (6) parcels into one (1) parcel; and 3) Development Plan Review for the site plan and building elevations. (APNs: 300-210-006, -007, -008, -026, -027 and -028). Applicant: Michael Johnson of Lake Creek Industrial, LLC.
- REQUESTED ACTION:** Adopt Resolution 23-07 recommending that the City Council adopt Mitigated Negative Declaration No. 2358 and the Mitigation Monitoring and Reporting Program, and approve Specific Plan Amendment 22-05053, Tentative Parcel Map 22-05028 (TPM 38385), and Development Plan Review 20-00021 to facilitate the construction of a 254,511-square-foot industrial warehouse building, based on the findings and the Conditions of Approval.
- CONTACT:** Kenneth Phung, Director of Development Services

PROJECT SITE BACKGROUND:

The proposed project site consists of 6 vacant parcels and a paper/unimproved street consisting of Lots “B,” “C,” and “D,” totaling 12.60 acres. Three of the existing parcels front onto the paper/unimproved street and range in size from 0.72 to 0.91 acres. The remainder three parcels front on Redlands Avenue and range in size from 3.03 to 3.19 acres. The site is generally flat with minimal vegetation and located in the Light Industrial Zone of the Perris Valley Commerce Center Specific Plan (PVCCSP). The project site is located in the B2 (High Noise) Zone of the March Air Force Base/Inland Port Airport Land Use Compatibility Plan (MARB/IPA ALUCP), which prohibits residential uses, children’s schools, daycare centers, libraries, hospitals, congregate care facilities, hotels/motels, places of assembly, and limits the number of people per acre to an average of 100 people.

Surrounding uses include an industrial building under construction to the north, industrial-zoned land to the east and south, and an industrial project recently recommended for approval by the Planning Commission to the City Council to the west across Redlands Avenue.

PROJECT DESCRIPTION:

The applicant is proposing an amendment to the Perris Valley Commerce Center Specific Plan (PVCC-SP) to remove the paper/unimproved street consisting of Lots “B,” “C,” and “D”; a Tentative Parcel Map to merge six (6) parcels into a single parcel totaling 11.70 acres and dedicate 0.90 acres for right of way dedication; and Development Plan Review for the site plan and building elevations of a proposed industrial warehouse building.

The proposed 254,511-square-foot industrial warehouse building includes an 8,000-square-foot office area consisting of a 4,000-square-foot mezzanine and 4,000-square-foot ground floor area, and a 246,511-square-foot non-refrigerated warehouse area. A total of 31 dock doors and two above grade loading doors are proposed on the east side of the building. Rolling wrought iron gates, 8 feet in height, are provided to secure the loading areas. Screening of the loading areas along the east, north, and south sides will be provided by a 14-foot-high decorative tilt-up screen wall. The project will be served by 106 parking spaces and 47 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. Truck circulation is limited to and from I-215/Harley Knox Boulevard Interchange, Harley Knox Boulevard, and Redlands Avenue, or to and from I-215/Placentia Avenue Interchange via Placentia Avenue (no truck access on Placentia Avenue east of Perris Boulevard), Indian Avenue, Morgan Street, Redlands Avenue. Truck access to and from Ramona Expressway and Perris Boulevard is prohibited.

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 the 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"> o Goal II – A well planned, designed, constructed, and maintained street and highway system that facilitates the movement of vehicles and provides safe and convenient 	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Consistent	Inconsistent
<p>access to surrounding developments.</p> <ul style="list-style-type: none"> ○ 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. 		
<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 street consisting of Lots “B,” “C,” and “D” from the Circulation Plan of the PVCCSP. The proposed amendment will facilitate industrial development in compliance with the LI Zone (Exhibit E).</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Consistency with Title 18 - Subdivisions</p> <p>The Project proposes to consolidate the six (6) parcels into a single 12.60-acre parcel (Exhibit F). 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 street to facilitate the development of the proposed 254,511-square-foot industrial warehouse building. Thus, the Project will be consistent with the PVCC Specific Plan and Title 18 – Subdivision Code.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Consistency with the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (MARB/IPA ALUCP)</p> <p>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.</p>	<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	49.15 percent	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
FAR (Floor Area Ratio)	0.75	0.50	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Minimum Lot Size	15,000 square feet (0.34 acres)	11.7 acres	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Building Height	50 feet	48 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Setbacks	Front Yard: Redlands Ave (east)	35 feet	95 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Interior Side Yards: North Side South Side	0 feet	48.80 feet 49.71 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Rear Yard (west)	0 feet	130 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Landscape Coverage	12 percent	12.20 percent	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Parking Standards Chapter 19.69 – Parking Development Standards					
Use	Standard	Required	Proposed	Consistent	Inconsistent
Industrial	Warehouse: 20,000 s.f. (1space/1000 s.f.)	20 spaces			
	20,000 – 40,000 s.f. (1 space /2000 s.f.)	10 spaces	106 spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Over 40,000 s.f. (1 space/5000 s.f.)	43 spaces			
Total Parking		73 spaces	106 spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Total Surplus Parking			33 spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>

COMPLIANCE WITH OTHER APPLICABLE REQUIREMENTS

- Building Elevations/Architecture**

The proposed industrial warehouse 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 PVCC-SP. 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 variety of grey shades, white colors, and elements framing the office areas painted a rust color as an accent. As the Commission

has previously expressed concern with the rust accent color in the past, a condition of approval is recommended requiring the rust accent color be replaced with a veneer material complementary to the color palette of the building. 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 a seating area covered with a trellis structure on the west side of the building and a horseshoe/bocce ball sand pit on the east side of the building. In addition, an indoor amenity area is proposed on the northeast 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.

Overall, the on-site landscaping area totals approximately 61,752 square feet or 12.2%, which exceeds the minimum landscape requirement of 12%. Therefore, the conceptual landscaping complies with the landscape requirements of the PVCC Specific Plan (Exhibit G). The plans erroneously show an 8-foot-high tubular steel fence on the site's east side to screen the loading area. A condition of approval is recommended requiring the tubular steel fence to be replaced with a decorative 14-foot-high screen wall to match the building.

- **Fencing/Walls**

A combination of decorative tilt-up screen walls and tubular steel fencing is proposed for screening, privacy, noise control, and security. Tubular steel fencing painted black, 8 feet in height, is proposed along the interior sides of the site. Wrought iron gates with obscure material are proposed to secure the truck loading and trailer parking area. A 14-foot-high decorative tilt-up wall is proposed along the east (rear), north and south sides of the loading area to screen the truck parking and loading area from public view. Staff notes that pilasters are not proposed and recommends that pilasters be added every 100 feet to break up the massing of the proposed screen walls and fencing. 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 (Exhibit G).

ENVIRONMENTAL DETERMINATION

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 levels 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 28, 2022, and ending on December 28, 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 2358 has been available for public review at the Development Services public counter, and on the City's website.

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

1. South Coast Air Quality Management District (SCAQMD) – Notes that cumulative air quality impacts should be studied by the Lead agency and provides information detailing that the project is subject to SCAQMD permits.
2. California Department of Fish and Wildlife (CDFW) – Notes that the project is within the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) area, as well as habitat areas for narrow endemic plant species, burrowing owl, and nesting birds, and provides information for required fees and permits.
3. Golden State Environmental Justice Alliance (GSEJA) – Notes general objection to the project. Staff received a letter from Blum Collins & Ho LLP, on behalf of Golden State Environmental Justice Alliance, withdrawing prior comments regarding the project.
4. Riverside County Flood Control (RCFC) – Notes that the project is located in an area planned for the Mid County Parkway transportation corridor.
5. Center for Community Action and Environmental Justice (CCA EJ) – Notes that cumulative air quality impacts may be surpassed if the project allows for cold storage, asks that air monitoring equipment be installed at the project and that the project use the most up-to-date designs and standards for active transportation.
6. Adam Salcido – Asked to be notified of any hearings related to the project.

Responses to Comments were prepared and included in the Final MND 2358. None of the comments raised additional environmental concerns that have not already been addressed in the IS/MND 2358 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 2358 (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 for the March 1, 2023 Planning Commission meeting. Since the meeting was cancelled, this project was continued to March 15, 2023, Planning Commission meeting. The Notice of Continuance and Notice of Meeting Cancellation were posted at the City Council Chambers and broadcasted at the time of the meeting on March 1, 2023. Thus, new noticing is not required.

RECOMMENDATION:

The Planning Commission adopt Resolution Adopt Resolution 23-07 recommending that the City Council adopt Mitigated Negative Declaration No. 2377 and the Mitigation Monitoring and Reporting Program, and approve Specific Plan Amendment 22-05053, Tentative Parcel Map 22-

05028 (TPM-38385), and Development Plan Review 20-00021 to facilitate the construction of a 254,511 square foot industrial warehouse 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, Contract Planner
Reviewed by: Patricia Brenes, Planning Manager

EXHIBITS:

- A. Resolution 23-07 with Conditions of Approval (Planning, Engineering, Public Works, Community Services, and Building & Safety).
- B. Location/Aerial Photo
- C. PVCCSP Land Use Map
- D. MARB/IPA ALUCP Map
- E. Existing and Proposed PVCCSP Amendment Maps (Figures Removing Street Segments Lots “B”, “C”, and “D”)
- F. Tentative Parcel Map
- G. Project Plans (Site Plan, Fire Access Site Plan, Floor Plan, Building Elevations, Site Cross Sections, and Conceptual Landscape/ Fence and Wall Plans)
- 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-328>
- I. Initial Study/Mitigated Negative Declaration, 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-328>

EXHIBIT A

Resolution 23-07 with Conditions of Approval
(Planning, Engineering, Public Works,
Community Services, and Building & Safety)

RESOLUTION NUMBER NO. 23-07

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PERRIS , COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT MITIGATED NEGATIVE DECLARATION 2358 AND APPROVE SPECIFIC PLAN AMENDMENT 22-05053, TENTATIVE PARCEL MAP 22-05028 (TPM 38385), AND DEVELOPMENT PLAN REVIEW 20-00021 TO AMEND THE CIRCULATION PLAN OF THE PERRIS VALLEY COMMERCE CENTER SPECIFIC PLAN FOR THE REMOVAL OF AN EXISTING PAPER STREET AND MERGE SIX (6) EXISTING PARCELS INTO ONE (1) PARCEL TO FACILITATE THE CONSTRUCTION AND OPERATION OF A 254,511 SQUARE FOOT INDUSTRIAL WAREHOUSE ON A 12.60 ACRE SITE LOCATED ON THE EAST SIDE OF REDLANDS AVENUE BETWEEN RIDER STREET AND PLACENTIA AVENUE BASED UPON THE FINDINGS HEREIN AND SUBJECT TO CONDITIONS OF APPROVAL.

WHEREAS, the applicant, Michael Johnson of Lake Creek Industrial, LLC proposes to amend the Circulation Plan of the Perris Valley Commerce Center Specific Plan (“PVCCSP”) to remove an existing paper street, consolidate six (6) existing parcels into one (1) parcel, and allow the construction and operation of a 254,511 square foot industrial warehouse along with the required improvements on a 12.60-acre site located at the east side of Redlands Avenue between Rider Street and Placentia Avenue; and

WHEREAS, Specific Plan Amendment (“SPA 22-05053”), Tentative Parcel Map 22-05028 (“TPM 38385”), and Development Plan Review (“DPR 20-00021”), applications were submitted for consideration to amend the PVCCSP Circulation Plan to remove an existing paper street, and merge six (6) parcels into one (1) parcel to facilitate the construction and operation of an industrial warehouse (collectively, the “Project”); and

WHEREAS, proposed SPA 22-05053, TPM 22-05028 (TPM 38385), DPR 20-00021 are considered a “Project” as defined by the California Environmental Quality Act (“CEQA”); and

WHEREAS, an Initial Study and Mitigated Negative Declaration (MND 2358) was prepared for the above-mentioned Project and was publicly reviewed for a thirty (30) day period in accordance with CEQA, from November 28, 2022 through December 28, 2022; and

WHEREAS, the Project is located within the Airport Overlay Zone of the 2014 March Air Reserve Base/Inland Port Airport Lands Use Compatibility Plan (“MARB/IPA ALUCP”) and the project site is within Airport Overlay Zone B2 (High Noise Zone), which prohibits residential uses and limits the number of people to an average of 100 people per acre and no more than 250 people per single acre; and

WHEREAS, the Airport Land Use Commission (“ALUC”) conducted a hearing on **November 10, 2022**, to consider the Project’s consistency with the B2 Zone and determined the Project is conditionally consistent with the MARB/IPA ALUCP; and

WHEREAS, March 1, 2023 Planning Commission public hearing was continued to March 15, 2023, at which time all interested persons were given full opportunity to be heard and to present evidence; and

WHEREAS, Planning Commission held a duly a noticed public hearing on March 15, 2023, at which time all interested persons were given full opportunity to be heard and to present evidence related to the Project; and

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

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

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

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

Section 2. Based upon the forgoing and all oral and written statements and reports presented by City staff and members of the public, including, but not limited to, all such statements and reports presented at its public hearing on March 15, 2023, the Planning Commission hereby determines pursuant to Section 15074 of the CEQA Guidelines that all potential significant effects on the environment can be reduced to a less than significant level through mitigation measures, the design of the development, the City’s Zoning Code, and standard requirements of the City, state and federal regulatory agencies; therefore a Mitigated Negative Declaration has been prepared, with findings that:

- A. No significant environmental effects would occur and there is no substantial evidence, in light of the whole record, that the Project may have a significant effect on the environment, and Mitigated Negative Declaration 2358 has been prepared.
- B. The City has complied with CEQA.
- C. Determinations of the Planning Commission reflect the independent judgment of the City.

Section 3. Based on the forgoing, the Initial Study and MND 2358 and all oral and written communications submitted by members and City staff to the Planning Commission at the March 15, 2023, public hearing (including, but not limited to, all staff reports and supporting exhibits), the Planning Commission further finds the following:

Specific Plan Amendment 22-05053

- 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 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

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 the paper street on the project site from those maps where it is shown. The paper street will be summarily 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 summary vacation of the paper street that will occur in connection with the proposed industrial warehouse project.

Tentative Parcel Map 22-05028 (TPM 38385)

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

The Project proposes a tentative parcel map to consolidate six (6) existing parcels into one (1) 12.60-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 254,511 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.*

The proposed TPM-38385 project will not affect health, safety, and welfare, in that utilities and services are readily available to serve the site and required improvements will be in accordance with applicable city and affected agency policies and regulations.

- 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 six (6) existing parcels into one (1) 12.60-acre parcel. The Project has been designed to provide adequate safe access for each proposed parcel; lot sizes are adequate to facilitate future light industrial development; and appropriate improvements will be constructed to mitigate impacts to adjacent roadways. The project has also been designed to be consistent with development standards of the underlying LI Zone.

The Project will be consistent with all applicable Code requirements for industrial projects located in the Light Industrial Zone of the PVCCSP including lot coverage, floor area ratio, height, setbacks, landscaping, and parking as noted in the staff report.

- 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 Draft 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 5, 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 TPM-38385 project will not conflict with existing easements of record or easements established by court judgment or the public for access through or use of the property as the map has been designed to prevent easement conflict and meets subdivision design requirements relating to access and service easements.

- G. *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.*

Tentative Parcel Map No. 38385 will not violate State Regional Water Quality Control Board (SRWQCB) requirements, in that it is conditioned to meet all regional SRWQCB regulations.

Development Plan Review 20-00021

- 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 proposes the construction of a 254,511 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.

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

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

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

Goal V (Circulation Element): Efficient goods movement.

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

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

- 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 proposed Project is physically suitable in terms of parcel size, shape, access, and availability to utilities and services, as the site is located on the east side of Redlands Avenue between Rider Street and Placentia Avenue, which allows for adequate access and provides for the logical connection to infrastructure to service the site. Utility service connections are available to service the site.

- 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 was prepared for the Project in accordance with 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 CEQA, a Notice of Intent to Adopt a Mitigated Negative Declaration (“NOI”) was published with a 30-day public review period starting on November 28, 2022 and ending on December 28, 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-radius of the Project site. The IS/MND has

been available for public review at the Development Services public counter, and on the City's website.

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

1. South Coast Air Quality Management District (SCAQMD)– Notes that cumulative air quality impacts should be studied by the Lead agency and provides information detailing that the project is subject to SCAQMD permits.
2. California Department of Fish and Wildlife (CDFW) – Notes that the project is within the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) area, as well as habitat areas for narrow endemic plant species, burrowing owl, and nesting birds, and provides information for required fees and permits.
3. Golden State Environmental Justice Alliance (GSEJA) – Notes general objection to the project. The letter has since been withdrawn.
4. Riverside County Flood Control (RCFC) – Notes that the project is located in an area planned for the Mid County Parkway transportation corridor.
5. Center for Community Action and Environmental Justice (CCA EJ) – Notes that cumulative air quality impacts may be surpassed if the project allows for cold storage, asks that air monitoring equipment be installed at the project, and that the project use the most up-to-date designs and standards for active transportation.
6. Adam Salcido – Asked to be notified of any hearings related to 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.

Section 4. Based upon the forgoing, the Initial Study/MND 2358, and all oral and written communication submitted by members of the public and City staff to the Planning Commission at the March 15, 2023, public hearing (including, but not limited to, all staff reports and supporting exhibits), the Planning Commission hereby recommends that the City Council adopt Mitigated Negative Declaration 2358 and Mitigation Monitoring and Reporting Program ("MMRP").

Section 5. Based upon the forgoing, the Initial Study/MND 2358, and all oral and written communication submitted by members of the public and City staff to the Planning Commission at the March 15, 2023, public hearing (including, but not limited to, all staff reports and supporting exhibits), the Planning Commission hereby recommends the City Council approve Specific Plan Amendment 22-05053, Tentative Parcel Map 22-05028 (TPM 38385), Development Plan Review 20-00021, subject to the MMRP and Conditions of Approval attached to this Resolution.

Section 6. The Planning Commission declares that should any provision, section, paragraph, sentence, or word of this Resolution be rendered or declared invalid by any

court of competent jurisdiction, or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences, and words of this Resolution shall remain in full force and effect.

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

ADOPTED, SIGNED and **APPROVED** this 15th day of March 2023.

CHAIRPERSON, PLANNING COMMISSION

ATTEST:

Secretary, Planning Commission

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

I, Patricia Brenes, SECRETARY OF THE PLANNING COMMISSION OF THE CITY OF PERRIS, DO HEREBY CERTIFY that the foregoing Resolution Number 23-07 was duly adopted by the Planning Commission of the City of Perris at a regular meeting of said Planning Commission on the 15th day of March 2023, and that it was so adopted by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Secretary, Planning Commission

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

ATTACHMENT

Conditions of Approval

(Planning, Engineering, Public Works,
Community Services, Building) and
Mitigation Monitoring and Reporting
Program

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

CONDITIONS OF APPROVAL

March 15, 2023

**Specific Plan Amendment 22-05053, Tentative Parcel Map 22-05028 (TPM 38385), and
Development Plan Review 20-00021**

PROJECT: Specific Plan Amendment 22-05053, Tentative Parcel Map 22-05028 (TPM 38385), and Development Plan Review 20-00021 – A proposal to consider the following entitlements to facilitate the construction of a 254,511-square-foot industrial warehouse building on a 12.60-acre site, located on the east 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 a paper/unimproved street from the Circulation Plan of the PVCCSP; 2) Tentative Parcel Map to merge six (6) parcels into one (1) parcel; and 3) Development Plan Review for the site plan and building elevations. (APNs: 300-210-006, -007, -008, -026, -027 and -028). Applicant: Michael Johnson of Lake Creek Industrial, LLC.

General Requirements:

1. **Approval Period for Development Plan Review 20-00021.** 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 IS/MND 2358. 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 (PVCC-SP).
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 March 15, 2023, Planning Commission 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 January 9, 2023.
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 4,000 GPM for 4-hours shall be provided to the City of Perris. The City of Perris Building and Fire Marshal Water Available/Fire Flow Form shall be utilized.
 - c. A fire department access road complying with the CFC, Chapter 5 and the approved fire department access plans shall be installed prior to building construction.
 - d. All required fire hydrants shall be installed and operational prior to building construction. All fire hydrants shall remain operational during construction.
 - e. 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.
 - f. Prior to construction a temporary address sign shall be posted and clearly visible from the street.
 - g. 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.
 - h. City of Perris approval shall be obtained prior to the storage and/or use of hazardous materials as defined by the California Fire Code.
 - i. The building shall be provided with an automatic fire sprinkler system in accordance with NFPA 13. Construction plans shall be submitted for review and approval to the City of Perris prior to installation.

- j. 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.
 - k. Prior to the issuance of a Certificate of Occupancy the building shall be provided with an emergency radio communication enhancement system. The emergency radio communication enhancement system shall meet the requirements of CFC § 510 and all applicable subsection. The system shall be installed and inspected by the City of Perris Building Department before the Certificate of Occupancy is issued. The requirement can be waived by the Fire Marshal if the building is evaluated by an Emergency Radio Communication Specialist license by FCC, who certifies the building meets the emergency communications capability as specified by the California Fire Code § 510. The certification shall be in the form of a written report which outlines the analysis used in determining the building meets the emergency communications without an enhancement system.
 - l. Fire pump shall be diesel or provided with provided with secondary power supply.
9. **Public Works Conditions.** The project shall comply with all Conditions of Approval by the Public Works Department dated May 27, 2021.
 11. **Building Conditions:** The project shall comply with all Conditions of Approval by the Building Department dated January 25, 2021.
 12. **Community Services Conditions:** The project shall comply with all Conditions of Approval by the Community Services Department dated February 22, 2021.
 13. **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).
 14. **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.
 15. **Exterior Downspouts.** Exterior downspouts are not permitted on the elevations of any building where exposed to public view. Interior downspouts are required.
 16. **Screening of Roof-Mounted Equipment.** Parapet walls shall prevent public views of roof-mounted equipment.
 17. **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.
 18. **Waste Hauling.** The developer shall use only the City-approved waste hauler for all construction and other waste disposal.
 19. **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.
 20. **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.

21. **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.
22. **Notice of Determination.** Within five (5) days of Planning Commission approval, the applicant shall file electronically the Notice of Determination and applicable fee to the "Riverside County Clerk-recorder," in compliance with CEQA. A copy of the Notice of Determination shall be provided to the Planning Division for the Project case file records.
23. **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.
24. **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.
25. **Voluntary 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 square feet 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:

26. **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.
27. **On-street Parking.** On-street parking of vehicles, trucks, or trailers associated with the project is strictly prohibited.
28. **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.
29. **Screen Walls.** The colors and patterns shall complement the building materials and color palette of the buildings. The truck courts shall be screened by 14-foot concrete screen walls to screen truck loading activities from the public right-of-way.
30. **Transit Refrigeration Units.** The use of transit refrigeration units (TRUs) shall be strictly prohibited.
31. **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.
32. **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.
33. **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:
34. **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.
35. **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 avigation easement to the March Inland Port Airport Authority or its successor in interest or provide evidence that such easement has been previously conveyed. The Airport Authority may waive this requirement in the event that the Authority determines that pre-existing avigation easements dedicated to the United States of America are sufficient to address its needs. Contact the March Joint Powers Authority at (951) 656-7000 for additional information.

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 246,511 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:

36. **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.
37. **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:

38. **Site Plan Revision:** Plans submitted for building permit issuance shall incorporate the following:
 - a. Installation of gates at the north and south ends of the parking lot for passenger vehicles to preclude comingling of trucks and passenger vehicles.
39. **Building Elevations:** Plans submitted for building permit issuance shall incorporate the following:
 - a. The applicant shall work with Planning Division staff on an accent veneer complementary to the architecture and color palette of the building.
40. **Wall and Fence Plan.** Plans submitted for building permit issuance shall incorporate the following:
 - a. A 14-foot-high decorative block wall shall be provided to screen the truck loading area on the north, east and south sides. The remainder of the property may be screened by an 8-foot-high decorative iron fence with pilasters spaced every 100 feet.
 - b. Return walls shall be increased in height from 13 feet to 14 feet to match the screen walls.
41. **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 plan of the bottom of the lighting fixture. A minimum of one (1) foot-candle of light shall be provided in parking and pedestrian areas.

42. **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.
43. **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. Any references to walls and fences shall consistent with the site plan.
 - a. **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 completed and signed by the designer/auditor responsible for the project, and submitted to the project planner for approval.
44. **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:

45. **Truck Routes.** Signs shall be provided on-site and within public rights of way to direct all trucks to use designated truck routes, only as approved by the Engineering and Planning Departments. Truck routes are limited to and from I-215/Harley Knox Boulevard Interchange, Harley Knox Boulevard and 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.
46. **Assessment and Community Facilities Districts.** The project shall be annexed into any assessment, community facilities, or similar district that provides funding for maintenance,

services, or public improvements that benefit the project. The costs and benefits shall be described in the applicable district and annexation documents. The developer shall complete all actions required to complete such annexation prior to the issuance of a Certificate of Occupancy. This condition shall apply only to districts existing at the time the project is approved (or all requirements have been met for a certificate of occupancy, as applicable). Such districts may include but are not limited to the following:

- a. Landscape Maintenance District No. 1;
 - b. Flood Control Maintenance District No. 1;
 - c. Maintenance District No. 84-1;
47. **On-Site 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.
48. **Final Inspection.** The applicant shall obtain occupancy clearance from the Planning Division by scheduling a final Planning inspection after final sign-offs from the Building Division and Engineering Department. Planning Staff shall verify that all pertinent conditions of approval have been met. The applicant shall have all required paving, parking, walls, site lighting, landscaping and automatic irrigation installed and in good condition.

END OF CONDITIONS



CITY OF PERRIS

STUART E. MCKIBBIN, CONTRACT CITY ENGINEER

CONDITIONS OF APPROVAL

P8-1495

January 9, 2023

DPR 20-00021 – TPM 38385

Lake Creek Industrial LLC – East

Redlands Ave.

APNs 300-210-006 thru -008 & -026 thru 028

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

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

General Conditions:

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

2. Prior to commencement of any construction or installation of fencing in public right-of-way, an encroachment permit shall be obtained from the City Engineer's office.

3. Truck access shall be limited to I-215/Harley Knox Boulevard Interchange, Harley Knox Boulevard and Redlands Avenue.

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

Prior to Recordation of the Parcel Map:

4. The developer/property owner shall have approved improvement plans, executed subdivision agreement and posted securities.

5. The developer/property owner shall submit the following to the City Engineer and Riverside County Flood Control and Water Conservation District (RCFCD) for review and approval as directed by the City Engineer:

- a. Onsite Precise Grading Plan and Erosion Control Plans; plans shall show the WDID No.
- b. Street and Storm Drain Improvement Plans
- c. Signing and Striping Plans
- d. Water and Sewer Improvement Plans
- e. Street Light Plans prepared by a registered Electrical Engineer per City of Perris Safety Lighting Standards
- f. Geotechnical Report
- g. Hydrology and Hydraulic Report
- h. Final WQMP (for reference)

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

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

7. All rights-of-way and easements shall be offered for dedication to the public or other appropriate agencies and shall continue in force until the City or the appropriate agency accepts or abandons such offers. All dedications shall be free from all encumbrances as approved by the City Engineer.

8. Relinquish and waive rights of access to and from Redlands Avenue on the Map other than the access opening as shown on the site plan.

9. The developer/property owner shall make a good faith effort to acquire required offsite property interests, and if he or she should fail to do so, the developer/property owner shall, prior to submittal of the Final Map for recordation, enter into an agreement to complete the improvements. The agreement shall provide for payment by the developer/property owner of all costs incurred by the City to acquire the offsite property interests required in connection with the subdivision. Security of a portion of these costs shall be in the form of a cash deposit in the amount given in an appraisal report obtained by the developer/property owner (at developer/property owner cost). The appraiser shall be approved by the City prior to commencement of the appraisal.

10. The following statement shall be added to the Map:

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

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

Prior to Issuance of Grading Permit:

12. The developer/property owner shall submit the following to the City Engineer and Riverside County Flood Control and Water Conservation District (RCFCD) for review and approval as deemed applicable by the City Engineer:

a. Onsite Precise Grading Plan and Erosion Control Plans; plans shall show the WDID No.

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

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

13. The treated onsite runoff shall be collected and conveyed via underground drainage facilities connecting to Perris Valley Master Drainage Plan (PVMDP) Line A-B in Rider Street discharging into Perris Valley Storm Drain Channel.

14. Site circulation, shall be such that auto and truck access and parking are distinct and separate.

15. Three points of access/driveways are permitted to the site:

- The northerly driveway shall be designated for truck access only and shall be restricted to right-out 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 only, and
- The southerly driveway shall be designated for truck access only and shall be restricted to left-in 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 38385 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 east of the raised landscaped median and 14 foot wide asphalt pavement west of the raised landscaped median (using a TI of 10.0 and PG 70-10), 8 inch curb and gutter located 35 feet east 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 the west side of Redlands Avenue along the property frontage shall be removed and cables (under 66 kv) including the communication cables shall be undergrounded in the event that they are in conflict with the Redlands Avenue required improvements.

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 20-00021– Conditions of Approval

Proposal to construct a 255,472 s.f. industrial building on 18.91 acres along the east 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 4' 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 20-00021" 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: 2' Decomposed Granite Pedestrian path (with 6" mow curb), 8' wide asphalt bicycle path, 2' Decomposed Granite Pedestrian path (with 6" mow curb), and 6" mow 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.



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 - #20-00021
Applicant: Michael Johnson, Lake Creek Industrial LLC.

Community Services Staff reviewed DPR #20-00021 and offer the following comment(s):

Development Impact Fees – Park Facilities

The Proposed Project is a proposed warehouse building on the East 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.



Dennis Grubb and Associates, LLC

Assisting Cities Build Safe Communities

Fire Department Development Review Comments

February 8, 2021

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

Subject: Development Plan Review for DPR20-00021

As requested, a review of the subject property was completed. Apply the following fire conditions:

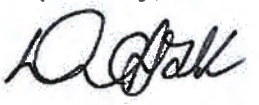
1. Prior to the to the issuance of a grading permits a fire department access plan shall be submitted to the City of Perris for review and approval. The fire department access plan shall comply with the requirements specified by the City of Perris Guideline for Fire Department Access & Water Requirements for Commercial & Residential Development, and the California Fire Code, Chapter 5.
2. Prior to the to the issuance of a grading permits, evidence of sufficient fire flow of 4,000 GPM for 4-hours shall be provided to the City of Perris. The City of Perris Building and Fire Marshal Water Available/Fire Flow Form shall be utilized.
3. A fire department access road complying with the CFC, Chapter 5 and the approved fire department access plans shall be installed prior to building construction.
4. All required fire hydrants shall be installed and operational prior to building construction. All fire hydrants shall remain operational during construction.
5. 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.
6. Prior to construction a temporary address sign shall be posted and clearly visible from the street.
7. 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

**6560 Van Buren Blvd, Ste B, Riverside, CA. 92503
(800) 975-7395 * (951) 772-0007**

color.

8. City of Perris approval shall be obtained prior to the storage and/or use of hazardous materials as defined by the California Fire Code.
9. The building shall be provided with an automatic fire sprinkler system in accordance with NFPA 13. Construction plans shall be submitted for review and approval to the City of Perris prior to installation.
10. 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.
11. Prior to the issuance of a Certificate of Occupancy the building shall be provided with an emergency radio communication enhancement system. The emergency radio communication enhancement system shall meet the requirements of CFC § 510 and all applicable subsection. The system shall be installed and inspected by the City of Perris Building Department before the Certificate of Occupancy is issued. The requirement can be waived by the Fire Marshal if the building is evaluated by an Emergency Radio Communication Specialist license by FCC, who certifies the building meets the emergency communications capability as specified by the California Fire Code § 510. The certification shall be in the form of a written report which outlines the analysis used in determining the building meets the emergency communications without an enhancement system.
12. Fire pump shall be diesel or provided with provided with secondary power supply.

Respectfully,

A handwritten signature in black ink, appearing to read "D. Grubb", is written over a vertical line that serves as a signature separator.

Dennis Grubb, CFPE

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

Planning Case File No(s): DEVELOPMENT PLAN REVIEW #20-00021

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

Applicant: Michael Johnson

Location: East Side of Redlands Blvd. Between Placentia and Rider Street.

Project:

Proposal to construct a 255,472 SF warehouse building on six existing lots.

APN(s): 300-210-026 and 028 and 310-210-006, 007 and 008

Reviewed By: David J. Martinez, CBO

Date: 1-25-2021

BUILDING AND SAFETY CONDITIONS

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

PRIOR TO ISSUANCE OF BUILDING/CONSTRUCTION PERMITS

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

FIRE CONDITIONS: To Be provided by Dennis Grubb



Terms and Definitions:

1. **Property Owner/Developer** – Owner or developer of Lake Creek Industrial Redlands East project.
2. **Environmental Equivalent/Timing** – Any mitigation measure and timing thereof, subject to the approval of the City, which will have the same or superior result and will have the same or superior effect on the environment. The Planning Department, in conjunction with any appropriate agencies or City departments, shall determine the adequacy of any proposed "environmental equivalent/timing" and, if determined necessary, may refer said determination to the City Council. Any costs associated with information required in order to make a determination of environmental equivalency/timing shall be done by the property owner/developer. Staff time for reviews will be charged on a time and materials basis at the rate in the City's adopted Fee Schedule.
3. **Implementation Timing** – This is the point where a mitigation measure must be monitored for compliance. In the case where multiple action items are indicated, it is the first point where compliance associated with the mitigation measure must be monitored. Once the initial action item has been complied with, no additional monitoring pursuant to the Mitigation Monitoring Plan will occur, as routine County practices and procedures will ensure that the intent of the measure has been complied with. For example, if the timing is "to be shown on approved building plans" subsequent to issuance of the building permit consistent with the approved plans will be final building and zoning inspections pursuant to the building permit to ensure compliance.
4. **Responsibility Monitoring Party** – Shall mean that compliance with the subject mitigation measure(s) shall be reviewed and determined adequate by all departments listed for each mitigation measure. Outside public agency review is limited to those public agencies specified in the Mitigation Monitoring Plan which have permit authority in conjunction with the mitigation measure.
5. **Ongoing Mitigation Measures** – The mitigation measures that are designated to occur on an ongoing basis as part of this Mitigation Monitoring Plan will be monitored in the form of an annual letter from the property owner/developer in January of each year demonstrating how compliance with the subject measure(s) has been achieved. When compliance with a measure has been demonstrated for a period of one year, monitoring of the measure will be deemed to be satisfied and no further monitoring will occur. For measures that are to be monitored "Ongoing During Construction", the annual letter will review those measures only while construction is occurring; monitoring will be discontinued after construction is complete. A final annual letter will be provided at the close of construction.
6. **Building Permit** – For purposes of this Mitigation Monitoring Plan, a building permit shall be defined as any permit issued for construction of a new building or structural expansion or modification of any existing building but shall not include any permits required for interior tenant improvements or minor additions to an existing structure or building.



Mitigation Monitoring and Reporting Program

Impact Category	Mitigation Measure	Implementation Timing	Responsible Monitoring Party	Monitoring/Reporting Method
<p>Aesthetics</p>	<p>MM AES-1: Prior to issuance of grading permits, the Property Owner/Developer shall provide evidence to the City that any temporary nighttime lighting installed for security purposes shall be downward facing and hooded or shielded to prevent security light spillage outside of the staging area or direct broadcast of security light into the sky.</p>	<p>Prior to issuance of grading permits</p>	<p>Building Division</p>	<p>Confirmation that this requirement is included in Contractor Specifications</p>
<p>Air Quality</p>	<p>MM Air 2: Each individual implementing development project shall submit a traffic control plan prior to the issuance of a grading permit. The traffic control plan shall describe in detail safe detours and provide temporary traffic control during construction activities for that project. To reduce traffic congestion, the plan shall include, as necessary, appropriate, and practicable, the following: temporary traffic controls such as a flag person during all phases of construction to maintain smooth traffic flow, dedicated turn lanes for movement of construction trucks and equipment on- and off-site, scheduling of construction activities that affect traffic flow on the arterial system to off-peak hour, consolidating truck deliveries, rerouting of construction trucks away from congested streets or sensitive receptors, and/or signal synchronization to improve traffic flow.</p>	<p>Prior to issuance of grading permits</p>	<p>Planning & Engineering Department</p>	<p>Review and approval of required traffic control plan</p>



Impact Category	Mitigation Measure	Implementation Timing	Responsible Monitoring Party	Monitoring/Reporting Method
<p>Air Quality</p>	<p>MM Air 3: To reduce fugitive dust emissions, the development of each individual implementing development project shall comply with SCAQMD Rule 403. The developer of each implementing project shall provide the City of Perris with the SCAQMD- approved dust control plan, or other sufficient proof of compliance with Rule 403, prior to grading permit issuance. Dust control measures shall include, but are not limited to:</p> <ul style="list-style-type: none"> • Requiring the application of non-toxic soil stabilizers according to manufacturers' specifications to all inactive construction areas (previously graded areas inactive for 20 days or more, assuming no rain), • Keeping disturbed/loose soil moist at all times, • Requiring trucks entering or leaving the Project Site hauling dirt, sand, or soil, or other loose materials on public roads to be covered, • Installation of wheel washers or gravel construction entrances where vehicles enter and exit unpaved roads onto paved roads, or wash off trucks 	<p>Prior to issuance of grading permits</p>	<p>Planning Division</p>	<p>Submittal of dust control plan approved by the SCAQMD or other sufficient proof of compliance with SCAQMD Rule 403</p>



Lake Creek Industrial Redlands East Project Initial Study/Mitigated Negative Declaration

Impact Category	Mitigation Measure	Implementation Timing	Responsible Monitoring Party	Monitoring/Reporting Method
	<p>and any equipment leaving the Project Site each trip,</p> <ul style="list-style-type: none">• Posting and enforcement of traffic speed limits of 15 miles per hour or less on all unpaved portions of the Project Site,• Suspending all excavating and grading operations when wind gusts (as instantaneous gust) exceed 25 miles per hour,• Appointment of a construction relations officer to act as a community liaison concerning on-site construction activity including resolution of issues related to PM-10 generation, sweeping streets at the end of the day if visible soil material is carried onto adjacent paved public roads and use of SCAQMD Rule 1186 and 1186.1 certified street sweepers or roadway washing trucks when sweeping streets to remove visible soil materials,• Replacement of ground cover in disturbed areas as quickly as possible.			



**Lake Creek Industrial Redlands East Project
Initial Study/Mitigated Negative Declaration**

Impact Category	Mitigation Measure	Implementation Timing	Responsible Monitoring Party	Monitoring/Reporting Method
Air Quality	<p>MM Air 4: Building and grading permits shall include a restriction that limits idling of construction equipment on site to no more than five minutes.</p>	Prior to issuance of grading and building permits	Building Division	Confirmation that building and grading permits include required restriction
Air Quality	<p>MM Air 5: Electricity from power poles shall be used instead of temporary diesel or gasoline-powered generators to reduce the associated emissions. Approval will be required by the City of Perris' Building Division prior to issuance of grading permits.</p>	Prior to issuance of grading permits	Building Division	Confirmation that this requirement is included in Contractor Specifications
Air Quality	<p>MM Air 6: The developer of each implementing development project shall require, by contract specifications, the use of alternative fueled off-road construction equipment, the use of construction equipment that demonstrates early compliance with off-road equipment with the CARB in-use off-road diesel vehicle regulation (SCAQMD Rule 2449) and/or meets or exceeds Tier 3 standards with available CARB verified or US EPA certified technologies. Diesel equipment shall use water emulsified diesel fuel such as PurINOx unless it is unavailable in Riverside County at the time of project construction activities. Contract specifications shall be included in project construction documents, which shall be reviewed by the City of Perris' Building Division prior to issuance of a grading permit.</p>	Prior to issuance of grading permits	Building Division	Confirmation that this requirement is included in Contractor Specifications



**Lake Creek Industrial Redlands East Project
Initial Study/Mitigated Negative Declaration**

Impact Category	Mitigation Measure	Implementation Timing	Responsible Monitoring Party	Monitoring/Reporting Method
Air Quality	<p>MM Air 7: During construction, ozone precursor emissions from mobile construction equipment shall be controlled by maintaining equipment engines in good condition and in proper tune per manufacturers' specifications to the satisfaction of the City of Perris' Building Division. Equipment maintenance records and equipment design specification data sheets shall be kept on-site during construction. Compliance with this measure shall be subject to periodic inspections by the City of Perris' Building Division.</p>	<p>Prior to issuance of grading and building permits During construction</p>	Building Division	<p>Confirmation that this requirement is included in Contractor Specifications Periodic review of equipment maintenance records and equipment design specifications data sheets by City staff</p>
Air Quality	<p>MM Air 8: Each individual implementing development project shall apply paints using either high volume low pressure (HVLV) spray equipment with a minimum transfer efficiency of at least 50 percent or other application techniques with equivalent or higher transfer efficiency.</p>	During construction	Building Division	Confirmation that this requirement is included in Contractor Specifications
Air Quality	<p>MM Air 9: To reduce VOC emissions associated with architectural coating, the project designer and contractor shall reduce the use of paints and solvents by utilizing pre-coated materials (e.g., bathroom stall dividers, metal awnings), materials that do not require painting, and require coatings and solvents with a VOC content lower than required under Rule 1113 to be utilized. The construction contractor shall be required to utilize "Super-Compliant" VOC paints, which are defined in</p>	Prior to issuance of building permits	Building Division	Confirmation that this requirement is included in Contractor Specifications



**Lake Creek Industrial Redlands East Project
Initial Study/Mitigated Negative Declaration**

Impact Category	Mitigation Measure	Implementation Timing	Responsible Monitoring Party	Monitoring/Reporting Method
	<p>SCAQMD's Rule 1113. Construction specifications shall be included in building specifications that assure these requirements are implemented. The specifications for each implementing development project shall be reviewed by the City of Perris' Building Division for compliance with this mitigation measure prior to issuance of a building permit for that project.</p>			
<p>Air Quality</p>	<p>MM Air 11: Signage shall be posted at loading docks and all entrances to loading areas prohibiting all on-site truck idling in excess of five minutes.</p>	<p>Prior to issuance of certificates of occupancy</p>	<p>Building Division</p>	<p>Confirmation that this requirement is included in building plans Inspection to confirm posted signs</p>
<p>Air Quality</p>	<p>MM Air 13: In order to promote alternative fuels, and help support "clean" truck fleets, the developer/successor-in-interest shall provide building occupants and businesses with information related to SCAQMD's Carl Moyer Program, or other state programs that restrict operations to "clean" trucks, such as 2007 or newer model year or 2010 compliant vehicles and information including, but not limited to, the health effect of diesel particulates, benefits of reduced idling time, CARB regulations, and importance of not parking in residential areas. If trucks older than 2007 model year will be used at a facility with three or more dock-high doors, the developer/successor-in-interest shall require, within one year of signing a lease, future</p>	<p>Prior to issuance of certificates of occupancy</p>	<p>Planning Division</p>	<p>Confirmation that tenants have been provided with information regarding funding for cleaner than required heavy-duty engines and emission control devices</p>



SAGECREST
PLANNING • ENVIRONMENTAL

**Lake Creek Industrial Redlands East Project
Initial Study/Mitigated Negative Declaration**

Impact Category	Mitigation Measure	Implementation Timing	Responsible Monitoring Party	Monitoring/Reporting Method
<p>Air Quality</p>	<p>tenants to apply in good-faith for funding for diesel truck replacement/retrofit through grant programs such as the Carl Moyer, Prop 1B, VIP, HVIP, and SOON funding programs, as identified on SCAQMD's website (http://www.aqmd.gov). Tenants will be required to use those funds, if awarded.</p> <p>MM Air 18: Prior to the approval of each implementing development project, the Riverside Transit Agency (RTA) shall be contacted to determine if the RTA has plans for the future provision of bus routing within any street that is adjacent to the implementing development project that would require bus stops at the project access points. If the RTA has future plans for the establishment of a bus route that will serve the implementing development project, road improvements adjacent to the Project Site shall be designed to accommodate future bus turnouts at locations established through consultation with the RTA. RTA shall be responsible for the construction and maintenance of the bus stop facilities. The area set aside for bus turnouts shall conform to RTA design standards, including the design of the contact between sidewalks and curb and gutter at bus stops and the use of ADA-compliant paths to the major building entrances in the project. <u>Compliance Note:</u> The Applicant has contacted the RTA, requesting comment as to the provision of bus</p>			<p>Mitigation measure completed with preparation of the IS-MIND</p>



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<p>Biological Resources</p>	<p>routing within any street adjacent to the Project. The RTA responded that it had no comments from the Agency.</p> <p>MIM BR 1: In order to avoid violation of the MBTA and the California Fish and Game Code, site preparation activities (ground disturbance, construction activities, staging equipment, and/or removal of trees and vegetation) for the Project shall be avoided, to the greatest extent possible, during the nesting season of potentially occurring native and migratory bird species.</p> <p>If site-preparation activities are proposed during the nesting/breeding season, the Project proponent shall retain a qualified biologist to conduct a pre-activity field survey prior to the issuance of grading permits for the Project to determine if active nests of species protected by the MBTA or the California Fish and Game Code are present in the construction zone.</p> <p>If active nests are not located within the Project site and an appropriate buffer of 500 feet of an active listed species or raptor nest, 300 feet of other sensitive or protected bird nests (non-listed), or 100 feet of sensitive or protected songbird nests, construction may be conducted during the nesting/breeding season. However, if active nests are located during the pre-activity field survey, the Biologist shall immediately establish a</p>	<p>Mitigation measure required only between February 1 and August 31</p> <p>Pre-construction survey to be conducted no more than 30 days prior to issuance of a grading permit</p>	<p>Planning Division</p>	<p>Review of pre-activity field survey report</p>



SAGECREST
PLANNING • ENVIRONMENTAL

Lake Creek Industrial Redlands East Project Initial Study/Mitigated Negative Declaration

Impact Category	Mitigation Measure	Implementation Timing	Responsible Monitoring Party	Monitoring/Reporting Method
	<p>conservative avoidance buffer surrounding the nest based on their best professional judgement and experience. The Biologist shall monitor the nest at the onset of project activities, and at the onset of any changes in such project activities (e.g., increase in number or type of equipment, change in equipment usage, etc.) to determine the efficacy of the buffer. If the Biologist determines that such project activities may be causing an adverse reaction, the Biologist shall adjust the buffer accordingly or implement alternative avoidance and minimization measures, such as redirecting or rescheduling construction or erecting sound barriers. All work within these buffers will be halted until the nesting effort is finished (i.e., the juveniles are surviving independent from the nest). The on-site qualified biologist will review and verify compliance with these nesting avoidance buffers and will verify the nesting effort has finished. Work can resume within these avoidance areas when no other active nests are found. Upon completion of the survey and nesting bird monitoring, a report shall be prepared and submitted to City for mitigation monitoring compliance record keeping.</p>			



SAGECREST
PLANNING • ENVIRONMENTAL

**Lake Creek Industrial Redlands East Project
Initial Study/Mitigated Negative Declaration**

Impact Category	Mitigation Measure	Implementation Timing	Responsible Monitoring Party	Monitoring/Reporting Method
<p>Biological Resources</p>	<p>MM BR 2: The Project proponent shall retain a qualified biologist to conduct a pre-construction survey for resident burrowing owls within 30 days prior to commencement of grading and construction activities on the Project Site. The survey will include the Project Site and all suitable burrowing owl habitat within a 500-foot buffer. The results of the survey will be submitted to the City prior to obtaining a grading permit. In addition, if burrowing owls are observed during the MBTA nesting bird survey, to be conducted within three days prior to ground disturbance or vegetation clearance, the observation shall be reported to the Wildlife Agencies. If ground disturbing activities in these areas are delayed or suspended for more than 30 days after the pre-construction survey, the area shall be resurveyed for owls. The pre-construction survey and any relocation activity will be conducted in accordance with the current Burrowing Owl Survey Instructions for the Western Riverside MSHCP.</p> <p>If burrowing owl are detected, the CDFW shall be sent written notification by the City, within three days of detection of burrowing owls. If active nests are identified during the pre-construction survey, the nests shall be avoided and the qualified biologist and Project Applicant shall coordinate with the City of Perris</p>	<p>Pre-construction surveys to be conducted no more than 30 days prior to initiation of grading or construction activities</p>	<p>Planning Division</p>	<p>Review of pre-activity field survey reports</p>



SAGECREST
PLANNING • ENVIRONMENTAL

Lake Creek Industrial Redlands East Project Initial Study/Mitigated Negative Declaration

Impact Category	Mitigation Measure	Implementation Timing	Responsible Monitoring Party	Monitoring/Reporting Method
	<p>Planning Department, the USFWS, and the CDFW to develop a Burrowing Owl Plan to <u>be</u> approved by the City in consultation with the CDFW and the USFWS prior to commencing Project activities. The Burrowing Owl Plan shall be prepared in accordance with guidelines in the CDFW Staff Report on Burrowing Owl (March 2012) and MSHCP. The Burrowing Owl Plan shall describe proposed avoidance, minimization, relocation, and monitoring as applicable. The Burrowing Owl Plan shall include the number and location of occupied burrow sites and details on proposed buffers if avoiding the burrowing owls and/or information on the adjacent or nearby suitable habitat available to owls for relocation. If no suitable habitat is available nearby for relocation, details regarding the creation and funding of artificial burrows (numbers, location, and type of burrows) and management activities for relocated owls may also be required in the Burrowing Owl Plan. The Permittee shall implement the Burrowing Owl Plan following CDFW and USFWS review and concurrence. A final letter report shall be prepared by the qualified biologist documenting the results of the Burrowing Owl Plan. The letter shall be</p>			



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<p>Cultural Resources</p>	<p>submitted to the CDFW prior to the start of Project activities. When a qualified biologist determines that burrowing owls are no longer occupying the Project site per the criteria in the Burrowing Owl Plan, Project activities may begin.</p> <p>If burrowing owls occupy the Project Site after Project activities have started, then construction activities shall be halted immediately. The Project proponent shall notify the City and the City shall notify the CDFW and the USFWS within 48 hours of detection. A Burrowing Owl Plan, as detailed above, shall be implemented.</p>			
	<p>MM CR-1: Prior to the issuance of grading permits, the Project proponent/developer shall retain a professional archaeologist meeting the Secretary of the Interior's Professional Standards for Archaeology (U.S. Department of Interior, 2012; Registered Professional Archaeologist preferred). The primary task of the consulting archaeologist shall be to monitor the initial ground-disturbing activities at both the subject site and any off-site Project-related improvement areas for the identification of any previously unknown archaeological and/or cultural resources. Selection of the archaeologist shall be subject to the approval of the City of Perris</p>	<p>Prior to issuance of grading permits and during subsurface excavation</p>	<p>Planning Division</p>	<p>Confirmation of professional archaeologist retention/ongoing monitoring/submittal of Report of Findings</p>



SAGECREST
PLANNING • ENVIRONMENTAL

**Lake Creek Industrial Redlands East Project
Initial Study/Mitigated Negative Declaration**

Impact Category	Mitigation Measure	Implementation Timing	Responsible Monitoring Party	Monitoring/Reporting Method
	<p>Director of Development Services and no ground-disturbing activities shall occur at the Project Site or within the off-site Project improvement areas until the archaeologist has been approved by the City.</p> <p>The archaeologist shall be responsible for monitoring ground-disturbing activities, including initial vegetation removal, maintaining daily field notes and a photographic record, and for reporting all finds to the developer and the City of Perris in a timely manner. The archaeologist shall be prepared and equipped to record and salvage cultural resources that may be unearthed during ground-disturbing activities and shall be empowered to temporarily halt or divert ground-disturbing equipment to allow time for the recording and removal of the resources.</p> <p>In the event that archaeological resources are discovered at the Project Site or within the off-site Project improvement areas, the handling of the discovered resource(s) will differ, depending on the nature of the find. Consistent with California Public Resources Code Section 21083.2(b) and Assembly Bill 52 (Chapter 532, Statutes of 2014), avoidance shall be the preferred method of preservation for Native American/tribal cultural/archaeological resources. However, it is understood that all artifacts, with the</p>			



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Lake Creek Industrial Redlands East Project Initial Study/Mitigated Negative Declaration

Impact Category	Mitigation Measure	Implementation Timing	Responsible Monitoring Party	Monitoring/Reporting Method
	<p>exception of human remains and related grave goods or sacred/ceremonial/religious objects, belong to the property owner. The property owner will commit to the relinquishing and curation of all artifacts identified as being of Native American origin. All artifacts, Native American or otherwise, discovered during the monitoring program shall be recorded and inventoried by the consulting archaeologist.</p> <p>If any artifacts of Native American origin are discovered, all activities in the immediate vicinity of the find (within a 50-foot radius) shall stop and the Project proponent and Project archaeologist shall notify the City of Perris Planning Division and the Soboba Band of Luiseño Indians, the Pechanga Band of Luiseño Indians, and A designated Native American representative from either the Soboba Band of Luiseño Indians, the Pechanga Band of Luiseño Indians, or the Agua Caliente Band of Cahuilla Indians shall be retained to assist the Project archaeologist in the significance determination of the Native American as deemed possible. The designated Luiseño tribal representative will be given ample time to examine the find. The significance of Native American resources shall be evaluated in accordance with the provisions of CEQA and shall consider the religious beliefs, customs, and practices of the Luiseño tribe. If the find is determined to be of</p>			



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PLANNING • ENVIRONMENTAL

**Lake Creek Industrial Redlands East Project
Initial Study/Mitigated Negative Declaration**

Impact Category	Mitigation Measure	Implementation Timing	Responsible Monitoring Party	Monitoring/Reporting Method
	<p>sacred or religious value, the Luiseño tribal representative will work with the City and consulting archaeologist to protect the resource in accordance with tribal requirements. All analysis will be undertaken in a manner that avoids destruction or other adverse impacts.</p> <p>In the event that human remains are discovered at the Project Site or within the off-site Project improvement areas, mitigation measure CULT-2 shall immediately apply, and all items found in association with Native American human remains shall be considered grave goods or sacred in origin and subject to special handling.</p> <p>Native American artifacts that are relocated/reburied at the Project Site would be subject to a fully executed relocation/reburial agreement with the assisting Luiseño tribe. This shall include, but not be limited to, an agreement that artifacts will be reburied on-site and in an area of permanent protection, and that reburial shall not occur until all cataloging and basic recordation have been completed by the consulting archaeologist.</p> <p>Native American artifacts that cannot be avoided or relocated at the Project Site shall be prepared for curation at an accredited</p>			



SAGECREST
PLANNING - ENVIRONMENTAL

Lake Creek Industrial Redlands East Project Initial Study/Mitigated Negative Declaration

Impact Category	Mitigation Measure	Implementation Timing	Responsible Monitoring Party	Monitoring/Reporting Method
	<p>curations facility in Riverside County that meets federal standards (per 36 CFR Part 79) and available to archaeologists/researchers for further study. The Project archaeologist shall deliver the Native American artifacts, including title, to the identified curation facility within a reasonable amount of time, along with applicable fees for permanent curation.</p> <p>Non-Native American artifacts shall be inventoried, assessed, and analyzed for cultural affiliation, personal affiliation (prior ownership), function, and temporal placement. Subsequent to analysis and reporting, these artifacts will be subjected to curation, as deemed appropriate, or returned to the property owner.</p> <p>Once grading activities have ceased and/or the archaeologist, in consultation with the designated Luiseño representative, determines that monitoring is no longer warranted, monitoring activities can be discontinued following notification to the City of Perris Planning Division.</p> <p>A report of findings, including an itemized inventory of artifacts, shall be prepared upon completion of the tasks outlined above. The report shall include all data outlined by the Office of Historic Preservation guidelines, including a conclusion of the significance of all</p>			



Impact Category	Mitigation Measure	Implementation Timing	Responsible Monitoring Party	Monitoring/Reporting Method
<p>Cultural Resources</p>	<p>recovered, relocated, and reburied artifacts. A copy of the report shall also be filed with the City of Perris Planning Division, the University of California, Riverside, Eastern Information Center (EIC) and the Luiseño tribe(s) involved with the Project.</p> <p>MM CR-2: In the event that human remains (or remains that may be human) are discovered at the Project Site or within the off-site Project improvement areas during ground-disturbing activities, the construction contractors, Project archaeologist, and/or designated Luiseño tribal representative shall immediately stop all activities within 100 feet of the find. The Project proponent shall then inform the Riverside County Coroner and the City of Perris Planning Division immediately, and the coroner shall be permitted to examine the remains as required by California Health and Safety Code Section 7050.5(b).</p> <p>If the coroner determines that the remains are of Native American origin, the coroner will notify the Native American Heritage Commission (NAHC), which will identify the "Most Likely Descendent" (MLD). Despite the affiliation with any Luiseño tribal representative(s) at the Project Site, the NAHC's identification of the MLD will stand. The MLD shall be granted access to inspect the Project Site of the discovery of Native American human remains and may</p>	<p>During construction</p>	<p>Planning Division</p>	<p>Confirmation of coroner and NAHC contact and submittal of Report of Findings, if applicable</p>



SAGECREST
PLANNING • ENVIRONMENTAL

**Lake Creek Industrial Redlands East Project
Initial Study/Mitigated Negative Declaration**

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



SAGECREST
PLANNING • ENVIRONMENTAL

**Lake Creek Industrial Redlands East Project
Initial Study/Mitigated Negative Declaration**

Impact Category	Mitigation Measure	Implementation Timing	Responsible Monitoring Party	Monitoring/Reporting Method
<p>Geology and Soils</p>	<p>checklist to be submitted prior to issuance of building permits for the implementing development project with building plans and calculations.</p> <p>MM GEO-1: Prior to the issuance of grading permits, the Project proponent/developer shall submit to and receive approval from the City, a Paleontological Resource Impact Mitigation Monitoring Program (PRIMMP). The PRIMMP shall include the provision for a qualified professional paleontologist (or his or her trained paleontological representative) to be on-site for any Project-related excavations that exceed three (3) feet below the pre-grade surface. Selection of the paleontologist shall be subject to approval of the City of Perris Planning Manager and no grading activities shall occur at the Project Site or within the off-site Project improvement areas until the paleontologist has been approved by the City.</p> <p>Monitoring shall be restricted to undisturbed subsurface areas of older Quaternary alluvium. The approved paleontologist shall be prepared to quickly salvage fossils as they are unearthed to avoid construction delays. The paleontologist shall also remove samples of sediments which are likely to contain the remains of small fossil invertebrates and vertebrates. The paleontologist shall have the power to temporarily halt or divert grading</p>	<p>Prior to issuance of grading permits and during subsurface excavation</p>	<p>Planning Division</p>	<p>Confirmation of professional paleontologist retention/ongoing monitoring/submitting of Report of Findings</p>



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PLANNING • ENVIRONMENTAL

**Lake Creek Industrial Redlands East Project
Initial Study/Mitigated Negative Declaration**

Impact Category	Mitigation Measure	Implementation Timing	Responsible Monitoring Party	Monitoring/Reporting Method
	<p>equipment to allow for removal of abundant or large specimens.</p> <p>Collected samples of sediments shall be washed to recover small invertebrate and vertebrate fossils. Recovered specimens shall be prepared so that they can be identified and permanently preserved. Specimens shall be identified and curated and placed into an accredited repository (such as the Western Science Center or the Riverside Metropolitan Museum) with permanent curation and retrievable storage.</p> <p>A report of findings, including an itemized inventory of recovered specimens, shall be prepared upon completion of the steps outlined above. The report shall include a discussion of the significance of all recovered specimens. The report and inventory, when submitted to the City of Perris Planning Division, will signify completion of the program to mitigate impacts to paleontological resources.</p>			
<p>Hazards and Hazardous Materials</p>	<p>MM Haz 2: Prior to the recordation of a final map, issuance of a building permit, or conveyance to an entity exempt from the Subdivision Map Act, whichever occurs first, the landowner shall convey an avigation easement to the MARB/March Inland Port Airport Authority.</p>	<p>Prior to earliest recordation of final map, issuance of building permit, or conveyance to an entity exempt from the Subdivision Map Act</p>	<p>Planning Division</p>	<p>Confirmation of conveyance of avigation easement provided</p>



SAGECREST
PLANNING • ENVIRONMENTAL

**Lake Creek Industrial Redlands East Project
Initial Study/Mitigated Negative Declaration**

Impact Category	Mitigation Measure	Implementation Timing	Responsible Monitoring Party	Monitoring/Reporting Method
<p>Hazards and Hazardous Materials</p>	<p>MM Haz 3: Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky or above the horizontal plane.</p> <p>MM Haz 4: The following notice shall be provided to all potential purchasers and tenants:</p> <p>“This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example, noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Profession Code 11010 13(A)”</p>	<p>During plot plan/architectural plan review</p>	<p>Planning Division</p>	<p>Review and approval of site lighting plans</p>
<p>Hazards and Hazardous Materials</p>	<p>“This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example, noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Profession Code 11010 13(A)”</p>	<p>Prior to issuance of certificates of occupancy and tenant improvements</p>	<p>Planning Division</p>	<p>Confirmation that purchasers and tenants have been provided the required notice</p>
<p>Hazards and Hazardous Materials</p>	<p>MM Haz 5: The following uses shall be prohibited:</p> <ul style="list-style-type: none"> Any use which would direct a steady light or flashing light of red, white, green, or amber 	<p>During plot plan/architectural plan review</p>	<p>Planning Division</p>	<p>Confirmation that prohibited uses and actions are included in executed lease agreements</p>



SAGECREST
PLANNING • ENVIRONMENTAL

Lake Creek Industrial Redlands East Project Initial Study/Mitigated Negative Declaration

Impact Category	Mitigation Measure	Implementation Timing	Responsible Monitoring Party	Monitoring/Reporting Method
	<p>colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.</p> <ul style="list-style-type: none">• Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.• Any use which would generate smoke or water vapor, or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.• Any use which would generate electrical interference that may be detrimental to the operation			



Impact Category	Mitigation Measure	Implementation Timing	Responsible Monitoring Party	Monitoring/Reporting Method
<p>Hazards and Hazardous Materials</p>	<p>of aircraft and/or aircraft instrumentation.</p> <ul style="list-style-type: none"> All retention and water quality basins shall be designed to dewater within 48 hours of a rainfall event. <p>MM Haz 6: A minimum of 45 days prior to submittal of an application for a building permit for an implementing development project, the implementing development project applicant shall consult with the City of Perris Planning Department in order to determine whether any implementing project-related vertical structures or construction equipment will encroach into the 100-to-1 imaginary surface surrounding the MARB. If it is determined that there will be an encroachment into the 100-to-1 imaginary surface, the implementing development project applicant shall file a FAA Form 7460-1, Notice of Proposed Construction or Alteration. If FAA determines that the implementing development project would potentially be an obstruction unless reduced to a specified height, the implementing development project applicant and the Perris Planning Division will work with FAA to resolve any adverse effects on aeronautical operations.</p>	<p>A minimum of 45 days prior to submittal of a building permit application</p>	<p>Planning Division</p>	<p>Evidence that FAA Form 7460-1 has been filed for construction equipment, if needed</p>
<p>Noise</p>	<p>MM Noise 1: During all Project Site excavation and grading on-site, the construction</p>	<p>Prior to issuance of grading permits</p>	<p>Building Division</p>	<p>Confirmation that this requirement is included in Contractor Specifications</p>



**Lake Creek Industrial Redlands East Project
Initial Study/Mitigated Negative Declaration**

Impact Category	Mitigation Measure	Implementation Timing	Responsible Monitoring Party	Monitoring/Reporting Method
	<p>contractors shall equip all construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers consistent with manufacturer's standards. The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the Project Site.</p>	<p>During excavation and grading</p>		<p>Periodic construction site inspection</p>
<p>Noise</p>	<p>MM Noise 2: During construction, stationary construction equipment, stockpiling and vehicle staging areas will be placed a minimum of 446 feet away from the closest sensitive receptor.</p>	<p>Prior to issuance of grading and building permits During grading and construction</p>	<p>Building Division</p>	<p>Confirmation that this requirement is included in Contractor Specifications Periodic construction site inspections</p>
<p>Noise</p>	<p>MM Noise 3: No combustion-powered equipment, such as pumps or generators, shall be allowed to operate within 446 feet of any occupied residence unless the equipment is surrounded by a noise protection barrier.</p>	<p>Prior to issuance of grading and building permits During grading and construction</p>	<p>Building Division</p>	<p>Confirmation that this requirement is included in Contractor Specifications Periodic construction site inspections</p>
<p>Noise</p>	<p>MM Noise 4: Construction contractors of implementing development projects shall limit haul truck deliveries to the same hours specified for construction equipment. To the extent feasible, haul routes shall not pass sensitive land uses or residential dwellings.</p>	<p>Prior to issuance of grading and building permits During grading and construction</p>	<p>Building Division</p>	<p>Confirmation that this requirement is included in Contractor Specifications Periodic construction site inspections</p>
<p>Noise</p>	<p>MM NOISE-5: Equipment shall be shut off and not left to idle when not in use.</p>	<p>Prior to issuance of grading and building permits</p>	<p>Building Division</p>	<p>Confirmation that this requirement is included in Contractor Specifications</p>



SAGECREST
PLANNING • ENVIRONMENTAL

**Lake Creek Industrial Redlands East Project
Initial Study/Mitigated Negative Declaration**

Impact Category	Mitigation Measure	Implementation Timing	Responsible Monitoring Party	Monitoring/Reporting Method
Noise	MM NOISE-6: Jackhammers, pneumatic equipment and all other portable stationary noise sources shall be shielded, and noise shall be directed away from sensitive receptors.	During grading and construction Prior to issuance of grading and building permits During grading and construction	Building Division	Periodic construction site inspections Confirmation that this requirement is included in Contractor Specifications Periodic construction site inspections
Noise	MM NOISE-7: The project proponent shall mandate that the construction contractor prohibit the use of music or sound amplification on the project site during construction.	Prior to issuance of grading and building permits During grading and construction	Building Division	Confirmation that this requirement is included in Contractor Specifications Periodic construction site inspections
Noise	MM NOISE-8: The construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment.	Prior to issuance of grading and building permits During grading and construction	Building Division	Confirmation that this requirement is included in Contractor Specifications Periodic construction site inspections

EXHIBIT B

Location/Aerial Photo



EXHIBIT C

PVCCSP Land Use Map

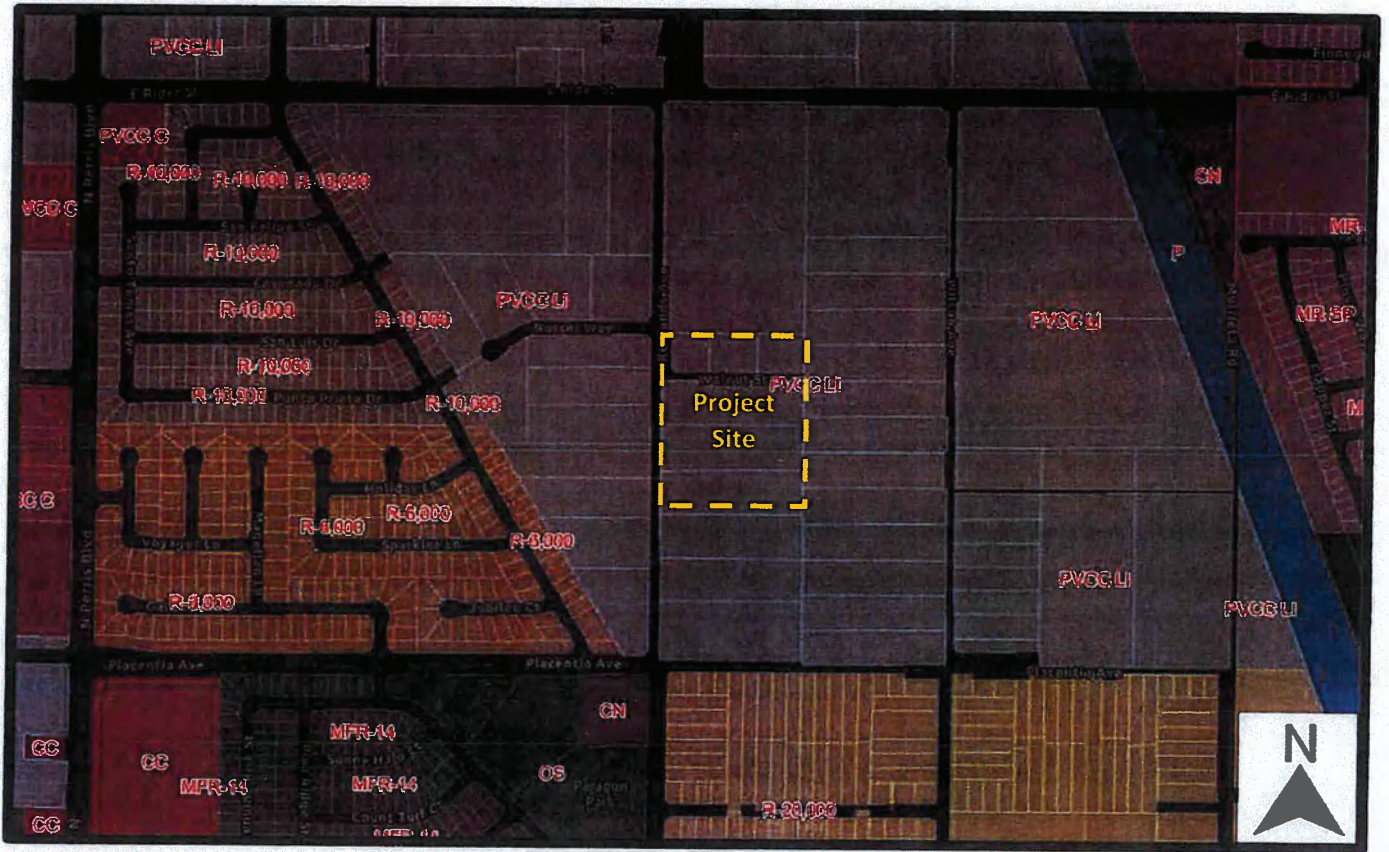


EXHIBIT D

MARB/IPA ALUCP Map

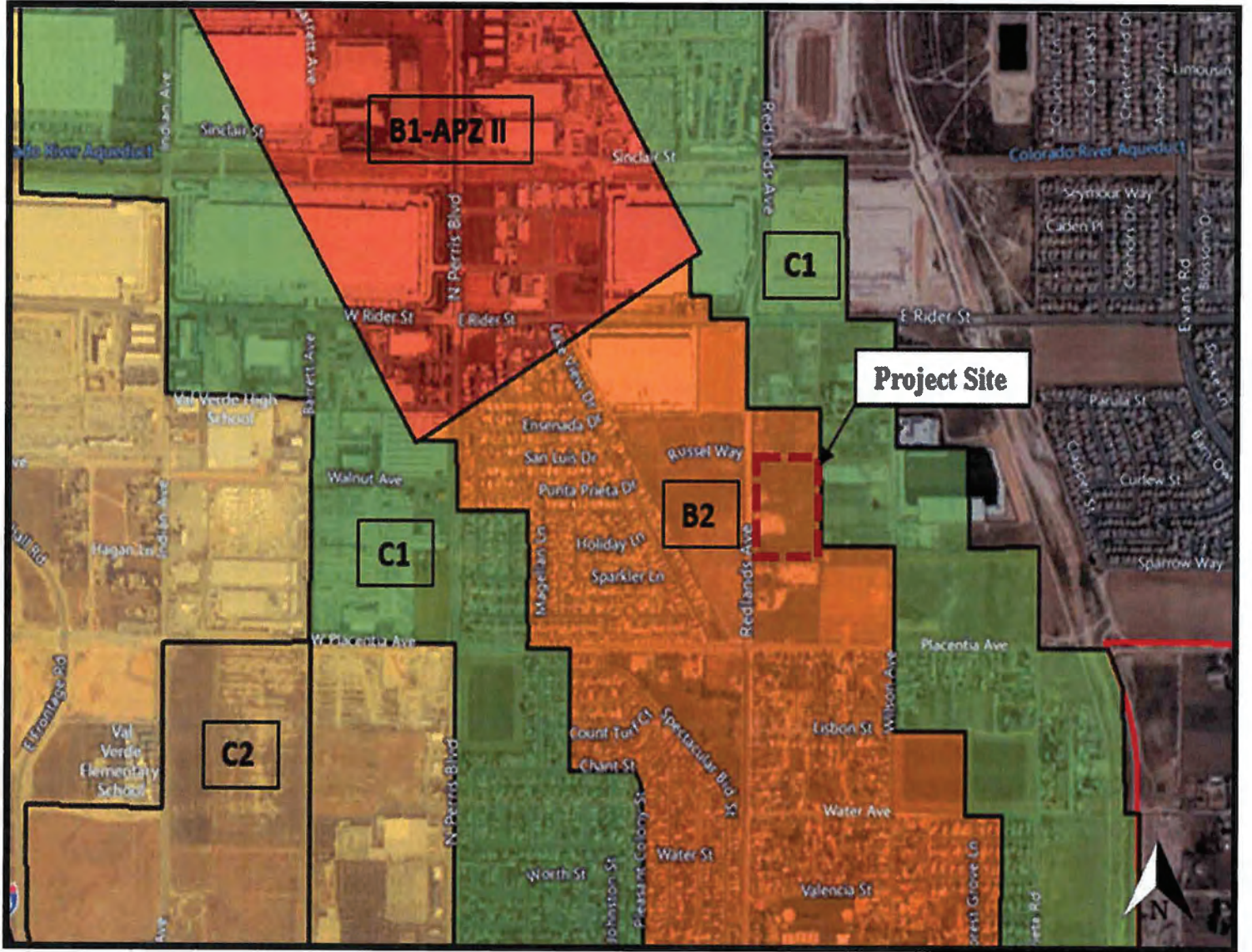


EXHIBIT E

Existing and Proposed PVCCSP Amendment
Maps
(Figures Removing Street Segments Lots “B”,
“C”, and “D”)

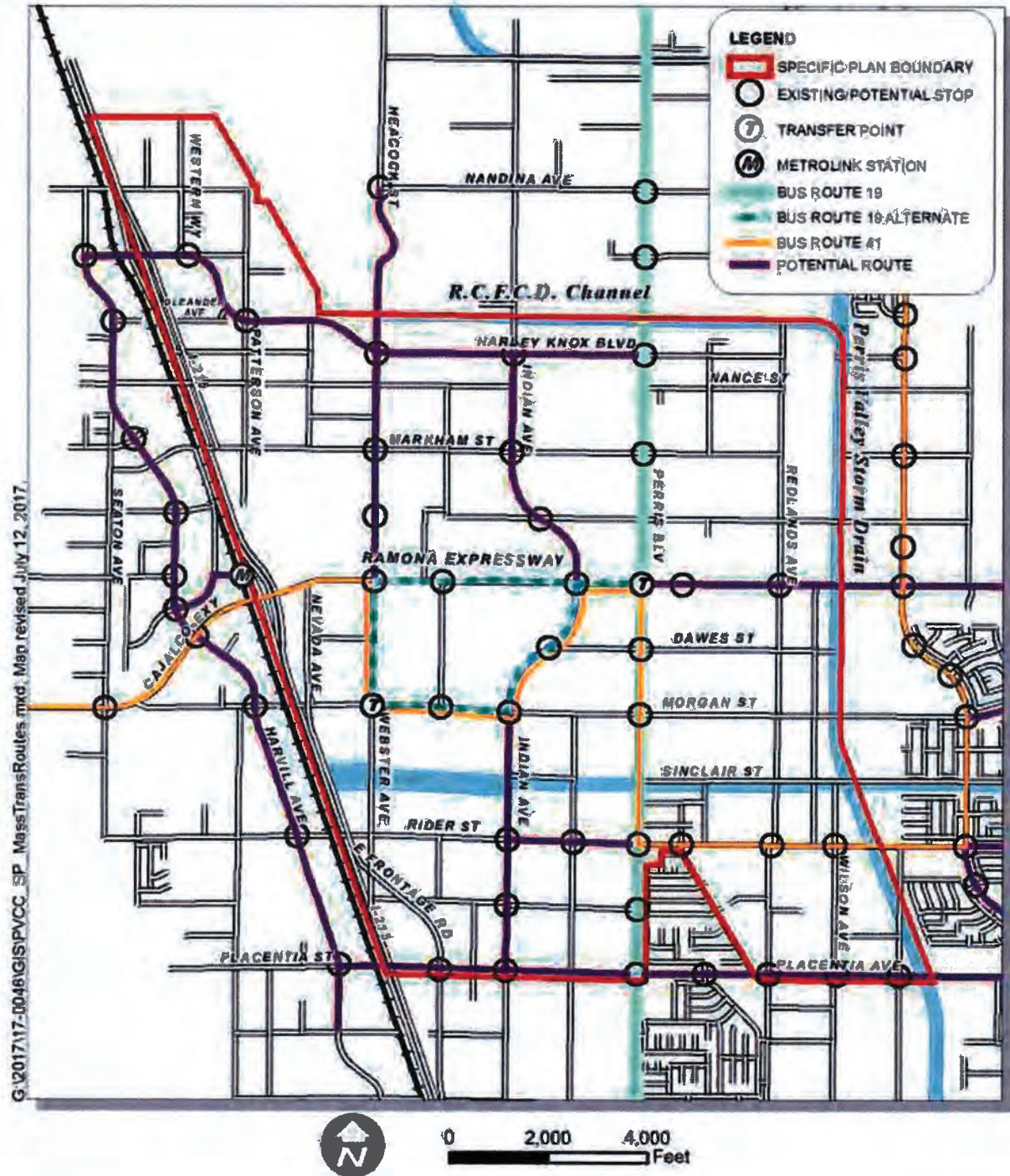
EXISTING (Figure 3.0-1 Circulation Plan Map)



PROPOSED (Figure 3.0-1 Circulation Plan Map)



EXISTING (Figure 3.0-4 Mass Transit Routes)



PROPOSED (Figure 3.0-4 Mass Transit Routes)

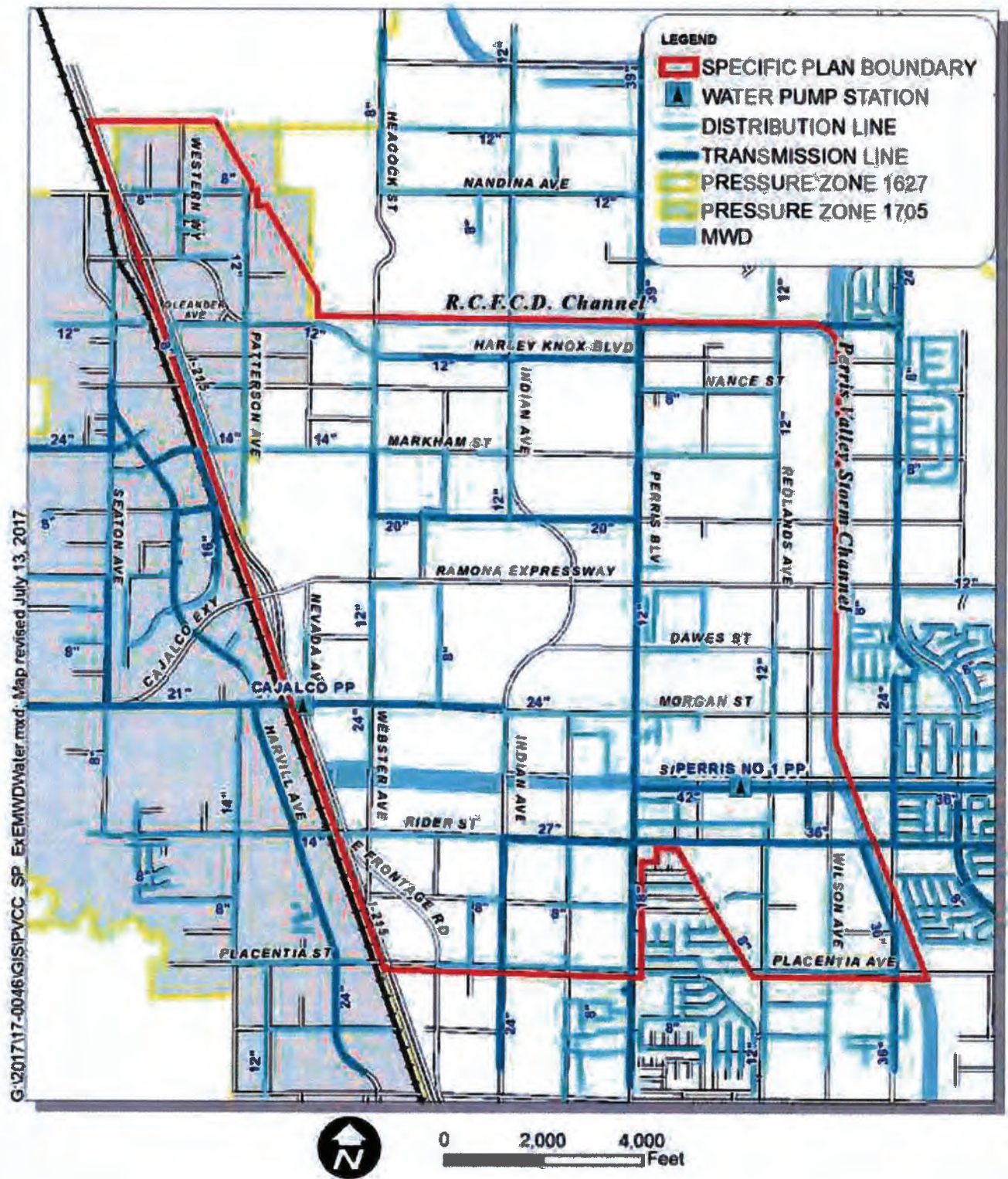


EXISTING (Figure 3.0-5 Trails System Map)

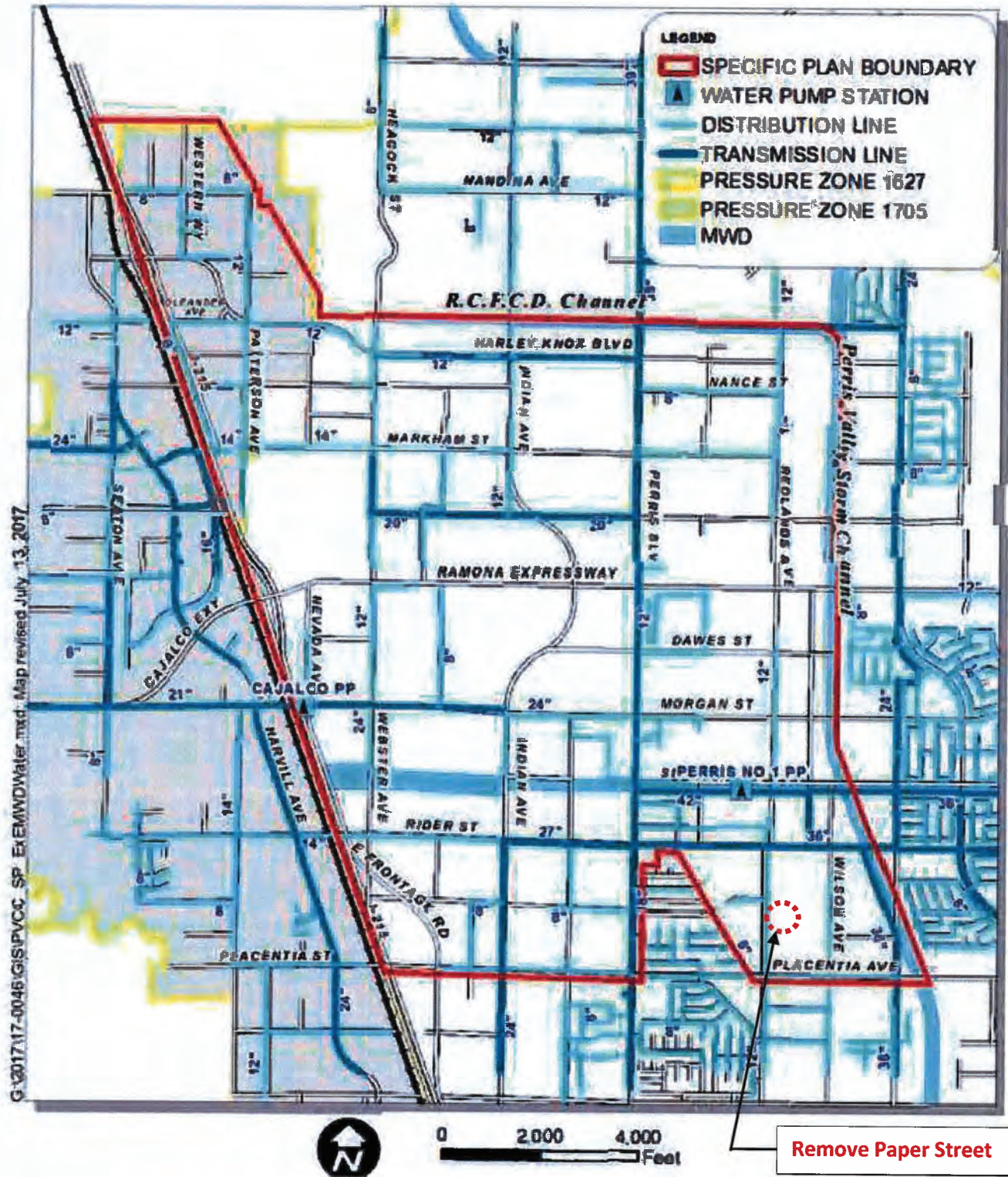


G:\2017\17-0046\GIS\pvcc_sp_Trails.mxd Map revised July 12, 2017

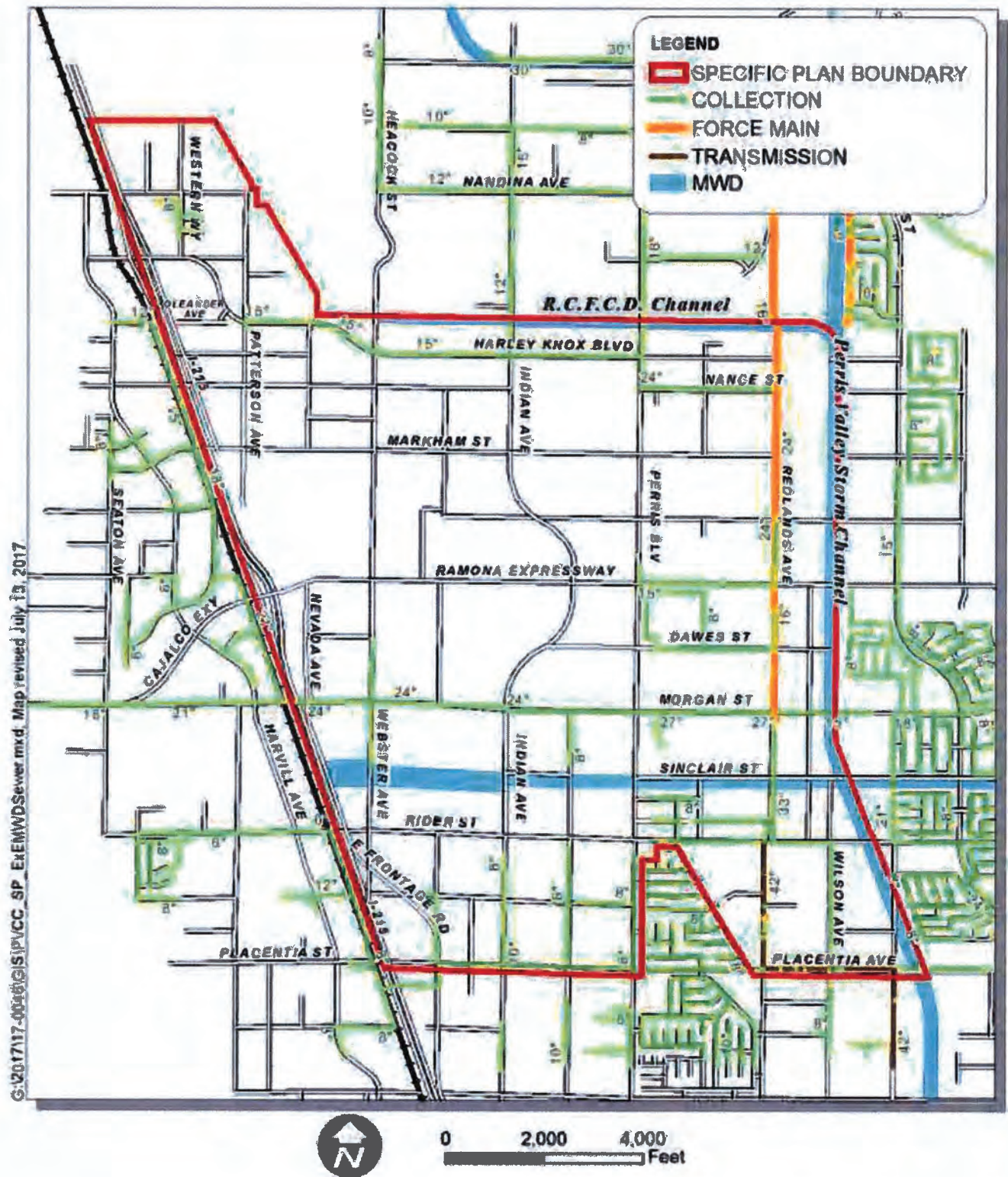
EXISTING (Figure 3.0-7 Existing EMWD Water Map)



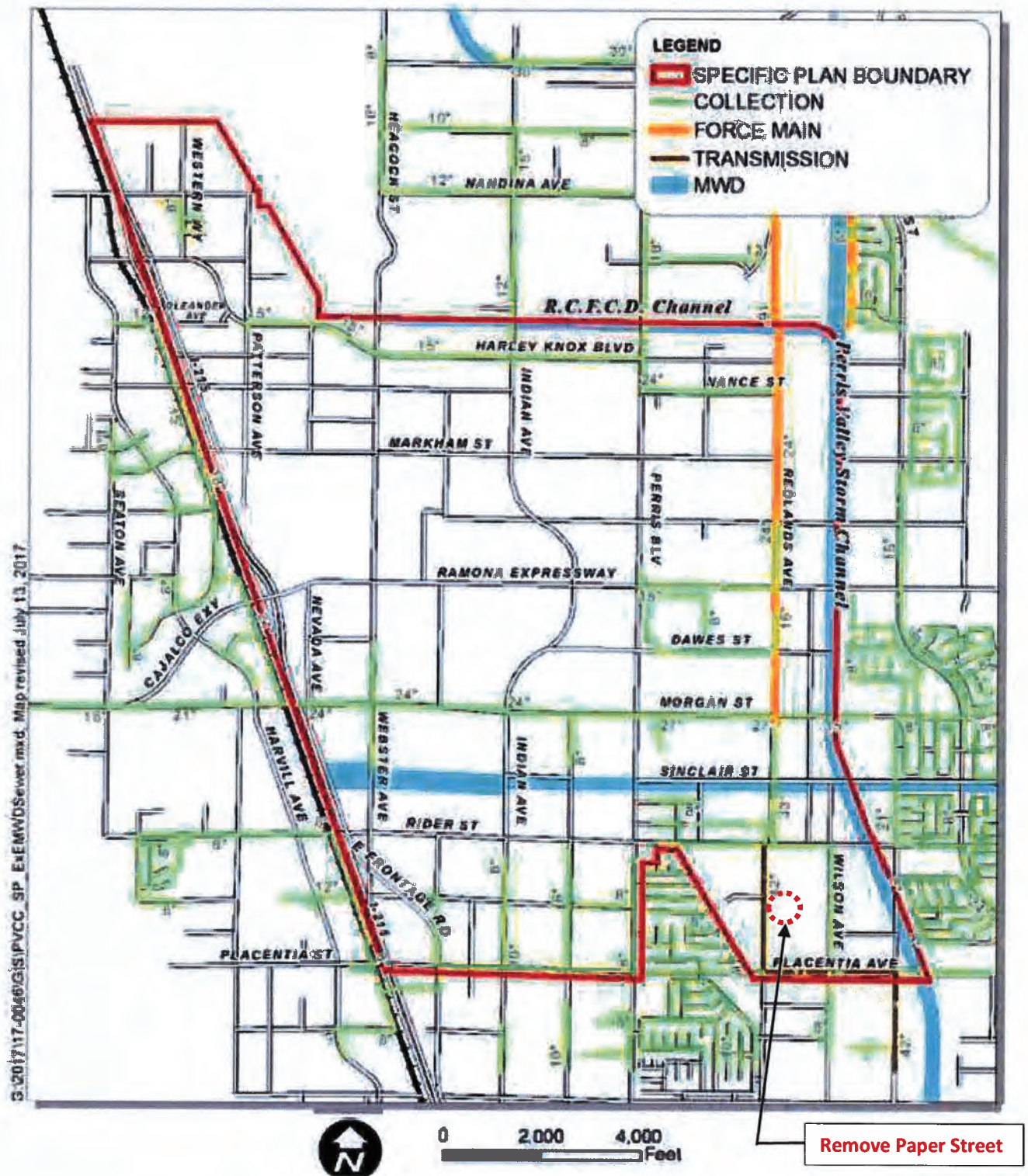
PROPOSED (Figure 3.0-7 Existing EMWD Water Map)



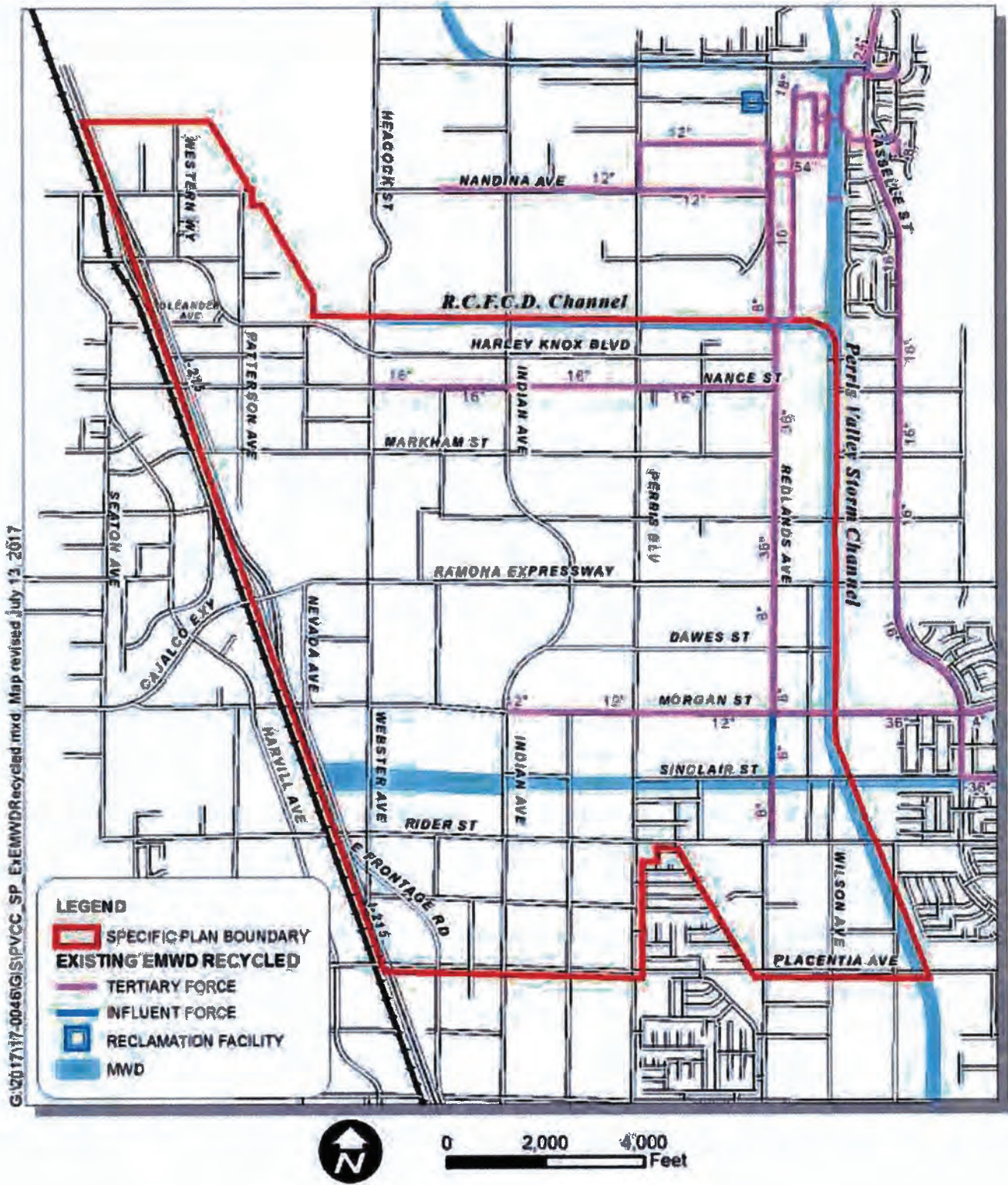
EXISTING (Figure 3.0-8 Existing EMWD Sewer Map)



PROPOSED (Figure 3.0-8 Existing EMWD Sewer Map)

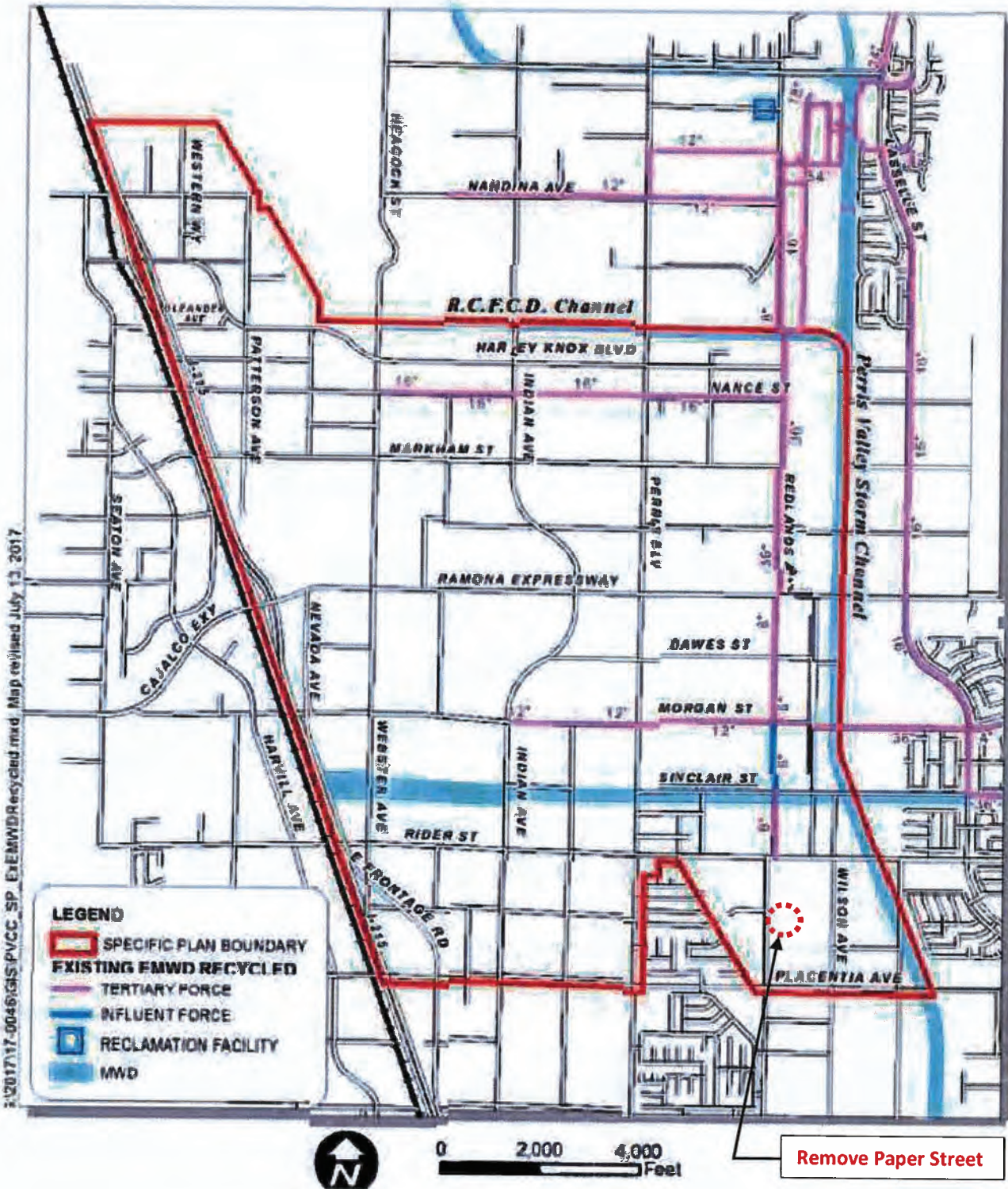


EXISTING (Figure 3.0-9 Existing EMWD Recycled Water Map)



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

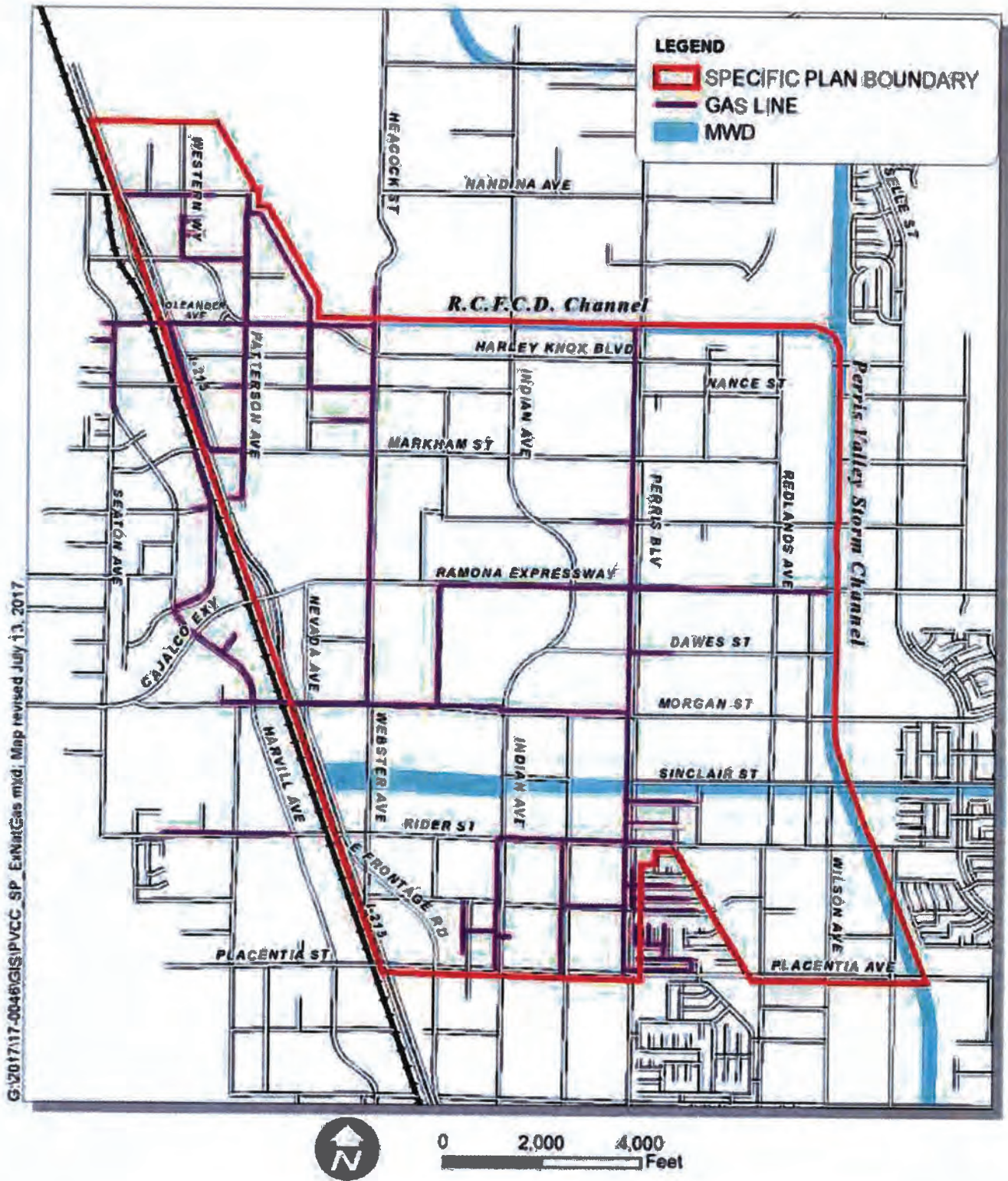
PROPOSED (Figure 3.0-9 Existing EMWD Recycled Water Map)



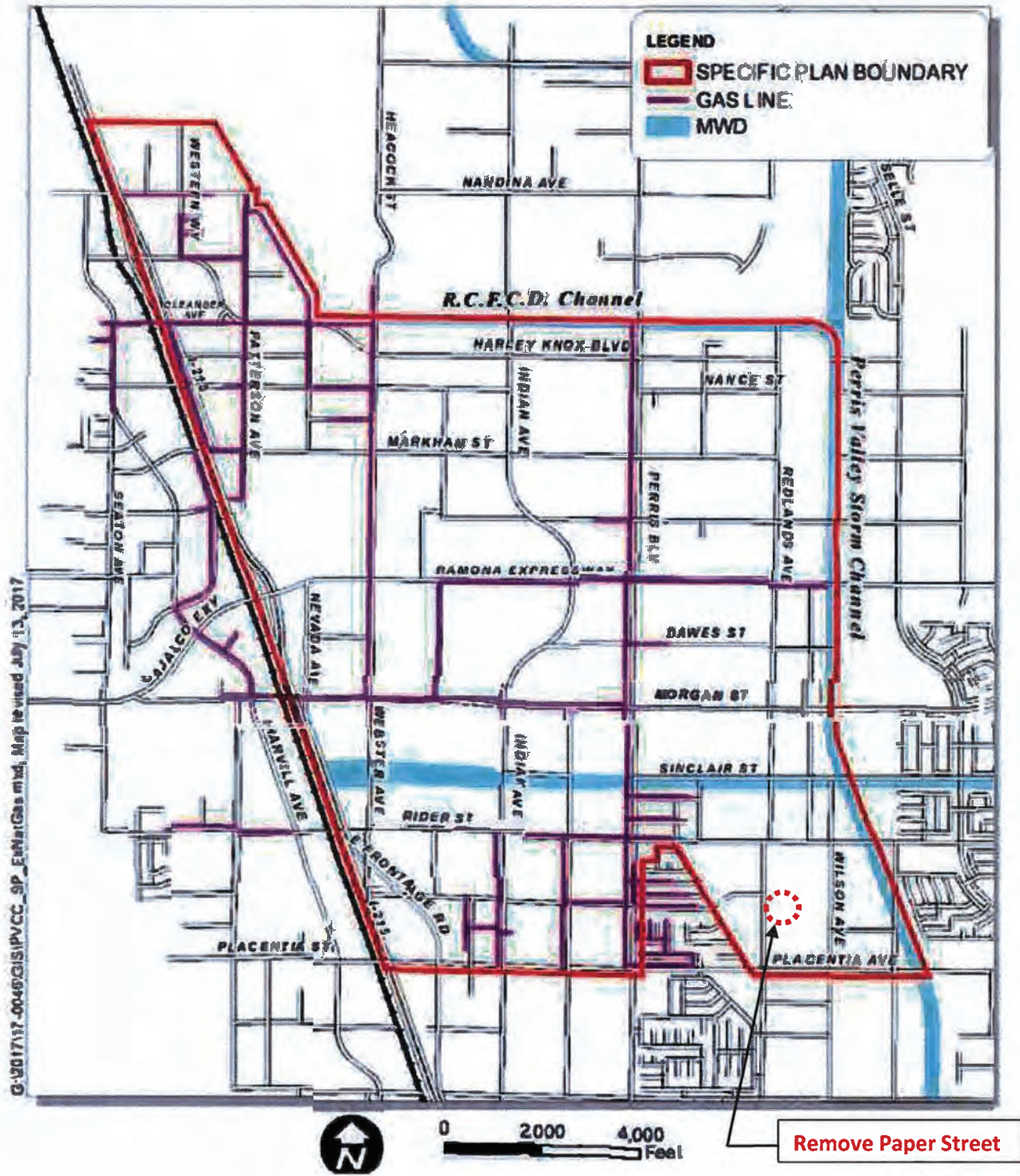
E:\2017\17-0046\345_PVCC_SP_ExtEMWDRecycled.mxd Map revised July 13, 2017

Remove Paper Street

EXISTING (Figure 3.0-12 Existing Natural Gas Map)



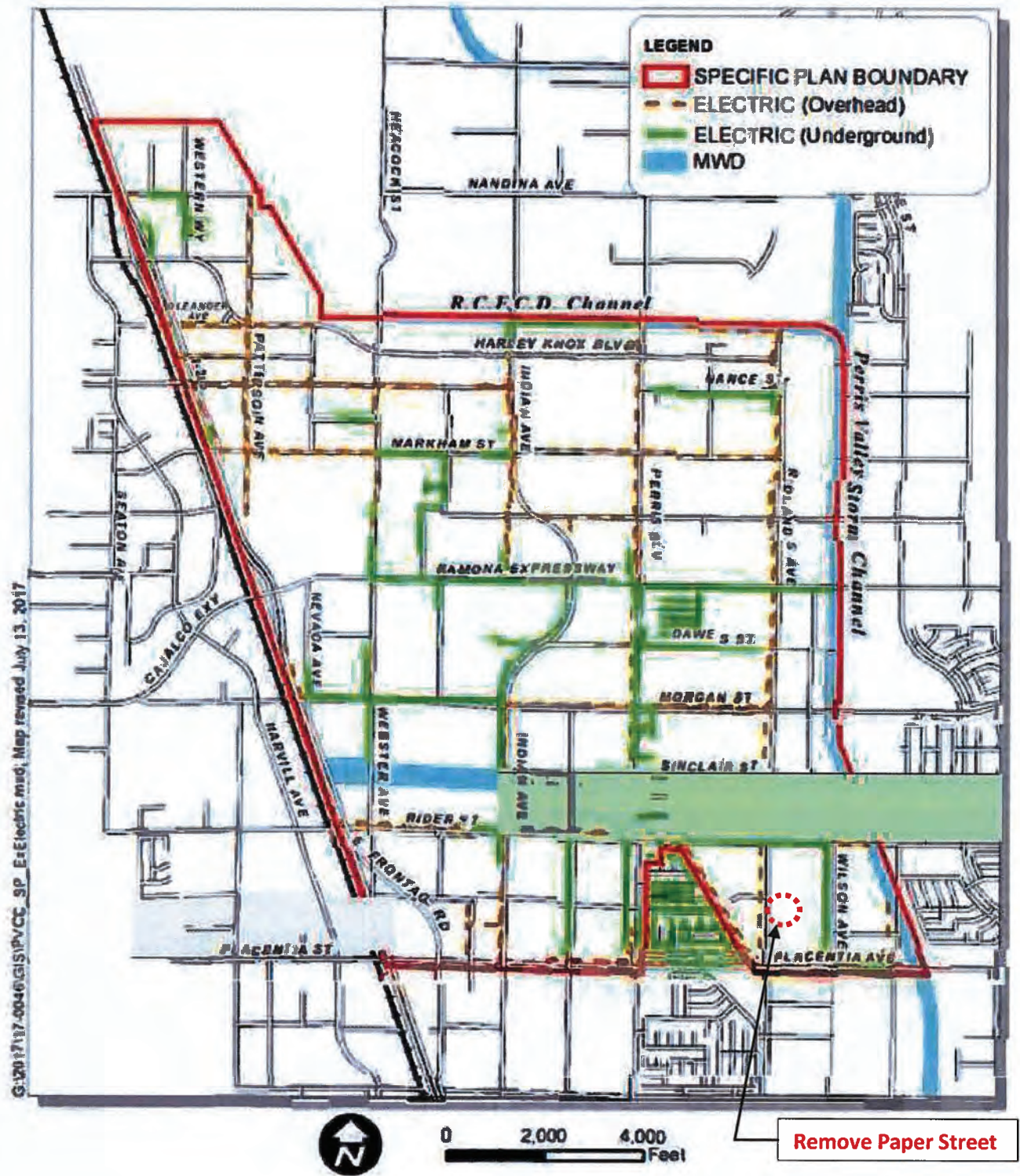
PROPOSED (Figure 3.0-12 Existing Natural Gas Map)



EXISTING (Figure 3.0-13 Existing Electrical Map)



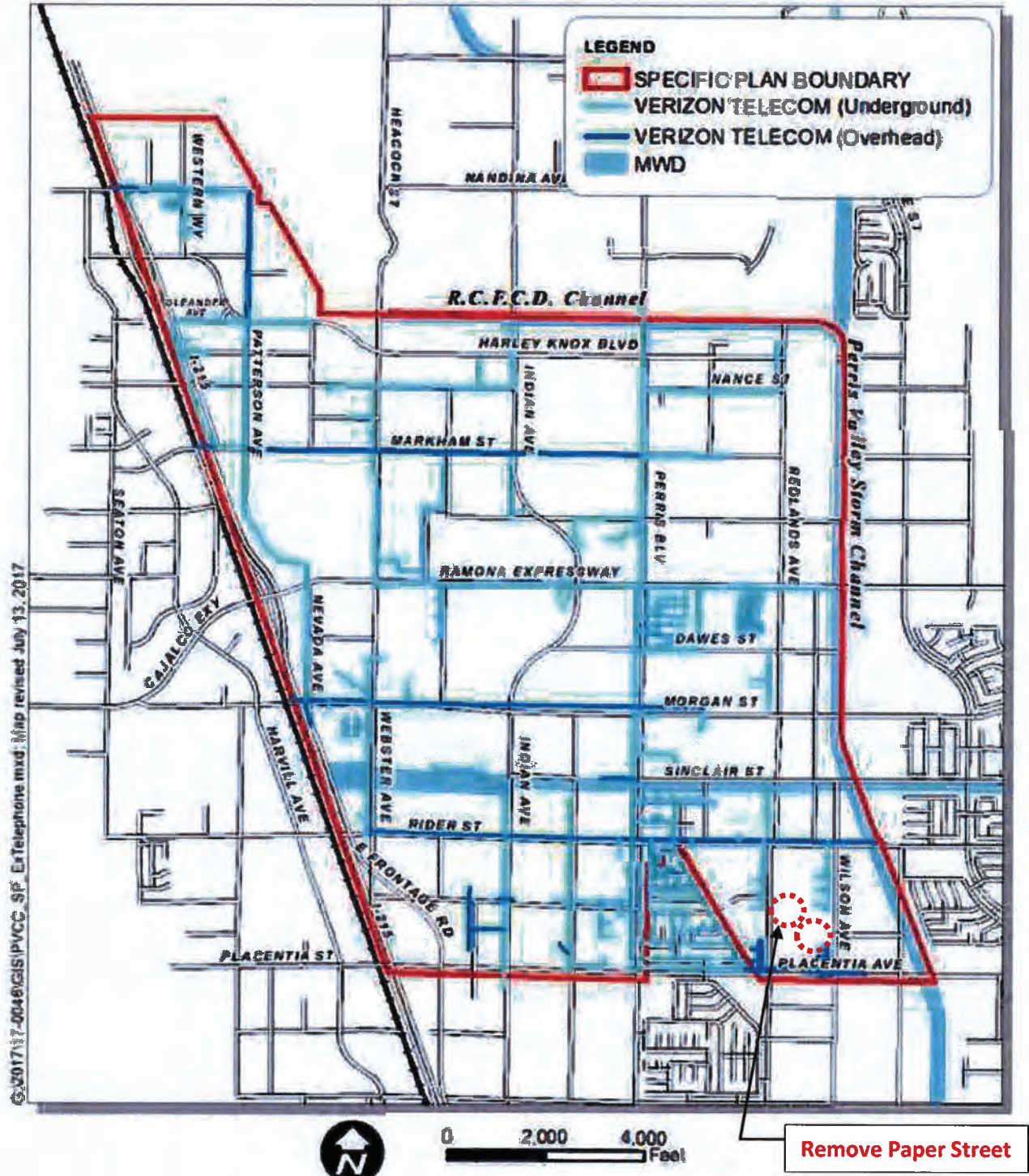
PROPOSED (Figure 3.0-13 Existing Electrical Map)



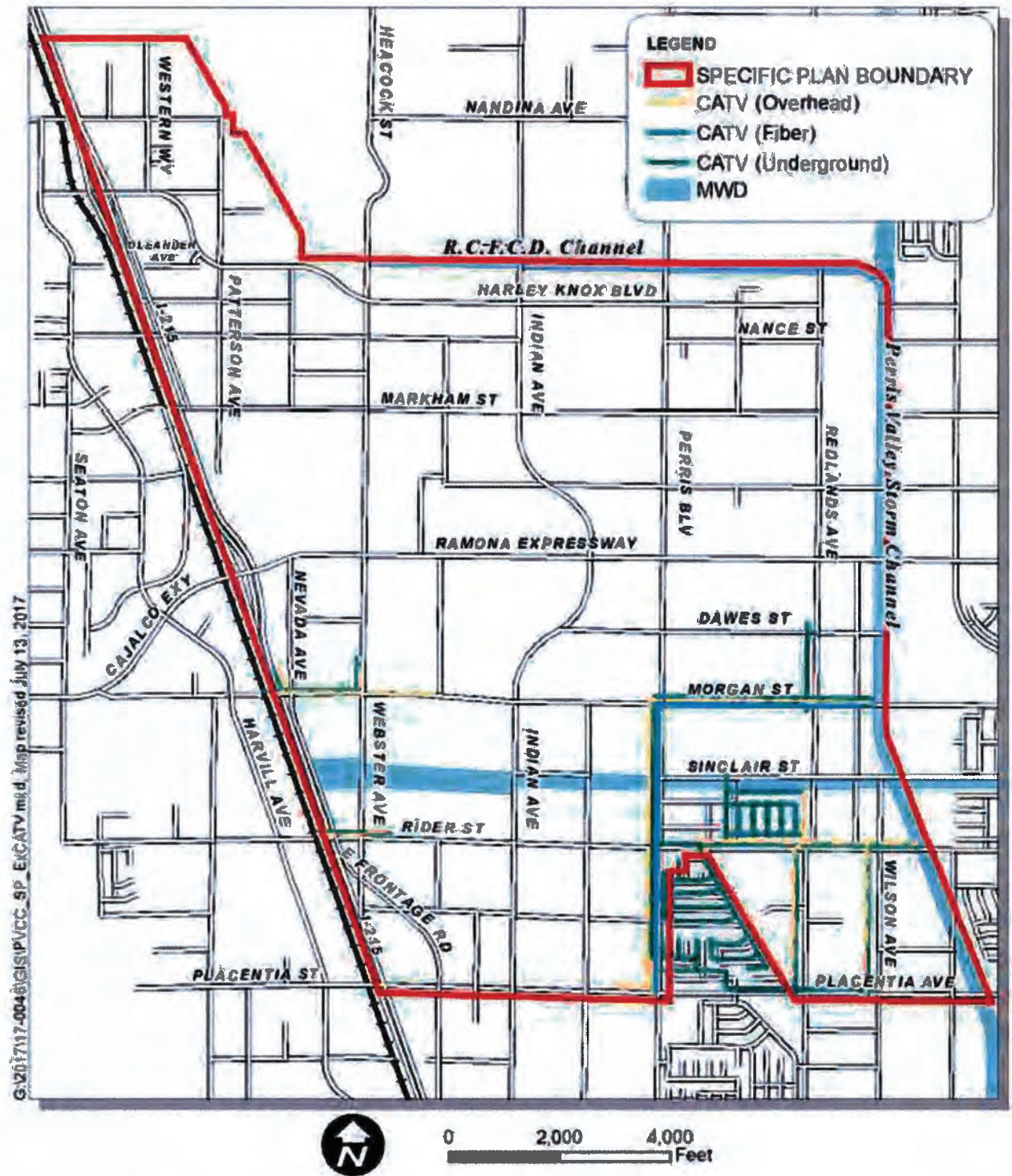
EXISTING (Figure 3.0-14 Existing Telephone Map)



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)

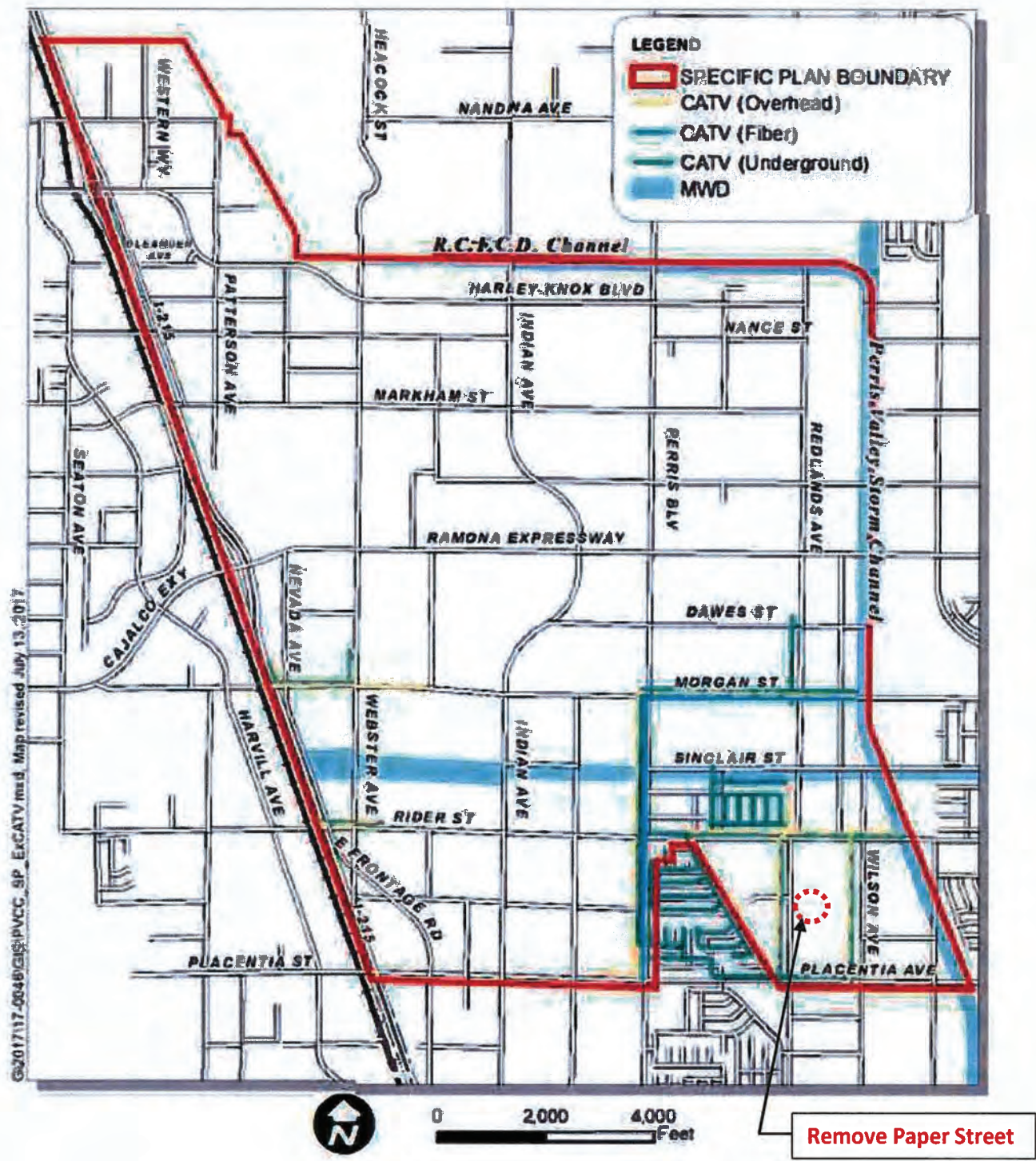


EXHIBIT F

Tentative Parcel Map

EXHIBIT G

Project Plans

**(Site Plan, Fire Access Site Plan, Floor Plan,
Building Elevations, Site Cross Sections, and
Conceptual Landscape/ Fence and Wall Plans)**



Table with 6 columns: CD, SP, PC, SW, MN, DN. Each column contains a number and a name.

Table with 1 column and 6 rows: APPROVED ID, DRAWING NO., LOCAL NAME, COUNTY, CITY, SHEET NO.

FIRE STORAGE LANE
SCALE: 1/4" = 1'-0"
DATE: 10/15/2014

REGD ANDS EAST / RIDER AVENUE DEVELOPMENT
CITY OF PERRIS, CA

REGD ANDS EAST / RIDER AVENUE DEVELOPMENT
CITY OF PERRIS, CA

ATTACHMENT 1
Permits Fire Department Access & Water Main Notes
All of the above listed items are subject to the approval of the Fire Department and the Water Department.

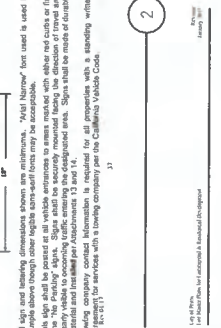


Attachment 9: Fire Lane Identification - Red Curbs

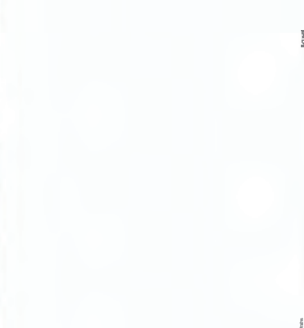
- 1. Fire lane markings shall be provided for Attachment 9 on 11.
2. FIRE LANE - NO PARKING shall be painted on top of curbs in 3" white lettering if a spacing of 36" on center is provided.
3. FIRE LANE - NO PARKING shall be painted on top of curbs in 3" white lettering if a spacing of 36" on center is provided.



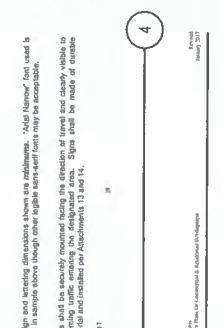
Attachment 10: Specifications for Fire Lane Entrances Signs
To be used at all entrances to fire lanes.



Attachment 11: Specifications for Fire Lane Entrances Signs with Towing Information
To be used at all entrances to fire lanes where towing services are provided.



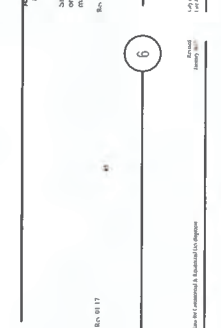
Attachment 12: Specifications for Fire Lane No Parking Signs
To be used at all entrances to fire lanes.



Attachment 13: Specifications for Fire Lane Entrances and No Parking Signs
To be used at all entrances to fire lanes.

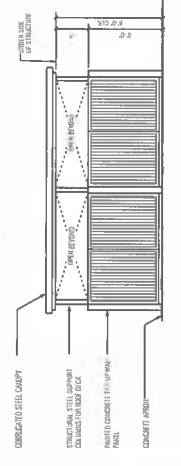
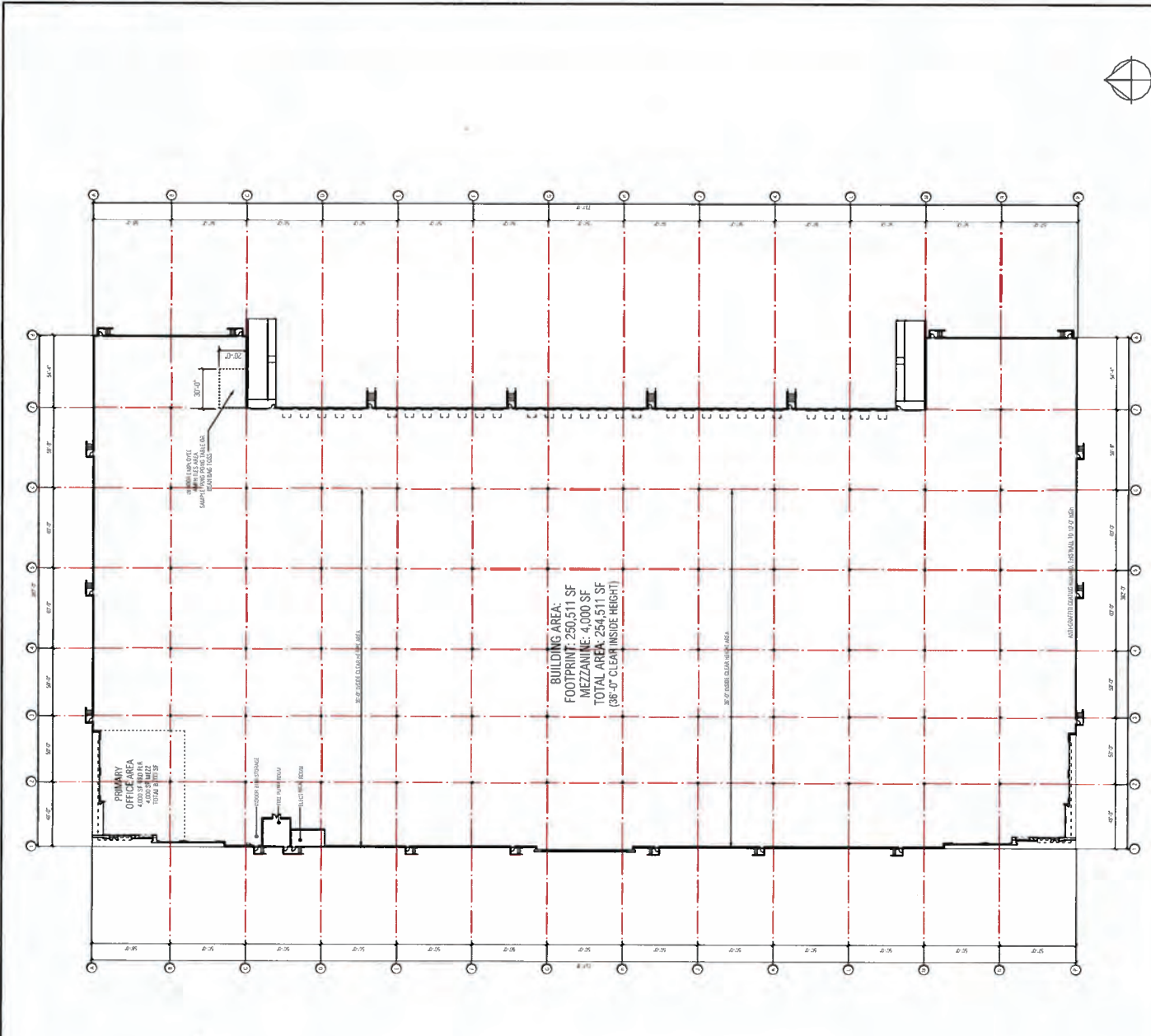


Attachment 15: Minimum Gate Barriers
To be used at all entrances to fire lanes.

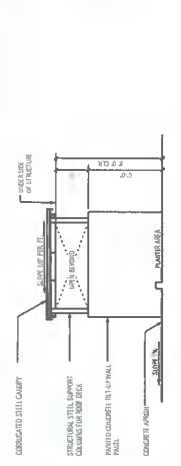


Attachment 16: Specifications for Fire Lane - No Parking Signs for Manually Operated Gates and Barriers
To be used at all entrances to fire lanes.

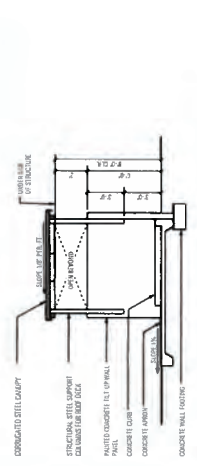
NO.	DESCRIPTION	DATE
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2	ISSUED FOR PERMIT	08/04/14
3	ISSUED FOR PERMIT	08/04/14
4	ISSUED FOR PERMIT	08/04/14
5	ISSUED FOR PERMIT	08/04/14
6	ISSUED FOR PERMIT	08/04/14
7	ISSUED FOR PERMIT	08/04/14
8	ISSUED FOR PERMIT	08/04/14
9	ISSUED FOR PERMIT	08/04/14
10	ISSUED FOR PERMIT	08/04/14
11	ISSUED FOR PERMIT	08/04/14
12	ISSUED FOR PERMIT	08/04/14
13	ISSUED FOR PERMIT	08/04/14
14	ISSUED FOR PERMIT	08/04/14
15	ISSUED FOR PERMIT	08/04/14
16	ISSUED FOR PERMIT	08/04/14
17	ISSUED FOR PERMIT	08/04/14
18	ISSUED FOR PERMIT	08/04/14
19	ISSUED FOR PERMIT	08/04/14
20	ISSUED FOR PERMIT	08/04/14
21	ISSUED FOR PERMIT	08/04/14
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26	ISSUED FOR PERMIT	08/04/14
27	ISSUED FOR PERMIT	08/04/14
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30	ISSUED FOR PERMIT	08/04/14



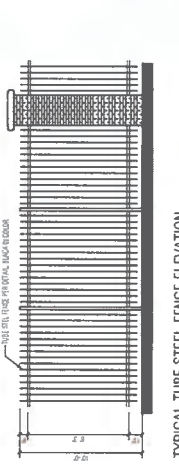
TRASH ENCLOSURE FRONT ELEVATIONS
 SCALE: 1/4" = 1'-0"



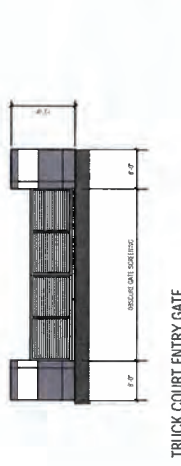
TRASH ENCLOSURE SIDE ELEVATIONS
 SCALE: 1/4" = 1'-0"



TYPICAL TRASH ENCLOSURE SECTION
 SCALE: 1/4" = 1'-0"



TYPICAL TUBE STEEL FENCE ELEVATION
 SCALE: 3/4" = 1'-0"



TRUCK COURT ENTRY GATE
 SCALE: 3/4" = 1'-0"

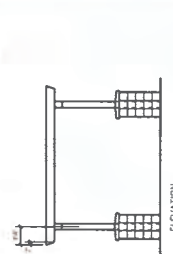
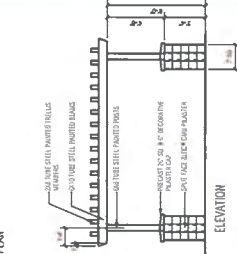
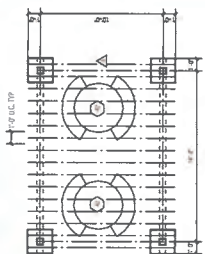
BUILDING OVERALL FLOOR PLAN
 SCALE: 1/8" = 1'-0"

NO.	REVISION	DATE
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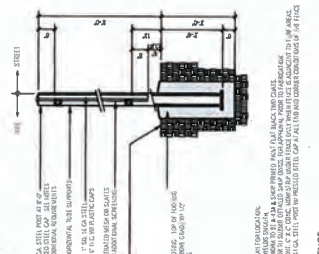
- ### REMARKS
1. PROVIDE ACCESS TO EXISTING LOT
 2. ALL EXISTING STRUCTURES AND UTILITIES TO REMAIN UNLESS OTHERWISE NOTED. ALL GRADE TO BE AS SHOWN UNLESS OTHERWISE NOTED. PROVIDE 2% MINIMUM SLOPE TO EXISTING DRIVEWAY AND PAVEMENT SURFACES.
 3. PROVIDE ONE EACH 12" DIA. VENTILATION STACK
 4. 7'7" FINISHED INTERIOR FINISH
 5. 10'0" FINISHED INTERIOR FINISH
 6. 12'0" FINISHED INTERIOR FINISH
 7. 14'0" FINISHED INTERIOR FINISH
 8. 16'0" FINISHED INTERIOR FINISH
 9. 18'0" FINISHED INTERIOR FINISH
 10. 20'0" FINISHED INTERIOR FINISH
 11. 22'0" FINISHED INTERIOR FINISH
 12. 24'0" FINISHED INTERIOR FINISH
 13. 26'0" FINISHED INTERIOR FINISH
 14. 28'0" FINISHED INTERIOR FINISH
 15. 30'0" FINISHED INTERIOR FINISH
 16. 32'0" FINISHED INTERIOR FINISH
 17. 34'0" FINISHED INTERIOR FINISH
 18. 36'0" FINISHED INTERIOR FINISH
 19. 38'0" FINISHED INTERIOR FINISH
 20. 40'0" FINISHED INTERIOR FINISH
 21. 42'0" FINISHED INTERIOR FINISH
 22. 44'0" FINISHED INTERIOR FINISH
 23. 46'0" FINISHED INTERIOR FINISH
 24. 48'0" FINISHED INTERIOR FINISH
 25. 50'0" FINISHED INTERIOR FINISH
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 28. 56'0" FINISHED INTERIOR FINISH
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 33. 66'0" FINISHED INTERIOR FINISH
 34. 68'0" FINISHED INTERIOR FINISH
 35. 70'0" FINISHED INTERIOR FINISH
 36. 72'0" FINISHED INTERIOR FINISH
 37. 74'0" FINISHED INTERIOR FINISH
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 47. 94'0" FINISHED INTERIOR FINISH
 48. 96'0" FINISHED INTERIOR FINISH
 49. 98'0" FINISHED INTERIOR FINISH
 50. 100'0" FINISHED INTERIOR FINISH

FINISH SCHEDULE

- 1. RED SANDSTONE - 24" SQUARE PAVEMENT
- 2. ACETATE COATING - 18" SQUARE PAVEMENT
- 3. ACETATE COATING - 12" SQUARE PAVEMENT
- 4. 18" SQUARE PAVEMENT
- 5. 12" SQUARE PAVEMENT
- 6. 6" SQUARE PAVEMENT
- 7. 3" SQUARE PAVEMENT
- 8. 1.5" SQUARE PAVEMENT
- 9. 0.75" SQUARE PAVEMENT
- 10. 0.375" SQUARE PAVEMENT
- 11. 0.1875" SQUARE PAVEMENT
- 12. 0.09375" SQUARE PAVEMENT
- 13. 0.046875" SQUARE PAVEMENT
- 14. 0.0234375" SQUARE PAVEMENT
- 15. 0.01171875" SQUARE PAVEMENT
- 16. 0.005859375" SQUARE PAVEMENT
- 17. 0.0029296875" SQUARE PAVEMENT
- 18. 0.00146484375" SQUARE PAVEMENT
- 19. 0.000732421875" SQUARE PAVEMENT
- 20. 0.0003662109375" SQUARE PAVEMENT
- 21. 0.00018310546875" SQUARE PAVEMENT
- 22. 0.000091552734375" SQUARE PAVEMENT
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- 49. 0.0000000000006821210263296949387122221921875" SQUARE PAVEMENT
- 50. 0.00000000000034106051316484746935611110909375" SQUARE PAVEMENT



TYPICAL LUNCH PATIO TRELLIS



EAST ELEVATION
 SCALE: 1/8" = 1'-0"

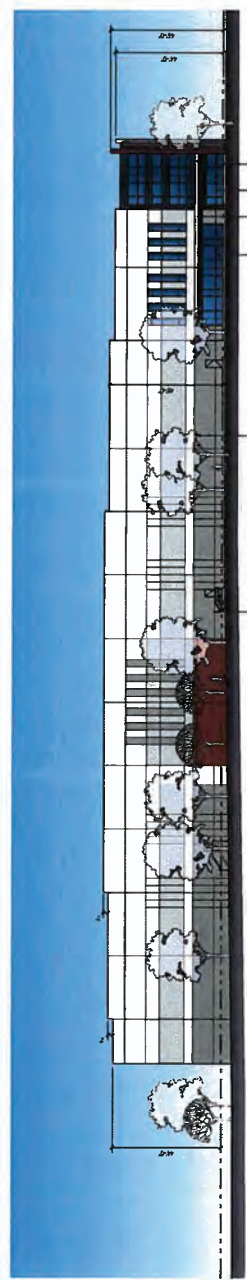


SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"

ANTI-GRAFFITI COATING REQUIRED, THIS WALL TO 10'-0" HIGH



WEST ELEVATION
 SCALE: 1/8" = 1'-0"



NORTH ELEVATION
 SCALE: 1/8" = 1'-0"

PLANT SCHEDULE

Table with 4 columns: TREEID, BOTANICAL COMMON NAME, COST, QUANTITY. Includes entries for various tree species like 'Acacia longyloca - Sheoak' and 'Callitris viminalis - Blue Gum'.

CONCEPT PLANT SCHEDULE

- UNITS TO BE PROVIDED BY OTHERS: CONCRETE, EARTHWORK, PLUMBING, ELECTRICAL, MECHANICAL, PAINT, IRONWORK, FENCE, SIGNAGE. Includes detailed specifications for each trade.

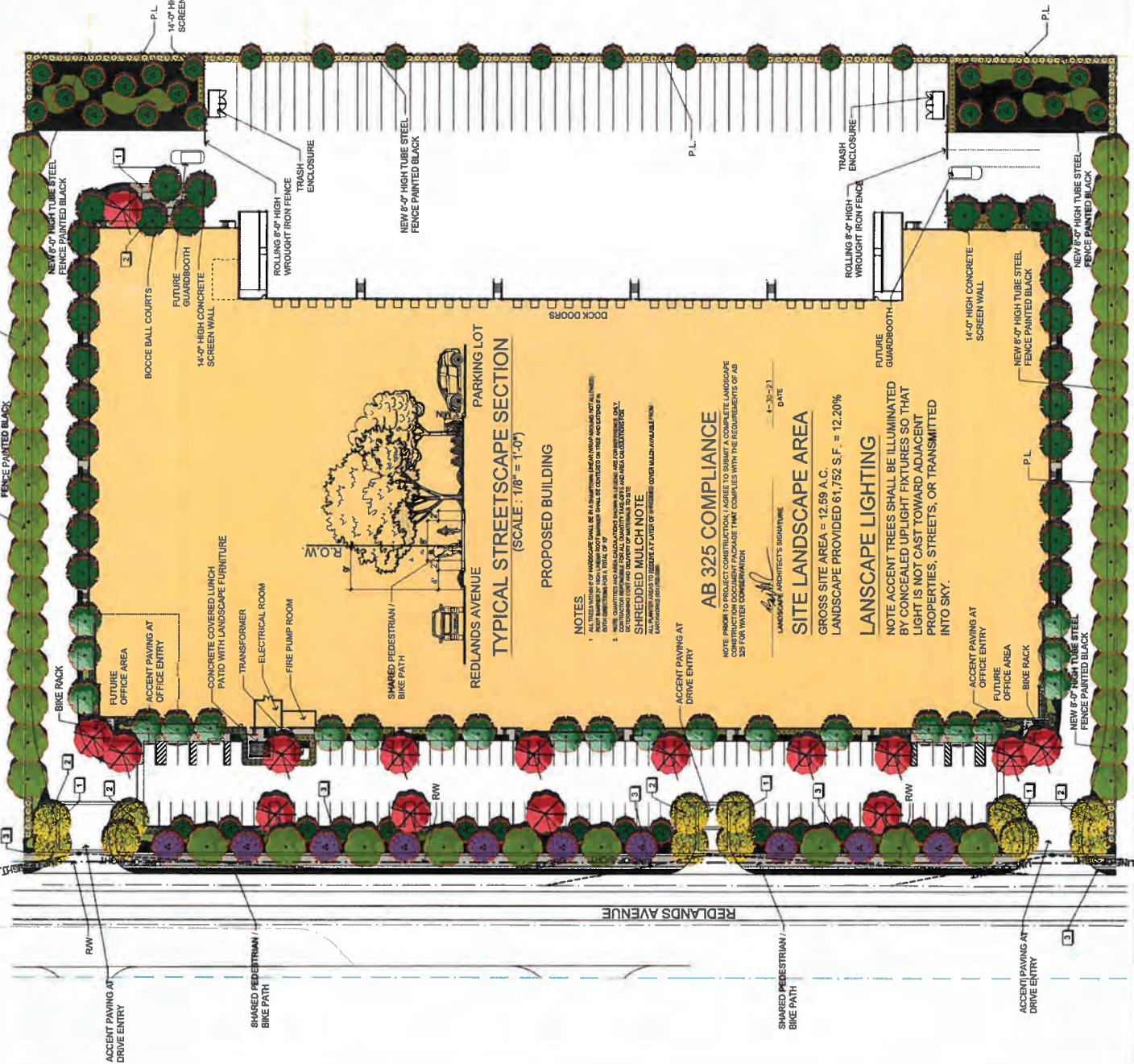
REFERENCE NOTES SCHEDULE

- 1. FENCE TO BE CONCRETE OR METAL - ACQUAIVE. 2. FENCE TO BE WOOD - ACQUAIVE. 3. FENCE TO BE METAL - ACQUAIVE. 4. FENCE TO BE METAL - ACQUAIVE. 5. FENCE TO BE METAL - ACQUAIVE.

TREE MIX

24" BOX 124 = 72%
36" BOX 49 = 28%
TOTAL TREES 173 = 100%

City of Perris seal and project details: EAST DEVELOPMENT, REDLANDS AVENUE, LAKE CREEK INDUSTRIAL LLC.



NOTES
1. ALL TREES WITHIN 5' OF LANDSCAPE SHALL BE IN A 36" DIAMETER LINER (REGARDING NOT ALL)...

AB 325 COMPLIANCE
SITE LANDSCAPE AREA
GROSS SITE AREA = 12.59 A.C.
LANDSCAPE PROVIDED 61,752 S.F. = 12.20%

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

LANDSCAPE ARCHITECT'S SIGNATURE
DATE
ACCENT PAVING AT OFFICE ENTRY
FUTURE OFFICE AREA

EXHIBIT H

Public Comments and Response to Comments –

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

<https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-328>

EXHIBIT I

Initial Study/Mitigated Negative Declaration,
Associated Technical Studies, and MMRP

*Due to the size of the document the file is
available online at:*

<https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-328>