



CITY OF PERRIS

PLANNING COMMISSION

AGENDA SUBMITTAL

- MEETING DATE:** June 7, 2023
- SUBJECT:** Specific Plan Amendment (SPA) 22-05173 and Conditional Use Permit (CUP) 22-05172 - A proposal to 1) amend 8.3 acres at the northeast corner of Markham Street and Perris Boulevard from Business Park Office (BPO) Zone to Light Industrial (LI) Zone within the Perris Valley Commerce Center Specific Plan (PVCC SP); and 2) to facilitate a Conditional Use Permit to establish and operate a truck and trailer storage facility. (APNs:302-110-021 to -024). Applicant: Bobby Nassir, Truck Terminal Properties, LLC.
- REQUESTED ACTION:** Adopt Resolution No. 23-16 recommending that the City Council adopt the Mitigated Negative Declaration No. 2388 and the Mitigation Monitoring and Reporting Program; and approve Specific Plan Amendment (SPA) 22-05173 and Conditional Use Permit (CUP) 22-05172 to facilitate the construction and operation of a truck and trailer storage facility, based on the findings and the Conditions of Approval.
- CONTACT:** Kenneth Phung, Director of Development Services

PROJECT SITE BACKGROUND

The project site is vacant and consists of 4 parcels totaling 8.3 acres. The site is relatively flat and consists of disturbed vegetation. There is a concrete trough with a concrete slab on the southwest portion of the project site. Historical aeriels indicate that the property was used for agricultural purposes in the past. The project is surrounded by vacant land to the north, Perris Truck Terminal (in construction) to the east that obtained City Council approval of the same rezone request on October 26, 2021, by the same owner/operator, a detention basin to the west for the Home Depot warehouse, and an Amazon warehouse building to the south.

PROJECT DESCRIPTION

The applicant is requesting approval of an amendment to the Perris Valley Commerce Center Specific Plan (PVCC SP) to rezone 8.3-acres of Business Park Office (BPO) Zone to Light Industrial (LI) Zone, and a Conditional Use Permit (CUP) for site plan review, and establishment and operation of a truck and trailer storage facility. The truck/trailer facility includes a 720-square-foot office/guard shack consisting of two restrooms, and an office area, 201 truck/trailer spaces, 14 feet in width by 53 feet in depth, three (3) passenger vehicle parking spaces, landscaping along the perimeter of the project site, and two (2) bioswales along the easterly and westerly property lines. A 14-foot-high concrete screen wall is proposed along the Perris Boulevard and Markham Street frontages to screen trucks and trailers from public view.

As part of this project, a bus stop and shelter are proposed on Perris Boulevard, as well as a meandering sidewalk to continue the existing sidewalk pattern to the south. Furthermore, the

applicant is proposing a 30-year covenant restricting the property from being developed with a warehouse facility, which was the same condition placed on the truck terminal that is under construction to the east of the site. In addition, the applicant has offered a community contribution totaling \$489,000 to the City of Perris for purposes to be determined by the city, including but not limited to the Perris Downtown Skill Training & Job Placement Center.

In submitting the request, the applicant identified the following reasons for the proposed land use change:

- Consistency with the truck terminal approved just east of the site that obtained City Council approval on October 26, 2021, and land use consistency with the industrial zoned properties to the south (i.e., Amazon warehouse) and east (i.e., Home Depot Warehouse).
- To fulfill a need for a truck terminal for industrial operators whose operation exceed their capacity and park their trucks on the street; and
- Provide options for local independent truck drivers in Perris who have expressed a need for a truck parking facility closer to their home.

To facilitate the implementation of this trailer/truck parking facility, a Parcel Merger is recommended as a condition of approval to merge the existing 4 parcels into a single 8.3-acre parcel.

Operational Characteristics

The proposed facility will provide storage for semi-trucks and trailers serving local warehousing and logistics operations as well as private independent trucking operators. Typical operational characteristics include: 1) owners/operators will pick up trailers with their semi-trucks; 2) owners/operators will drive their personal vehicles to the site and drive off with their semi-trucks; and 3) semi-truck owner/operator will be dropped off to pick up their semi-truck, leaving the parking space vacant. The applicant indicated that the facility will operate 24 hours a day and 7 days a week. A security guard is anticipated to be on-site 24 hours a day. Security cameras and 8-foot-high automatic gates will be provided to control access to the site. Also, restroom facilities will be open 24 hours a day and 7 days a week for staff, security guards, and truck drivers.

PROJECT ANALYSIS

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

	Consistent	Inconsistent
<p>Consistency with the General Plan</p> <p>Subject to the approval of the Specific Plan Amendment, the Project would be consistent with the General Plan land use designation with the following policies from the Safety and Land Use Elements:</p> <p><u>Safety Element:</u></p> <p>Policy S-6.1 – Ensure new development complies with the development requirements of the AICUZ (Air Installation Compatibility Use Zones) Land Use Compatibility Guidelines and ALUP (Airport Land Use Plan) Airport Influence Areas for March Air Reserve Base.</p> <p>Policy S-6.2 – Effectively coordinate with March Air Reserve Base, and the March Inland Port Airport Authority on development within its influence areas.</p> <p><u>Land Use Element:</u></p> <p>Policy II - New development consistent with infrastructure capacity and municipal services capabilities.</p> <p>Policy III.A - Commerce and industry to provide jobs for residents at all economic levels to accommodate diversity in the local economy. The proposed truck and trailer storage facility would produce jobs within the vicinity of the area.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Consistency with the Perris Valley Commerce Center (PVCC) Specific Plan</p> <p>Subject to the approval of the Specific Plan Amendment, the Project would be consistent with the Light Industrial (LI) Zone of the PVCC Specific Plan, which is intended to support a wide range of manufacturing and nonmanufacturing uses, from warehousing to distribution facilities, and truck and trailer storage facilities. Therefore, the project would be consistent with the PVCC Specific Plan.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Consistency with the March Air Reserve Base/Inland Port Airport</p> <p>The proposed Project area is located within Zone D (other Airport Environs) of the March Air Reserve Base/Inland Port Airport Influence Area, which has no development restrictions subject to a deed notice and disclosure of an aviation easement and notice of "airport in the vicinity" to future property owners.</p> <p>Also, on February 9, 2022, the Riverside County Airport Land Use Commission (ALUC) determined the Project is "Consistent" with the 2014 March Air Reserve Base Land Use Compatibility Plan (MARB ALUCP).</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

COMPLIANCE WITH APPLICABLE DEVELOPMENT STANDARDS

The table below summarizes compliance with the Light Industrial (LI) Zone of the PVCC SP subject to the approval of the land use change, 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	.02 percent	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
FAR (Floor Area Ratio)	0.75	0.2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Maximum Building Height	50 feet	20 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Setbacks	Front Setback: Markham Street	10 feet	78 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Street Side Yard: Perris Blvd (west)	15 feet	412.5 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Interior Side (east)	0 feet	162.5 feet		
	Rear Yard (north)		494 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Maximum Landscape Coverage	12 percent	12 percent	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Parking Standards Chapter 19.69 – Parking Development Standards					
Use	Standard	Required	Proposed	Consistent	Inconsistent
720-square-foot Office	1 space for 300 square feet	3 spaces	3 spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>

COMPLIANCE WITH OTHER APPLICABLE REQUIREMENTS

- **Building Elevations/Architecture**

The proposed office/guard shack utilizes varying colors and materials to distinguish the building's base, body, and cap, as required by the PVCC SP. The building proposes anodized aluminum storefront windows, stucco (Fleur De Sel color), and stone wainscot

extending 4.5 feet from the base of the building. Metal awnings are also proposed to define the main entrance and building fenestrations. The shed rooftop will include a standing seam metal roof material (Charcoal Gray color). Overall, the building is compatible with the truck and trailer storage project to the east and the PVCC SP architectural standards for small office buildings.

- **Fencing, Lighting, and Security**

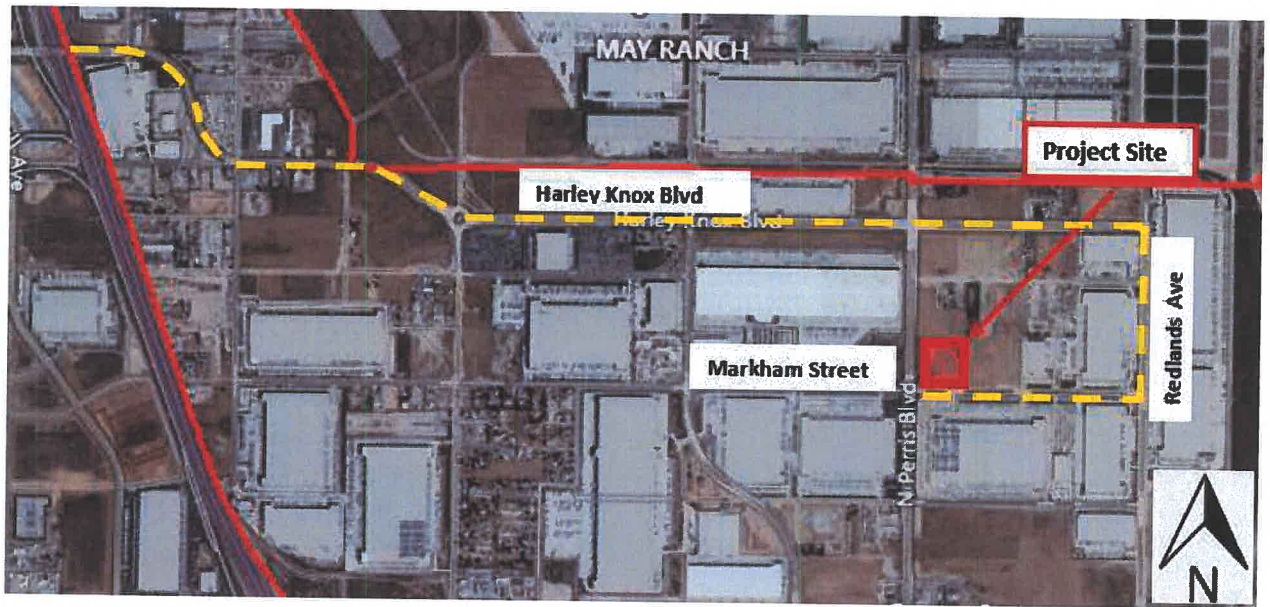
A combination of decorative screen walls and fencing is proposed for screening, privacy, noise control, and security. A 14-foot-high decorative concrete wall with intermittent pilasters will screen the truck and trailer storage facility from Perris Boulevard and Markham Street. In addition, a line-of-sight study was completed demonstrating that the 14-foot-tall wall will adequately screen the truck and trailer storage facility from public view and comply with the screening requirements of the PVCC Specific Plan. To further reduce any potential views of the trailers and semi-trucks, a condition of approval is recommended requiring a 14-foot-high wall along the north property line for a 50-foot segment extending from the front wall to the rear of the site. A 10-foot-high wall is proposed for the remainder of the site along the north side. The existing 10-foot-high fence along the east property line will be protected in place. Automatic gates will be provided at the project entrance to secure the site. Also, LED security lighting is provided throughout the truck/trailer parking area to illuminate the site during nighttime operations. Security will be provided by a combination of an on-site security guard and video cameras.

- **Landscaping**

The proposed conceptual landscape plan has been designed to provide adequate plant materials along the street frontages in front of the screen walls, the interior perimeter of the site, and adjacent to the building. The proposed on-site landscaping area totals approximately 43,789 square feet, or approximately 12% of the site. As proposed, the conceptual landscaping is in compliance with the landscape requirements of the PVCC Specific Plan.

- **Circulation**

Truck traffic will be restricted to designated truck routes which will route trucks to and from I-215/Harley Knox Boulevard Interchange via Harley Knox Boulevard, Redlands Avenue, and Markham Street as depicted in the exhibit below.



Truck access to and from Ramona Expressway and Perris Boulevard is prohibited. The project will have one access point on Markham Street, which will be utilized by all passenger vehicles, and semi-trucks. The proposed access gates are set back approximately 122.5 feet from Markham Street to allow queuing of trucks/trailers prior to entering the parking facility.

ENVIRONMENTAL CONSIDERATIONS AND CEQA PROCESS

An Initial Study was prepared for the project in accordance with the California Environmental Quality Act (CEQA), which concluded that all potential significant effects on the environment can be reduced to less than significant levels with mitigation measures. In accordance with the California Environmental Quality Act (CEQA), a Notice of Intent (NOI) to adopt a Mitigated Negative Declaration (NOI) was published with a 30-day public review period starting on April 7, 2023, and ending on May 8, 2023. 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 2388 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 three (3) comment letters from Riverside County Flood Control and Water Conservation District, Eastern Municipal Water District (EMWD), and Riverside Transit Agency (RTA). The Riverside County Flood Control and EMWD letters were informational in nature and did not trigger any changes to the project or the completed environmental review. Also, RTA stated that they had no comments for the project.

The comment letters and Responses to Comments are included under Exhibit E. 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.

PUBLIC HEARING NOTICE:

A notice of public hearing for the Planning Commission meeting was published in the local newspaper and sent to agencies and property owners within 300 feet of the project site. As of the writing of the staff report, no additional comments have been received by staff.

RECOMMENDATION:

Adopt Resolution No. 23-16 recommending that the City Council adopt the Mitigated Negative Declaration No. 2388 and the Mitigation Monitoring and Reporting Program; and approve Specific Plan Amendment (SPA) 22-05173 and Conditional Use Permit (CUP) 22-05172 to facilitate the construction and operation of a truck and trailer storage facility, 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: Nathan Perez, Senior Planner
Reviewed by: Patricia Brenes, Planning Manager

EXHIBITS:

- A. Resolution 23-16 with Conditions of Approval (Planning, Engineering, Public Works, Building & Safety) and the Mitigation Monitoring and Reporting Program
- B. Aerial Map
- C. Existing and Proposed PVCC Specific Plan Maps
- D. Project Plans (Site Plan, Floor Plan, Building Elevations, Fence/Wall Plan, and Conceptual Landscape Plan)
- E. Comment Letters/ Responses to Comments
- F. Initial Study/MND, and Associated Technical Studies

Due to the size of the files, the environmental documents are located at the following webpage link:

https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-366#docan1206_1313_479

Consent:
Public Hearing: X
Business Item:
Presentation:
Other:

Exhibit A

**Resolution 23-16 with Conditions of
Approval (Planning, Engineering, Public
Works, Building & Safety, and the
Mitigation Monitoring and Reporting
Program)**

RESOLUTION NUMBER NO. 23-16

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 NUMBER 2388 AND MITIGATION MONITORING AND REPORTING PROGRAM, AND APPROVE SPECIFIC PLAN AMENDMENT 22-05173 AND CONDITIONAL USE PERMIT 22-05172 TO AMEND THE PERRIS VALLEY COMMERCE CENTER SPECIFIC PLAN TO REZONE 8.3 ACRES FROM BUSINESS PARK OFFICE TO LIGHT INDUSTRIAL ZONE TO FACILITATE THE CONSTRUCTION AND OPERATION OF TRUCK AND TRAILER STORAGE FACILITY LOCATED AT THE NORTHEAST CORNER OF PERRIS BLVD AND NANCE STREET SUBJECT TO CONDITIONS OF APPROVAL AND THE FINDINGS NOTED HEREIN.

WHEREAS, the applicant, Bobby Nassir with Truck Terminal Properties, proposes to amend the Perris Valley Commerce Center Specific Plan (“PVCCSP”) to rezone 8.3 acres from Business Park Office (“BPO”) to Light Industrial (“LI”) to facilitate the construction and operation of a truck and trailer storage facility located at the northeast corner of Perris Blvd and Nance Street, which is located in the PVCCSP (“Project”); and

WHEREAS, the applicant submitted a Specific Plan Amendment (“SPA”) 22-05173 and Conditional Use Permit (“CUP”) 22-05172 to rezone and design review consideration of the Project; and

WHEREAS, proposed SPA 22-05173 and CUP 22-05172 are considered a “project” as defined by the California Environmental Quality Act (“CEQA”); and

WHEREAS, pursuant to CEQA and State CEQA Guidelines, an Initial Study (“IS”) was prepared for the proposed Project and, based upon thereof, Mitigated Negative Declaration No. 2388 (SCH #2023040093) was prepared for the Project and was publicly reviewed for a thirty (30) day period in accordance with CEQA, from April 7, 2023, to May 8, 2023; and

WHEREAS, the City of Perris Municipal Code (Zoning Code, Authority and Review Procedures) authorizes the City to approve, conditionally approve, or deny requests for a Specific Plan Amendment and Development Plan Reviews; and

WHEREAS, on February 9, 2023, the Riverside County Airport Land Use Commission (ALUC) determined that the Project was consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (MARB ALUCP) based on findings and conditions, which are attached and incorporated into the Planning Conditions of Approval; and

WHEREAS, the Planning Commission held a duly noticed public hearing on June 7, 2023, at which time all interested persons were given full opportunity to be heard and to present evidence; and

WHEREAS, prior to taking action, the Planning Commission has heard, been presented with, and/or reviewed all of the information and data which constitutes the administrative record for the above-mentioned approvals, including all oral and written evidence presented to the City 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. Environmental Analysis. Based upon the foregoing 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 (including all attachments and exhibits) presented at its public hearing on June 7, 2023, the Planning Commission hereby determines pursuant to Section 15070 of the CEQA Guidelines that, based upon on the Initial Study prepared for the Project in accordance with City of Perris guidelines for implementing CEQA, 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 zoning code, and standard requirements of the City; therefore Mitigated Negative Declaration No. 2388 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 as revised may have a significant effect on the environment if mitigation measures are implemented pursuant to Mitigated Negative Declaration No. 2388, which has been prepared for this Project.
- B. The City has complied with the CEQA.
- C. Determinations of the Planning Commission reflect the independent judgment of the City.

Section 3. Specific Plan Amendment 21-05173. Based upon the foregoing 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 (including all attachments and exhibits) presented at its public hearing on June 7, 2023, the Planning Commission finds, with respect to Specific Plan Amendment 21-05173, that:

- 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 Perris Valley Commerce Center Specific Plan land use map is consistent with the General Plan and surrounding zoning designations of Light Industrial (LI) and surrounding industrial land uses. In addition, the proposed Specific Plan Amendment promotes Goal II and Goal III of the General Plan Land Use Element.

Goal II: New development consistent with infrastructure capacity and municipal services capabilities.

Goal III: Commerce and industry to provide jobs for residents at all economic levels.

- 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.*

The Project proposes to 1) Amend the land use designation of 8.3 acres from Business Professional Office (BPO) to Light Industrial (LI); and 2) Allow the operation of a truck and trailer storage facility as a conditionally permitted use in the Light Industrial (LI) zone of the Perris Valley Commerce Center Specific Plan and will not impact areas designated as open space.

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.*

A Mitigated Negative Declaration was prepared for the Project and determined that there would be no impacts to major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities in the area that could not be mitigated to a level that is less than significant.

3. *Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.*

The Project does not include changes to standards and criteria by which development will proceed, or standards for conservation, development, and utilization of natural resources.

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 Project provides adequate text and diagrams to adequately address all established programs of implementation measures, including regulation programs, public works projects, and financing measures.

Section 4. Conditional Use Permit 22-05172. Based upon the foregoing 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 (including all attachments and exhibits) presented at its public hearing on June 7, 2023, the Planning Commission finds, with respect to Conditional Use Permit 22-05172, that:

A. *The proposed location of the conditional use is in accord with the objectives of the Zoning Code and the purposes of the zone in which the site is located.*

The Project proposes to 1) Amend the land use designation of 8.3 acres from Business Professional Office (BPO) to Light Industrial (LI); and 2) Allow the operation of a truck and trailer storage facility as a conditionally permitted use in the Light Industrial (LI) zone of the Perris Valley Commerce Center Specific Plan. The Project is consistent with the surrounding industrial developments and land uses and the development regulations contained in the Zoning Code and the PVCCSP.

B. *The proposed plan is consistent with the City's General Plan and conforms to all Specific Plans, zoning standards, applicable subdivision requirements, and other ordinances and resolutions of the City.*

The proposal is consistent with the General Plan which designates the Project site within Planning Area 1: North Industrial. Planning Area 1 is generally made up of industrial land uses. The Project proposes to amend the PVCCSP to change the zoning of the subject site from BPO to LI to allow the operation of a truck and trailer storage facility. The Project will also comply with the LI zone development standards, ordinance and resolutions of the City. No subdivision is proposed as part of the Project.

C. *The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.*

As conditioned, the proposed Project will not be detrimental to the public health, safety or welfare, or injurious to property and improvements in the vicinity or to the general welfare of the City. The Project is surrounded by industrial developments and land uses and has been designed and conditioned to protect the public health, safety and welfare and other properties in the vicinity. Additionally, an Initial Study and Mitigated Negative Declaration was prepared for the Project and reduced any potential impacts of the development to a less than significant level.

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

As conditioned, the proposed architecture for the Project meets or exceeds the design standards for the PVCCSP Light Industrial (LI) Zone. The Project proposes a small guard shack building with a pitched roof and the exterior will be treated with stucco and stone finishes in neutral color schemes. Additionally, the development will be surrounded by decorative block walls and landscaping to adequately screen the truck and trailer parking facility views from the public right-of-way.

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

The proposed Project meets and exceeds the on-site and off-site landscape standards for the Light Industrial (LI) zoning district as outlined in the PVCCSP. A minimum of 12% coverage is required, and the Project is proposing 12.1%. It provides a mix of native and drought-tolerant trees, shrubs, ground cover, and annual color throughout the site to ensure visual relief and soften, and embellish access points, building entries, parking areas and trash enclosures.

Section 5. Based upon the foregoing 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 (including all attachments and exhibits) presented at its public hearing on June 7, 2023, the Planning Commission adopts Mitigated Negative Declaration No. 2388 and Mitigation Monitoring Reporting Program.

Section 6. Based upon the foregoing 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 (including all attachments and exhibits) presented at its public hearing on June 7, 2023, the Planning Commission hereby determines that the Project is covered under Mitigated Negative Declaration No. 2388, as adopted, and hereby recommends that the City Council approve the Project (Specific Plan Amendment (SPA) 22-05173 and Conditional Use Permit (CUP) 22-05172) to amend the Perris Valley Commerce Center Specific Plan (PVCCSP) to rezone 8.3 acres from Business Park Office (BPO) to Light Industrial (LI) to facilitate the construction and operation of a truck and trailer storage facility located at the northeast corner of Perris Blvd and Nance Street; subject to the Planning Division, Building, Fire, Public Works and Engineering Departments' Conditions of Approval (COA) attached hereto as Attachment A, and incorporated herein by this reference).

Section 7. 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 8. The Chairperson shall sign, and the Secretary shall certify to the passage and adoption of this Resolution.

ADOPTED, SIGNED and **APPROVED** this 7th day of June 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 23-16 was duly adopted by the Planning Commission of the City of Perris at a regular meeting of said Planning Commission on the 7th day of June 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, Building & Safety, and the Mitigation Monitoring and Reporting Program)

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

FINAL CONDITIONS OF APPROVAL

SPA 22-05173 and CUP 22-05172

June 7, 2023

PROJECT: Specific Plan Amendment (SPA) 22-05173 and Conditional Use Permit (CUP) 22-05172 - A proposal to 1) amend 8.3 acres at the northeast corner of Markham Street and Perris Boulevard from Business Park Office (BPO) Zone to Light Industrial (LI) Zone within the Perris Valley Commerce Center Specific Plan (PVCC SP); and 2) to facilitate a Conditional Use Permit to establish and operate a truck and trailer storage facility. (APNs:302-110-021 to -024). Applicant: Bobby Nassir, Truck Terminal Properties, LLC.

GENERAL CONDITIONS:

1. **Approval Period for Conditional Use Permit 22-05172.** In accordance with P.M.C. Section 19.61.090, 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 Conditional Use Permit.
2. **Mitigation Monitoring Program.** The project shall fully comply with all provisions of the adopted Mitigation Monitoring and Reporting Program (MMRP) for Mitigated Negative Declaration (MND) 2388. The MMRP 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. **Municipal Code and Specific Plan Compliance.** The project shall conform to the Light Industrial (LI) zone standards of the Perris Valley Commerce Center Specific Plan (PVCCSP) and Chapter 19 of the Perris Municipal Code.
5. **Conformance to Approved Plans.** Development of the project site, building elevations, and conceptual landscaping shall conform substantially to the plans approved by the Planning Commission on **June 7, 2023**, or as amended by these conditions. Any deviation shall require appropriate Planning Division review and approval.
6. **Expansion of Use.** No expansion of the site or the use shall occur without subsequent reviews and approvals by the Planning Division.
7. **Future Obligation of Buyers and Lessees.** All future buyers and lessees shall be informed of their obligation to comply with these Conditions of Approval. The applicant shall

provide a copy of these conditions and inform the buyer or lessee of their obligation to maintain compliance with all local and City ordinances, including but not limited to an annual fire inspection and maintenance of a City business license.

8. **Building Official/Fire Marshal.** The proposed project shall adhere to all requirements of the Building Official/Fire Marshal. Fire hydrants shall be located on the project site pursuant to the Building Official and the approved Fire Access Plan. 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 Conditions of Approval shall be included in building plans. See City of Perris website, Office of the Fire Marshal, for examples and relevant information for access and underground plan available at: <http://www.cityofperris.org>.
9. **City Engineer's Conditions.** The project shall adhere to the requirements of the City Engineer as indicated in the attached Engineering Conditions of Approval dated **May 10, 2023**. On and off-site improvement plans shall be submitted for review and approval by the City Engineer.
10. **Fire Department Conditions.** The project shall comply with all Conditions of Approval by the Fire Department dated April 6, 2023, consisting of the following requirements.
 - a. The project shall comply with all requirements set forth by the California Code of Regulations Title 24 Parts 1-12, respectively.
 - b. The adopted edition of the California Code of Regulations, Title 24, Parts 1 through 12, and the Perris Municipal Code shall apply at the time the architectural plans are submitted for construction permits.
 - c. Prior to the to the issuance of grading permits a fire department access plan shall be submitted to the City of Perris for review and approval. A fire hydrant shall be provided on the proposed Perris truck terminal site. 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.
 - d. The fire hydrant shall be readily visible and immediately accessible. A clear space of not less than 3-feet shall be maintained at all times.
 - e. 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.
 - f. All required fire hydrants shall be installed and operational prior to building construction. All fire hydrants shall remain operational during construction.
 - g. Prior to construction a temporary address sign shall be posted and clearly visible from the street.

- h. 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.
11. **Public Works Conditions.** The project shall adhere to the requirements of the Public Works Administration Department as indicated in the attached Conditions of Approval dated **April 5, 2023**.
12. **Community Services Conditions.** The project shall comply with all Conditions of Approval by Community Services dated May 3, 2023.
13. **Building Conditions:** The project shall adhere to the requirements of the Building Department as indicated in the attached Conditions of Approval dated **August 16, 2022**.
14. **Construction Practices.** To reduce potential noise and air quality nuisances, the following items shall be listed as "General Notes" on the construction drawings:
 - a. Construction activity and equipment maintenance are limited to weekday hours between 7:00 a.m. and 7:00 p.m. Construction may not occur on weekends or State holidays without the prior consent of the Building Official. Non-noise-generating activities (e.g., interior painting) are not subject to these restrictions.
 - b. Water trucks or sprinkler systems shall be used during clearing, grading, earth moving, excavation, transportation of cut or fill materials, and construction phases to prevent dust from leaving the site and to create a crust after each day's activities cease. At a minimum, this would include wetting down such areas in the later morning and after work is completed for the day and whenever wind exceeds 15 miles per hour.
 - c. A person or persons shall be designated to monitor the dust control program and to order increased watering as necessary to prevent the transport of dust off-site. The name and telephone number of such persons shall be provided to the City. Also, a board shall be placed at the subject site to include a person and phone number for the public to call in case of dirt and dust issues.
 - d. Project applicants shall provide construction site electrical hook-ups for electric hand tools, such as saws, drills, and compressors, to eliminate the need for diesel-powered electric generators or provide evidence that electrical hook-ups at construction sites are not practical or prohibitively expensive.
15. **Performance Standards.** The applicant shall comply with all Performance Standards listed in Chapter 19.44.070 of the Perris Municipal Code.
16. **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).
17. **Val Verde Unified School District.** The proposed subdivision shall adhere to the standard

- requirements and mitigation fees established by the *Val Verde Unified School District*.
18. **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 the commencement of construction.
 19. **Exterior Downspouts.** Exterior downspouts are not permitted on the elevations of any building where exposed to public view. Interior downspouts are required.
 20. **Screening of Roof-Mounted Equipment.** Proper screening shall prevent public views of all HVAC equipment and roof-mounted equipment. Also, all vent pipes and similar devices shall be painted to match the building.
 21. **On-site & Off-site Utilities.** All utilities attached to buildings, including meters and utility boxes, shall be enclosed within cabinets and painted to match the wall of the building to which they are affixed. These facilities shall also be screened from the public right-of-way by landscaping.
 22. **Waste Hauling.** The developer shall use only the City-approved waste hauler for all construction and other waste disposal.
 23. **Graffiti.** The project shall comply with the Perris Municipal Code Chapter 7.42 regarding Property Maintenance. The site shall be maintained graffiti-free state at all times. Graffiti located on site shall be removed within 48 hours. Graffiti shall be painted over in panels and not patches. In addition, it will match the color of the wall or material surface. Furthermore, the applicant shall apply an anti-graffiti coating on the walls.
 24. **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 the Public Works Department Condition of Approval No. 4, dated April 5, 2023.
 25. **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 22-05173 and CUP 22-05172. 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.
 26. **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 sq. ft. 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.) to provide funding equivalent to such cost the discretion of the City prior to issuance of the building permit.

27. **Payment of Department of Fish and Wildlife Fee.** Within five (5) days of City Council approval, the applicant shall file a Notice of Determination of the Riverside County Clerk and submit appropriate payment of fees in accordance with Section 753.5 (Title 14) of the California Code of Regulations; no project shall be operative, vested, or final until the filing fees have been paid.
28. **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 2012 Riverside County WQMP Manual requirements. The following 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 two bio-retention swales, a self-retaining landscape and covered trash enclosure. The Public Works Department shall review and approve the final WQMP text, plans, and details.
29. **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.

PROJECT-SPECIFIC REQUIREMENTS:

30. **On-Street Parking.** On-street parking of vehicles, trucks, or trailers associated with the project is strictly prohibited.
31. **Security.** The truck and trailer storage facility shall install video cameras throughout the site and within the building for video surveillance and security. Video footage from on-site security cameras shall be stored for 3 months. Additionally, the guard shack (not to include the restroom) shall be locked at all times when no guard is present.
32. **Signs.** This approval does not include signs, which shall conform to the Perris Valley Commerce Center Specific Plan. Applicant shall apply for a separate sign permit and all signs shall be reviewed and approved by the Planning Division prior to the issuance of building permits.

33. **State, County and City Ordinances.** All tenants shall 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.
34. **March Air Reserve Base.** Notice regarding proximity to the March Air Reserve Base (i.e. to be provided by March Air Reserve Base) shall be given to all prospective purchasers of the property and tenants of the building.

PRIOR TO THE ISSUANCE OF GRADING PERMITS

35. **Final Water Quality Management Plan (FWQMP).** Prior to the issuance of grading permits, an FWQMP is required to be submitted. To mitigate impacts related to pollutant loading to receiving waters and/or increased erosion/siltation resulting from the long-term operation of the project, the applicant shall develop, receive approval from the City, and implement an FWQMP. The FWQMP shall contain measures that will effectively treat all pollutants of concern and hydrologic conditions of concern, consistent with the Preliminary WQMP and developed in compliance with the MS4 permit. The FWQMP shall specifically identify pollution prevention, source control, treatment control measures, and other Best Management Practices (BMPs) that shall be used on-site to control predictable pollutant runoff to reduce impacts to water quality to the maximum extent practicable. The FWQMP shall substantially comply with site design, source control, and treatment control BMPs proposed in the approved Preliminary Water Quality Management Plan (PWQMP).
36. **Planning Clearance.** The applicant shall first obtain clearance from the Planning Division, verifying that all pertinent conditions of approval have been met.
37. **Parcel Merger.** A Parcel Merger is required to merge all four (4) lots (APNs:302-110-021 to -024). The Parcel Merger application with exhibits shall be submitted prior to the issuance of a grading permit and recorded prior to the final issuance of occupancy.
38. **Precise Grading Plans.** Precise grading plans shall be submitted to the City Engineer for review and approval. Grading plans shall be consistent with approved development plans.
39. **Traffic Control Plan.** A Traffic Control Plan shall be submitted for approval to the City Engineer.

PRIOR TO THE ISSUANCE OF BUILDING PERMITS

40. **Community Contribution.** Prior to building permit issuance, the developer shall contribute \$489,000 to the City for purposes to be determined by the City, including but not limited to the Perris Downtown Skill Training & Job Placement Center prior to building permit issuance.
41. **Avigation Easement.** The landowner shall convey and have recorded an avigation easement to the March Inland Port Airport Authority. Contact March Joint Powers Authority at (951) 656-7000 for additional information.
42. **March Air Reserve Base.** As required by the Perris Valley Commerce Specific Plan, the following measures shall be implemented to address the project's location within Airport

Overlay Compatibility Zone D:

- a. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
- b. The following uses/activities are not included in the proposed project and shall be prohibited at this site:
 - (i) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight or circling climb following takeoff or toward an aircraft engaged in a straight or circling final approach toward a landing at an airport, other than a DoD or FAA-approved navigational signal light or visual approach slope indicator.
 - (ii) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight or circling climb following takeoff or towards an aircraft engaged in a straight or circling final approach towards a landing at an airport.
 - (iii) Any use which would generate smoke or water vapor, or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, wastewater management facilities, artificial marshes, trash transfer stations that are open on one or more sides, recycling centers containing
 - (iv) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
 - (v) Hazards to flight
- c. The attached notice shall be provided to all prospective purchasers of the property and tenants of the building, and shall be recorded as a deed notice.
- d. Any proposed detention 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 detention 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 detention 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.

- e. 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.
 - f. The project has been evaluated to create a 219-space truck trailer parking facility with a 720-square-foot office building. 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.
 - g. 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.
43. **Building Plans.** All Planning, Public Works, and Engineering Conditions of Approval shall be copied onto the approved building plans. Such conditions shall be annotated, directing the receiver to the sheet and detail(s) indicating satisfaction of the conditions. Also, the Mitigation and Monitoring 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.
44. **Site Lighting Plan.** A site lighting plan that complies with the City's Outdoor Lighting Regulations and Mount Palomar Observatory's Dark Sky Ordinance shall be approved. The lighting plan shall include photometric, fixture details, and standard light elevations to meet 2700 KV illumination or less (to provide adequate illumination). High-efficiency fixtures with full-cut-off shields shall be used to prevent light and glare above the horizontal plane of the bottom of the lighting fixture. At least one foot-candle of light shall be provided in all parking lots and pedestrian areas for safety and security. All lighting shall be shielded downward to prevent light pollution from spilling onto adjacent parcels or the public right of way.
45. **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 public view. The split-face blocked wall trash enclosure shall have an overhead solid trellis cover. Elevations shall be included in the final landscape plans for review and approval by the Planning Division.

46. **Screen Walls and Fencing.** Decorative screen walls shall screen views into truck courts from the public right of way (Perris Blvd and Nance Street) and adjacent uses. Plans and details for the screen walls shall be included in the landscape plan check submittal package for review and approval by the Planning Division. The following shall apply:
 - a. **Decorative Wall.** The fourteen (14) foot-high block wall proposed along the westerly and southerly property line must be a split-face wall with pilasters spaced at 100-foot intervals and corners.
 - b. **Northerly Property Line walls.** The northerly wall shall consist of a 14-foot-high concrete screen wall or block wall to extend 50 feet from Perris Blvd along the property line east, and the remainder shall consist of a solid 10-foot high block wall.
 - c. **Wrought iron Gates.** All tubular steel gates located at the main entrance shall be a minimum of eight feet in height and be screened by a high-quality view-obscuring material, subject to Planning review and approval.
 - d. **Graffiti.** All block/tilt-up walls shall be treated with a graffiti-resistant coat.
47. **Landscaping Plans.** Prior to the 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 following treatments, consistent with the conceptual landscape plan or as conditioned herein, are required:
 - 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 be completed and signed by the designer/auditor responsible for the project, and submitted to the project planner for approval.
 - c. **Maintenance.** All landscaping shall be maintained in a viable growth condition.
48. **Fees.** The developer shall pay the following fees before the issuance of building permits:
 - a. Stephen's Kangaroo Rat Mitigation Fees of \$500.00 per acre;
 - b. Multiple Species Habitat Conservation Plan fees currently in effect;
 - c. Current statutory school fees to all appropriate school districts;

- d. Any outstanding liens and development processing fees owed to the City;
- e. Appropriate Road and Bridge Benefit District fees;
- f. Appropriate City Development Impact Fees in effect at the time of development.

PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:

- 49. **City 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 before issuing a Certificate of Occupancy. This condition shall apply only to districts existing when the project is approved (or all requirements have been met for a certificate of occupancy, as applicable). Such districts may include but are not limited to the following:
 - a. Landscape Maintenance District No. 1;
 - b. Flood Control Maintenance District No. 1;
 - c. Maintenance District No. 84-1;
 - d. North Perris Community Facilities Assessment District; and
 - e. Any other applicable City Assessment and Community Facilities Districts
- 50. **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 the required paving, parking, walls, site lighting, landscaping, and automatic irrigation installed and in good condition.
- 51. **On-Site Landscape Inspections.** The project applicant shall inform the on-site project manager and the landscape contractor of their responsibility to call for a final landscape inspection after the installation of all landscaping and irrigation systems is completely operational. Before calling for a final inspection, the City's "Certificate of Compliance" form shall be completed and signed by the designer/auditor responsible for the project and submitted to the project planner. The project planner shall sign off the "Certificate of Compliance" to signify code compliance and acceptance.
- 52. **Occupancy Clearance.** The applicant shall have all required paving, parking, screen walls, colors, and materials (per approved elevation plans), site lighting, landscaping, and automatic irrigation installed and in good condition prior to the Planning sign-off.
- 53. **Outstanding Fees.** Any outstanding processing fees due to the Planning Division shall be paid prior to building occupancy.
- 54. **Truck Routes.** The applicant shall notify all truck drivers of the truck routes adopted by the City Council. Signs shall be provided on-site and within the public right-of-way to direct all trucks to use designated truck routes only as approved by the Engineering and Planning Departments. The Project shall utilize designated truck routes per the Circulation Element and PVCC SP. Truck access to and from Ramona Expressway and Perris

Boulevard is prohibited.

55. **Truck Terminal Covenant.** The applicant/property owner shall record a covenant limiting the property to a truck terminal for a period of 30 years, subject to the review and approval of the City.

END OF CONDITIONS



CITY OF PERRIS

JOHN POURKAZEMI, INTERIM CITY ENGINEER

CONDITIONS OF APPROVAL

P8-1510

May 10, 2023

SPA 22-05173 – CUP 22-05172 – Truck and Trailer Parking Facility

NEC of Perris Blvd & Markham St.

(APN 302-110-021 to -024)

With respect to the Conditions of Approval for the above referenced project, the City of Perris requires that the developer/property owner provides 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 their omission may require the site plan to be resubmitted for further consideration. These ordinances and the following conditions are essential parts and requirement 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 conditioned 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 developer/ property shall secure City's and appropriate agencies clearances and approvals of the improvement plans.
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. Site circulation shall be such that auto and truck access and parking are distinct and separate.

4. Truck access shall be to and from I-215/Harley Knox Boulevard Interchange, Haley Knox Boulevard, Indian Avenue, Redlands Avenue and Markham Street.

Truck access is not permitted on Perris Boulevard and Ramona Expressway.

Prior to issuance of Grading Permit:

5. 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 streetlights and traffic signals shall be maintained by the City and cost paid by the developer/property owner through the said annexations.

6. One driveway is permitted to the project site.

7. The driveway shall be per County of Riverside Standard No. 207A and shall include wet set concrete truncated domes per ADA standards.

8. Any gate shall be 100 feet from the ultimate right-of-way line to allow for stacking.

9. Property line corner cutback shall be dedicated per County of Riverside Standard No. 805.

10. The developer/property owner shall submit the following to the City Engineer for review and approval:

- a. Onsite Grading Plan and Erosion Control Plan – Plans shall show the approved WDID No.
- b. Street Improvement Plan
- c. Signing and Striping Plan
- d. Final Drainage Plan, Hydrology and Hydraulic Report
- e. Final WQMP (for reference)
- f. Street Light Plan prepared by a registered Electrical Engineer per City of Perris Safety Lighting Standards

The design shall be in compliance with 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.

11. The developer/property owner shall submit a Traffic Impact Analysis (TIA) and Vehicle Miles Traveled Analysis for review. The number of ADTT (average daily truck traffic) shall be provided. ADTT will be used to determine whether concrete pavement is required at the driveway to withstand truck traffic.

Prior to issuance of Building Permit:

12. The 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 paid as 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.

13. A subdivision map or parcel merger along with a certificate of compliance, consolidating the underlying lots/parcel shall be processed with the City for review and approval and subsequent recordation.

14. Submit Water and Sewer Plans to the City Engineer for review and approval – Fire Department and EMWD approvals of onsite and offsite water and sewer plans are required prior to the City Engineer's approval of the plan.

15. Fire Department and EMWD approvals of the Water Improvement Plans are required prior to City Engineer's approval.

16. Markham Street is classified as Secondary Arterial (94'/64'). A 44-foot half width right-of-way is currently dedicated on Markham Street along the property frontage; the applicant/property owner shall dedicate the required additional 3 feet of right-of-way to accommodate a 47 foot half width.

17. Perris Boulevard is classified as an Arterial (128'/94'). A 55-foot half width right-of-way is currently dedicated on Perris Boulevard along the property frontage; the applicant/property owner shall dedicate the required additional 9 feet of right-of-way to accommodate a 64 foot half width.

18. All easements and/ or rights-of-way shall be offered for dedication to the public or other appropriate agencies in perpetuity 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.

19. The developer/property owner shall submit a compaction certification from the Soils Engineer in compliance with the approved geotechnical/soils report and the pad elevation certification from the Civil Engineer in compliance with the approved Precise Grading Plan.

Prior to issuance of Certificate of Occupancy:

20. Markham Street (Secondary Arterial – 94'/64') along the property's frontage within the dedicated right-of-way shall be improved to provide for

6 foot wide sidewalk, and streetlights subject to the photometric analysis, per City of Perris, County of Riverside and Caltrans standards.

21. Perris Boulevard (Arterial - 128'/94') along the property's frontage within the dedicated right-of-way shall be improved to provide for a 47 feet of asphalt pavement (using a TI of 9.5 and PG 70-10), 6 foot wide sidewalk, Class II bike lane and streetlights subject to the photometric analysis, per City of Perris, County of Riverside and Caltrans standards.

22. The existing pavement on Markham Street and Perris Boulevard along the project frontage shall be analyzed and shall be removed and replaced if substandard. If the existing pavement is in good condition the developer/property owner may use grind and overlay technique as determined by the City Engineer.

23. The developer/property owner shall provide for utility trench surface repair as directed by the City Engineer.

24. The developer/property owner shall pay the City \$100,000 for their contribution towards the implementation of interim and ultimate improvements to I-215/Ramona Expressway interchange, I-215/Harley Knox Boulevard interchange and other improvements. This one-time contribution is above and beyond TUMF, DIF, RBBD and other City fees and it is not reimbursable.

25. 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.

John Pourkazemi
Interim City Engineer



CITY OF PERRIS

PUBLIC WORKS DEPARTMENT

Weed Abatement

NPDES Services

Flood Control and Landscape Districts

MEMORANDUM

Date: April 5, 2023
To: Planning Department
From: Michael Morales, CIP Manager
By: Chris Baldino, Landscape Inspector *CB*

Subject: CUP 22-05172, SPA 22-05173 – Conditions of Approval

Specific Plan Amendment (SPA) 22-05173 is a proposal to change the zoning designation of 8.3 acres of land from Business Park Office (BPO) to Light Industrial (LI) within the Perris Valley Commerce Center Specific Plan to facilitate the constructing a new Truck/Trailer Parking Facility with a 470 SF guard shack, located on the Northeast corner of Perris Blvd and Markham St.

- 1. Dedication and/or Landscape Maintenance Easement.** Offer of Dedication and Landscape Maintenance Easement for City landscape maintenance district shall be provided as follows:
 - **Markham Street** - Provide offer of dedication as needed to provide for full half width Street (94' ROW (47' half-width), curb gutter, sidewalk, Class 1 Shared use path, and off-site landscaping requirements, per City General Plan, including a minimum 15' public parkway, plus an additional 1' landscape easement totaling 16' from face of curb. The additional easement shall be required to provide for the required Class I shared use path (pedestrian/bicycle), to be integrated within parkway landscape.
 - **Perris Blvd.** - Provide offer of dedication as needed to provide for full half width Street, (128' ROW, 64' halfwidth) curb gutter, raised landscaped median, 8' slightly meandering sidewalk, and off-site landscaping requirements, per City General Plan, including minimum parkway, plus an additional 3' easement totaling a 20' public parkway from face of curb to match the existing developments north and south along Perris Blvd.
- 2. Landscape Maintenance Easement and Landscape Easement Agreement.** The developer shall provide, for review and approval, an Offer of Dedication and certificate of acceptance, complete with a legal plat map and legal description to the City of Perris. The Developer shall provide an additional landscape easement and Landscape easement agreement, acceptable to the City of Perris for frontage along Perris Blvd and Markham Street, the minimum easement requirement shall be 1' to provide for the Class I shared use path along Markham Street and a minimum 3' easement along Perris Blvd to match the existing parkway to the South of this project. 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 "Off-site Landscape Plan for **SPA22-05173, CUP22-05172**" and shall be 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:
 - **Markham Street** – Per Section 6.0-18 Streetscape Landscape design guidelines and planting pallet for Secondary Arterial and figure 6.0-7 of the PVCCSP, for sizing and spacing requirement. Planting will be the same as the landscape on the South side of Markham. Primary Trees: Platanus a. Bloodgood London Plane tree. Secondary: Lagerstroemia Tuscarora Crape Myrtle, street trees to be alternating in groups of three. Use of drought resistant shrubs and groundcover intended to complement the existing parkways to the south of this development along Markham Street, including but not limited to the following: Raphiolepis umbellate Dwarf Yedda Hawthorn, Muhlenbergia Lindheimeri Pink Muhly, Westringia f. Morning Light Dwarf Westringia, Lantana Gold Mound Yellow Lantana, Rosmarinus o. Huntington Carpet Prostrate Rosemary.
 - **Markham Street to Include Class 1 Shared Use Bicycle Path.** 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 concrete paving along roadway west/east of centerline. The configuration will approximate the following: 2' Decomposed Granite Pedestrian path (with 6" mow curb), 8' wide concrete path, total width of shared use path will be 12'.
 - **Perris Blvd** - Per Section 6.2.1 Streetscape Landscape design guidelines and planting pallet for Arterial Roads, and figure 6.0-3 for sizing and spacing requirements of the PVCCSP. Planting will consist of the following: Primary Tree Lagerstroemia indica Tuscarora Crape Myrtle, Olea eropaea Majastic beauty fruitless Olive. Use of drought resistant shrubs and ground cover including but not limited to the following: Lantana New Gold, Nandina domestica Woods Dwarf Heavenly Bamboo, Officinalis Rosmarinus Huntington Carpet Rosemary, Aloe striata Coral Aloe, achelospermum Jasminoides Variegated Star Jasmine.
 - **Perris Blvd. Median** – The proposed development will benefit from the existing landscape maintenance district facilities, including a raised landscape median on Perris Blvd. which will serve the existing development. Therefore, the project shall annex into a new Landscape District Benefit Zone and pay its fair share of the maintenance of the existing median facilities.
 - **N/E Corner of Intersection of Markham Street and Perris Blvd.** – Provide a visually enhanced landscaped Corner to include but shall not be limited to two tier masonry planters with stucco fascia in crescent shape to scale of setback, proposed by applicant, and Entry Monument Design, shown in Figure 6.0.18 constructed to the Specifications and Construction Details found in the City of Perris Gateway Entry Construction Plans, to be provided by the City of Perris. Install trees, (in a semi-circle or crescent shape on the upper level), with two levels of drought tolerant shrubs in mid-and foreground planters, as depicted in Figure 6.0-18. See Section 5.2.1 and Figure 5.0-5c.
- 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 Rainbird XBT-20PC w/ Diffuser or equal on flexible PVC risers, Sentry Guard Cable Guard and Union Guard, and backflow Wilkens Model 375 (or equal). Controller shall include an ET based controller with weather station that is centrally controlled capable and wi-fi ready (Weather Trak ET PRO3 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. The 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. A meter cannot be shared between Flood Control District #1, Landscape Maintenance District #1, and/or Lighting Maintenance District 84-1, nor can a meter servicing on-site improvements be used to provide water and/or power to off-site improvements. All electrical and water meters shall be 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). 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 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 gravel, rock, or cobble 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 Cobble turn Land** – Provide 12” wide concrete maintenance band (safety edge) around entire median. At turn pockets provide mortared cobble creek bed, round stone sized 6” to 12”.
 - k. **Perimeter Walls Graffiti Coating** – Provide anti-graffiti coating at all perimeter walls. Acceptable products shall include Vitrocem Anti-Graffiti Coating or equal.
 - l. **Slopes 3:1 Maximum** - Any proposed slope will not exceed a 3:1 ratio. Slopes exceeding a 3:1 ratio shall require construction of appropriate reinforcing garden walls.
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 the actual inspection. Contact Public Works - Special Districts at (951) 657-3280 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, with all equipment and irrigation system fully operational.
 - **Inspection #4** - A joint inspection with the Development Inspector and LMD Inspector and Applicant to request for “Start of 1 year Maintenance Period” submitted, with all required turn-over submittal items provided to Public-Works Special Districts and Storm Water Division.
 - **Turn-Over (Inspection #5)** – On or about the one-year anniversary of Inspection #4, 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 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 turnover 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, 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. Streetlights will be owned by City of Perris not SCE. Streetlights 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) 657-3280 to schedule the delivery of all required turn-over submittal items. Prior to acceptance into Lighting District 84-1, coordinate turnover 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). Developers shall pay 18-month energy charges to the City of Perris for all off-site street lighting. Call Wildan Financial Services, Inc. for the 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 photocopy 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 Work's Engineering Administration and Special Districts Division.

- **WQMP Inspections-** The project applicant shall inform the on-site project manager and the water quality/utilities contractor of their responsibility to call for both "ON-SITE" and OFF-SITE" WQMP Inspections at the appropriate stages of construction. Contact CGRM at (909) 455-8520 to schedule inspections.
 - **Acceptance By Public Works/Special Districts-**Both on-site and off-site flood control/water quality facilities required for the project, as depicted in the Final WQMP, shall be installed and fully operational, and approved by final inspection by the City's WQMP Consultant, CGRM. The Developer shall obtain a final Clearance Letter from CGRM indicating compliance with all applicable Conditions of Approval for the approved WQMP. The developer shall deliver the same to the Public Works-Engineering and Administration Division/Special Districts. In addition, prior to acceptance by the City, the developer shall submit a Covenant and Agreement describing on-going maintenance responsibilities for on-site facilities per the approved WQMP, to the Public Works Engineering Administration and Special Districts Division. The Public Works Engineering Administration and Special Districts Division will review and approve the Covenant and Agreement. The City shall record the same with the Riverside County Recorder's Office, and the recorded instrument shall be returned to the City Clerk of the City of Perris for filing.
8. **Flood Control District #1 Maintenance Acceptance.** Flood Control District facilities required by the City Engineer's Office shall be installed and fully operational, and approved by final inspection by the City Engineer's Office. Prior to acceptance for maintenance of "Off-site" flood control facilities by the Public Works-Engineering and Administration Division/Special Districts the developer shall contact the Public Works Special Districts Division at (951) 657-3280 to schedule the delivery of all required turn-over submittal items including as-built storm drain plans in electronic PDF format, one large format photo-copy of as-built plans, storm drain video report in electronic format, and hardcopy of video report with industry standard notations and still photos made during video runs (i.e. facilities sizes, off-sets or damage, facility type, dirt and debris, etc.). The flood control facilities shall be turned over in a condition acceptable to the City, and the developer shall make all necessary repairs and perform initial maintenance to the satisfaction of the City.
9. **Assessment Districts.** Prior to permit issuance, developer shall deposit \$5,250 per district, \$15,750 total due. 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, as determined by the City Engineer
 - **Consent and Waiver for Landscape Maintenance District No. 1** –New off-site parkway landscape proposed by the project on Perris Blvd. and Markham Street and pay the fare share of the landscape median on Perris Blvd.
 - **Petition for Flood Control Maintenance District No. 1** -For Off-site Flood Control Facilities proposed by the project, as determined by the City Engineer.
- 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

Date: May 9, 2023

To: Matthew Evans, Project Planner

From: Sabrina Chavez, Director of Community Services

Cc: Arcenio Ramirez, Interim Assistant Director of Community Services
Arturo Garcia, Parks Supervisor
Joshua Estrada, Parks Coordinator

Subject: Specific Plan Amendment 22-05173 and Conditional Use Permit 22-05173 – Specific Plan Amendment (SPA) 22-05173 is a proposal to change the Zone Designation of 6.4 Acres of land located within the Perris Valley Commerce Center Specific Plan from Business Park (BP) to Light Industrial (LI) for the purpose of constructing a new Truck/Trailer Parking Facility with a 470 SF guard shack building. Conditional Use Permit (CUP) 22-05172 is necessary as a proposed “Vehicle-Related Outdoor Storage and Other Facilities” is a Conditional Use within the Light Industrial Zone designation. – Conditions

Community Services Staff reviewed SPA 22-05173 and CUP 22-05172 and offer the following condition(s):

Development Impact Fees

- The Project is subject to payment of Industrial Park Development Impact Fees.
- The Project is subject to payment of Residential Park Development Impact Fees.
- This Project is subject to payment of Public Art Development Impact Fees.

Special Districts

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

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

Planning Case File No(s): **CONDITIONAL USE PERMIT #20-05172 & SPA 22-05173**

Case Planner: **Mary Blais (951) 943-5003,**

Applicant: **Bobby Nassir**

Location: **Northwest corner of Markham street and Perris Blvd.**

**Proposal for a Specific Plan Amendment for a proposed Zone change and a CUP
for a truck/trailer parking facility with a 470 SF guard shack**

Project:

Associated Cases: **APN: 302-110-022, 302-110-023 & 302-110-024**

Reviewed By: **David J. Martinez, CBO**

Date: **08-16-2022**

SPECIFIC COMMENTS

1. None

GENERAL 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 Energy Code
 - E. 2019 California Fire Code
 - F. 2019 California Green Building Standards Code
 - G. 2019 California Plumbing Code

2. All signs if any shall be Underwriters Laboratories, or equal, approved.
3. You will have to comply with the new EV charging station requirements.
4. The entire site will have to have proper fire acce

5. You will have to comply with the Title 24 Access and ADA Access regulations for the buildings and the site.
6. Two approved exits will have to be provided for the site.
7. If the project is submitted after Friday December 30, 2022 for plan review then the project will have to comply with the new 2022 California Building Codes.

PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT

1. The following items shall be completed and/or submitted as applicable – prior to the issuance of building permits for this proposed project.
 - A. The following items shall be completed and/or submitted as applicable – prior to the issuance of building permits for this proposed project.
 - B. Precise grading plans shall be submitted and approved
 - C. Rough grading shall be completed
 - D. Compaction must be certified
 - E. The Pad elevations must be certified
 - F. The rough and finish grade must be inspected and signed off

FIRE CONDITIONS

1. Fire Conditions will be provided by Dennis Grubb and Associates

Mitigation Monitoring and Reporting Program

Perris Truck Terminal

March 2023

The Project Site is located within the Perris Valley Commerce Center Specific Plan (PVCCSP) area and as noted in the Initial Study, is subject to applicable mitigation measures within the PVCCSP Environmental Impact Report and existing PVCCSP Mitigation Monitoring and Reporting Program (MMRP). The MMRP for the PVCCSP has previously been adopted and therefore is incorporated by reference herein. The project specific mitigation measures identified for the Perris Truck Terminal are identified herein. The Proposed Project will be required to implement all mitigation measures in the PVCCSP MMRP that are applicable, and all mitigation measures included herein.

MITIGATION MONITORING REPORTING PROGRAM

Project: Perris Truck Terminal

Applicant: Truck Terminal Properties, LLC

Lead Agency: City of Perris

Date:

March 29, 2023

**Mitigation Measures No. /
Implementing Action**

**Responsible for
Monitoring**

**Monitoring
Frequency**

**Timing of
Verification**

**Method of
Verification**

**Verified Date
/Initials**

Aesthetics

Mitigation Measure AES 1: Prior to issuance of grading permits, the Project 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.

City Planner/City Engineer

Prior to issuance of grading permits

Prior to issuance of grading permits

Plan check

Air Quality

Mitigation Measure 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 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.

City Planner/City Engineer

Prior to issuance of grading permits

Prior to issuance of grading permits

Plan check

MITIGATION MONITORING REPORTING PROGRAM

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Lead Agency: City of Perris

Date: March 29, 2023

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/Initials**

Mitigation 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:

- 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 site hauling dirt, sand, or soil, or other loose materials on public roads to be covered;
- Installation of wheel washers or gravel construction entrances where vehicles enter and exit unpaved roads onto paved roads, or wash off trucks and any equipment leaving the site each trip;
- 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

City/Applicant /Contractor

Prior to issuance of grading permits

Prior to issuance of grading permits

On-site inspections

MITIGATION MONITORING REPORTING PROGRAM

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Lead Agency: City of Perris

Date: _____

March 29, 2023

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and use of SCAQMD Rule 1186 and 1186.1 certified street sweepers or roadway washing trucks when sweeping streets to remove visible soil materials; and/or,

- Replacement of ground cover in disturbed areas as quickly as possible.

Mitigation Measure Air 4: Building and grading permits shall include a restriction that limits idling of construction equipment on site to no more than five minutes.

Mitigation Measure 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.

Mitigation Measure 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 USEPA 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.

City/Applicant /Contractor

City/Applicant /Contractor

City Planner/City Engineer

Prior to issuance of grading permits

Prior to issuance of grading permits

Prior to issuance of grading permits

Prior to issuance of grading permits

Prior to issuance of grading permits

Prior to issuance of grading permits

Plan check

Plan check

Plan check

MITIGATION MONITORING REPORTING PROGRAM

Project: Perris Truck Terminal

Applicant: Truck Terminal Properties, LLC

Lead Agency: City of Perris

Date: _____

March 29, 2023

**Mitigation Measures No. /
Implementing Action**

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Monitoring**

**Monitoring
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Mitigation Measure 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.

City Planner/City Engineer

Prior to issuance of grading permits

Prior to issuance of grading permits

Plan check

Mitigation Measure Air 8: Each individual implementing development project shall apply paints using either high volume low pressure (HVLP) spray equipment with a minimum transfer efficiency of at least 50 percent or other application techniques with equivalent or higher transfer efficiency.

City/Applicant /Contractor

Prior to issuance of grading permits

Prior to issuance of grading permits

Plan check

Mitigation Measure 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 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

City Planner/City Engineer

Prior to issuance of grading permits

Prior to issuance of grading permits

Plan check

MITIGATION MONITORING REPORTING PROGRAM

Project: Perris Truck Terminal

Applicant: Truck Terminal Properties, LLC

Lead Agency: City of Perris

Date:

March 29, 2023

**Mitigation Measures No. /
Implementing Action**

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Monitoring**

**Monitoring
Frequency**

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Verification**

**Verified Date
/Initials**

Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date /Initials
project.					
Mitigation Measure 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.	City Planner/City Engineer	Prior to issuance of grading permits	Prior to issuance of grading permits	Plan check	
Mitigation Measure 12: Where transport refrigeration units (TRUs) are in use, electrical hookups will be installed at all loading and unloading stalls in order to allow TRUs with electric standby capabilities to use them.	City Planner/City Engineer	Prior to issuance of grading permits	Prior to issuance of grading permits	Plan check	
Mitigation Measure 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 would be used at a facility with three or more dock-high doors, the developer/successor-in-interest shall require, within one year of signing a lease, future tenants to apply in good-faith for funding for diesel truck replacement/retrofit through grant programs such as the Carl Moyer, Prop 1B, VIP [On-road Heavy Duty Voucher Incentive Program], HVIP [Hybrid and Zero-Emission Truck and Bus Voucher Incentive Project], and SOON [Surplus Off-Road Opt-in for NOx] funding programs, as identified on SCAQMD's website (http://www.aqmd.gov). Tenants	City Planner/City Engineer	Prior to issuance of grading permits	Prior to issuance of grading permits	Plan check	

MITIGATION MONITORING REPORTING PROGRAM

Project: Perris Truck Terminal

Applicant: Truck Terminal Properties, LLC

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Date: _____

March 29, 2023

**Mitigation Measures No. /
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would be required to use those funds, if awarded.

Mitigation Measure Air 14: Each implementing development project shall designate parking spaces for high-occupancy vehicles and provide larger parking spaces to accommodate vans used for ride sharing. Proof of compliance would be required prior to the issuance of occupancy permits.

Mitigation Measure 19: In order to reduce energy consumption from the individual implementing development projects, applicable plans (e.g., electrical plans, improvement maps) submitted to the City shall include the installation of energy efficient street lighting throughout the project site. These plans shall be reviewed and approved by the applicable City Department (e.g., City of Perris Building Division) prior to conveyance of applicable streets.

Mitigation Measure 20: Each implementing development project shall be encouraged to implement, at a minimum, an increase in each building's energy efficiency 15 percent beyond Title 24, and reduce indoor water use by 25 percent. All reductions will be documented through a checklist to be submitted prior to issuance of building permits for the implementing development project with building plans and calculations.

Biological Resources

Mitigation Measure BR-1: Nesting Bird Survey
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

City Planner/City Engineer

City Planner/City Engineer

City Planner/City Engineer

City Planner/Biologist

Prior to issuance of grading permits

Prior to issuance of grading permits

Prior to issuance of grading permits

Prior to issuance of grading permits

Prior to issuance of grading permits

Prior to issuance of grading permits

Prior to issuance of grading permits

Prior to issuance of grading permits

Plan check

Plan check

Plan check

Plan check

MITIGATION MONITORING REPORTING PROGRAM

Project: Perris Truck Terminal

Applicant: Truck Terminal Properties, LLC

Lead Agency: City of Perris

Date:

March 29, 2023

**Mitigation Measures No. /
Implementing Action**

vegetation) for the Project shall be avoided, to the greatest extent possible, during the nesting season of potentially occurring native and migratory bird species.

If site-preparation activities are proposed during the nesting/breeding season, a pre-activity field survey shall be conducted by a qualified biologist prior to the issuance of grading permits to determine if active nests of species protected by the MBTA or the California Fish and Game Code are present in the construction zone.

If active nests are not located within the 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 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 onsite qualified biologist will review and verify

**Responsible for
Monitoring**

**Monitoring
Frequency**

**Timing of
Verification**

**Method of
Verification**

**Verified Date
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Lead Agency: City of Perris

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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.

Responsible for
Monitoring

Monitoring
Frequency

Timing of
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Method of
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**Monitoring
Frequency**

**Timing of
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**Method of
Verification**

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Mitigation Measure BR-2: Burrowing Owl Preconstruction Survey:
A pre-construction survey for resident burrowing owls shall be conducted by a qualified biologist within 30 days prior to commencement of grading and construction activities at the Project Site. The survey shall include the Project Site and all suitable burrowing owl habitat within a 500-foot buffer. The results of the survey shall 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 of ground disturbance or vegetation clearance the observation shall be reported to the CDFW. If ground disturbing activities in these areas are delayed or suspended for more than 30 days after the preconstruction survey, the area shall be resurveyed for owls. The pre-construction survey and any relocation activity would be conducted in accordance with the current Burrowing Owl Instruction for the Western Riverside MSHCP.
If burrowing owl are detected, the CDFW shall be sent written notification within three days of detection of burrowing owls. If active nests are identified during the preconstruction survey, the nests shall be avoided and the qualified biologist and Project proponent shall coordinate with the City of Perris Planning Department, the United States Fish and Wildlife Service (USFWS), and the CDFW to develop a Burrowing Owl Plan to be 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

City Planner/Biologist

Prior to issuance of grading permits

Prior to issuance of grading permits

Plan check

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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 submitted to CDFW prior to the start of Project activities. When the 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.

If burrowing owls occupy the Project Site after Project construction activities have started, then construction activities shall be halted immediately. The Project proponent shall notify CDFW and USFWS within 48 hours of detection. A Burrowing Owl Plan, as detailed above, shall be implemented.

Cultural Resources

Mitigation Measure CR-1: Archaeological Monitoring Program:

Prior to the issuance of grading permits, the project

Project Applicant/
Contractor/Archeological
Monitor

Upon
discovery of
historical or
archaeological

In the event
resources are
discovered

On-site
inspections and
monitoring
reports

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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 Director of Development Services and no ground-disturbing activities shall occur at the site or within the off-site project improvement areas until the archaeologist has been approved by the City.

The archaeologist shall be responsible for monitoring ground-disturbing activities, 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.

The project proponent/developer shall also enter into an agreement with either the Soboba Band of Luiseño Indians or the Pechanga Band of Luiseño Indians for a Luiseño tribal representative (observer/monitor) to work along with the consulting archaeologist. This tribal representative will assist in the identification of Native American resources and

resources

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will act as a representative between the City, the project proponent/developer, and Native American Tribal Cultural Resources Department. The Luiseño tribal representative(s) shall be on-site during all ground-disturbing of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, etc. The Luiseño tribal representative(s) should be on-site any time the consulting archaeologist is required to be on-site. Working with the consulting archaeologist, the Luiseño representative(s) shall have the authority to halt, redirect, or divert any activities in areas where the identification, recording, or recovery of Native American resources are on-going.

The agreement between the proponent/developer and the Luiseño tribe shall include, but not be limited to:

- An agreement that artifacts will be reburied on-site and in an area of permanent protection;
- Reburial shall not occur until all cataloging and basic recordation have been completed by the consulting archaeologist;
- Native American artifacts that cannot be avoided or relocated at the project site shall be prepared for curation at an accredited curation facility in Riverside County that meets federal standards (per 36 CFR Part 79) and available to archaeologists/researchers for further study; and
- The project archaeologist shall deliver the Native American artifacts, including title, to the identified curation facility within a

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reasonable amount of time, along with applicable fees for permanent curation.

The project proponent/developer shall submit a fully executed copy of the agreement to the City of Perris Planning Division to ensure compliance with this condition of approval. Upon verification, the City of Perris Planning Division shall clear this condition. This agreement shall not modify any condition of approval or mitigation measure.

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 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.

If any Native American artifacts are identified when Luiseño tribal representatives are not present, all reasonable measures will be taken to protect the resource(s) in situ and the City Planning Division and Luiseño tribal representative will be notified. The

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designated Luiseño tribal representative will be given ample time to examine the find. If the find is determined to be of sacred or religious value, the Luiseño tribal representative will work with the City and project 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.

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.

Non-Native American artifacts shall be inventoried, assessed, and analyzed for cultural affiliation, personal affiliation (prior ownership), function, and temporal placement. Subsequent to analysis and reporting, these artifacts will be subjected to curation, as deemed appropriate, or returned to the property owner.

Once grading activities have ceased and/or the archaeologist, in consultation with the designated Luiseño tribal representative, determines that monitoring is no longer warranted, monitoring activities can be discontinued following notification to the City of Perris Planning Division.

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

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guidelines, including a conclusion of the significance of all 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.

Mitigation Measure 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).

If the coroner determines that the remains are of Native American origin, the coroner would notify the Native American Heritage Commission (NAHC), which will identify the "Most Likely Descendant" (MLD). Despite the affiliation with any Luiseño tribal representative(s) at the site, the NAHC's identification of the MLD will stand. The MLD shall be granted access to inspect the site of the discovery of Native American human remains and may recommend to the project proponent means for treatment or disposition, with appropriate dignity of the human remains and any associated grave goods. The MLD shall complete his or her inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site.

Project Applicant/
Contractor;
Archaeological Monitor

Upon
discovery of
human
remains

In the event
resources are
discovered

On-site
inspections

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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 5097.981 and 5097.94(k)).

The specific locations of Native American burials and reburials will be proprietary and not disclosed to the general public. The locations will be documented by the consulting archaeologist in conjunction with the various stakeholders and a report of findings will be filed with the Eastern Information Center (EIC).

Geology and Soils

Mitigation Measure GEO-1: Due to the potentially shallow nature of the older alluvium on-site, a paleontological resources monitoring program shall be conducted during any excavations exceeding five feet below surface until it is determined the monitoring is no longer required (e.g. once the final depth is delineated and prior to any formal construction activities). The program shall be conducted in a manner consistent with the protocols and guidelines of the guidelines of the County of Riverside and/or the Western Science Center, Hemet. Any identified fossil specimens must be professionally recovered, analyzed, reported, and curated.

Hazards and Hazardous Materials

Mitigation Measure Haz 2: Prior to the recordation of a final map, issuance of a building permit, or conveyance to an entity exempt from the Subdivision

Contractor/Paleontological consultant/City

Upon discovery of paleontological resources

In the event fossils are unearthed

On-site inspections

City/ Contractor/ Project Applicant/

Prior to issuance of grading

During site inspection prior to construction

On-site inspections

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<p>Map Act, whichever occurs first, the landowner shall convey an avigation easement to the MARB/March Inland Port Airport Authority</p>		permits			
<p>Mitigation Measure 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>	City/ Contractor/ Project Applicant/	Prior to issuance of grading permits	During site inspection prior to construction	On-site inspections	
<p>Mitigation Measure Haz 4: The following notice shall be provided to all potential purchasers and tenants: "This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example, noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Profession Code 11010.13(A)"</p>	City/ Contractor/ Project Applicant/	Prior to issuance of grading permits	During site inspection prior to construction	On-site inspections	
<p>Mitigation Measure 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 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. Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an 	City/ Contractor/ Project Applicant/	Prior to issuance of grading permits	During site inspection prior to construction	On-site inspections	

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aircraft engaged in a straight final approach towards a landing at an airport.

- Any use which would generate smoke or water vapor, or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
- Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
- All retention and water quality basins shall be designed to dewater within 48 hours of a rainfall event.

Mitigation Measure 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.

Hydrology

**Responsible for
Monitoring**

City/ Contractor/ Project
Applicant/

**Monitoring
Frequency**

Prior to
issuance of
grading
permits

**Timing of
Verification**

During site
inspection prior
to construction

**Method of
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On-site
inspections

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Applicant: Truck Terminal Properties, LLC

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Mitigation Measure WQ-1: The Project Proponent shall implement all Non-Structural Source Control Best Management Practices and Structural Source BMPs as listed in the final WQMP as approved by the City.

City/ Contractor/ Project Applicant/

Prior to issuance of grading permits

During site inspection prior to construction

On-site inspections

Noise

Mitigation Measure Noise 1: During all project site excavation and grading on site, the construction contractors shall equip all construction equipment, fixed or mobile, 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.

City/ Contractor/ Project Applicant/

Prior to issuance of grading permits

During site inspection prior to construction

On-site inspections

Mitigation Measure Noise 2: During construction, stationary construction equipment, stockpiling and vehicle staging areas would be placed a minimum of 446 feet away from the closest sensitive receptor.

City/ Contractor/ Project Applicant/

Prior to issuance of grading permits

During site inspection prior to construction

On-site inspections

Mitigation Measure 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.

City/ Contractor/ Project Applicant/

Prior to issuance of grading permits

During site inspection prior to construction

On-site inspections

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Mitigation Measure 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.

City/ Contractor/ Project Applicant/

Prior to issuance of grading permits

During site inspection prior to construction

On-site inspections

Transportation/Traffic

Mitigation Measure Trans 1: Future implementing development projects shall construct on-site roadway improvements pursuant to the general alignments and right-of-way sections set forth in the PVCC Circulation Plan, except where said improvements have previously been constructed.

Project Applicant/ City

Prior to issuance of grading permits

During site inspection prior to construction

On-site inspections

Mitigation Measure Trans 2: Sight distance at the project entrance roadway of each implementing development project shall be reviewed with respect to standard City of Perris sight distance standards at the time of preparation of final grading, landscape and street improvement plans.

Project Applicant/ City

Prior to issuance of grading permits

During site inspection prior to construction

On-site inspections

Mitigation Measure Trans 3: Each implementing development project shall participate in the phased construction of off-site traffic signals through payment of that project's fair share of traffic signal mitigation fees and the cost of other off-site improvements through payment of fair share mitigation fees which include NPRBBD (North Perris Road and Bridge Benefit District). The fees shall be collected and utilized as needed by the City of Perris to construct the improvements necessary to maintain the required level of service and build or improve roads to their build-out level.

Project Applicant/ City

Prior to issuance of grading permits

During site inspection prior to construction

On-site inspections

Mitigation Measure Trans 5: Bike racks shall be installed in all parking lots in compliance with City of

Project Applicant/ City

Prior to issuance of

During site inspection prior

On-site inspections

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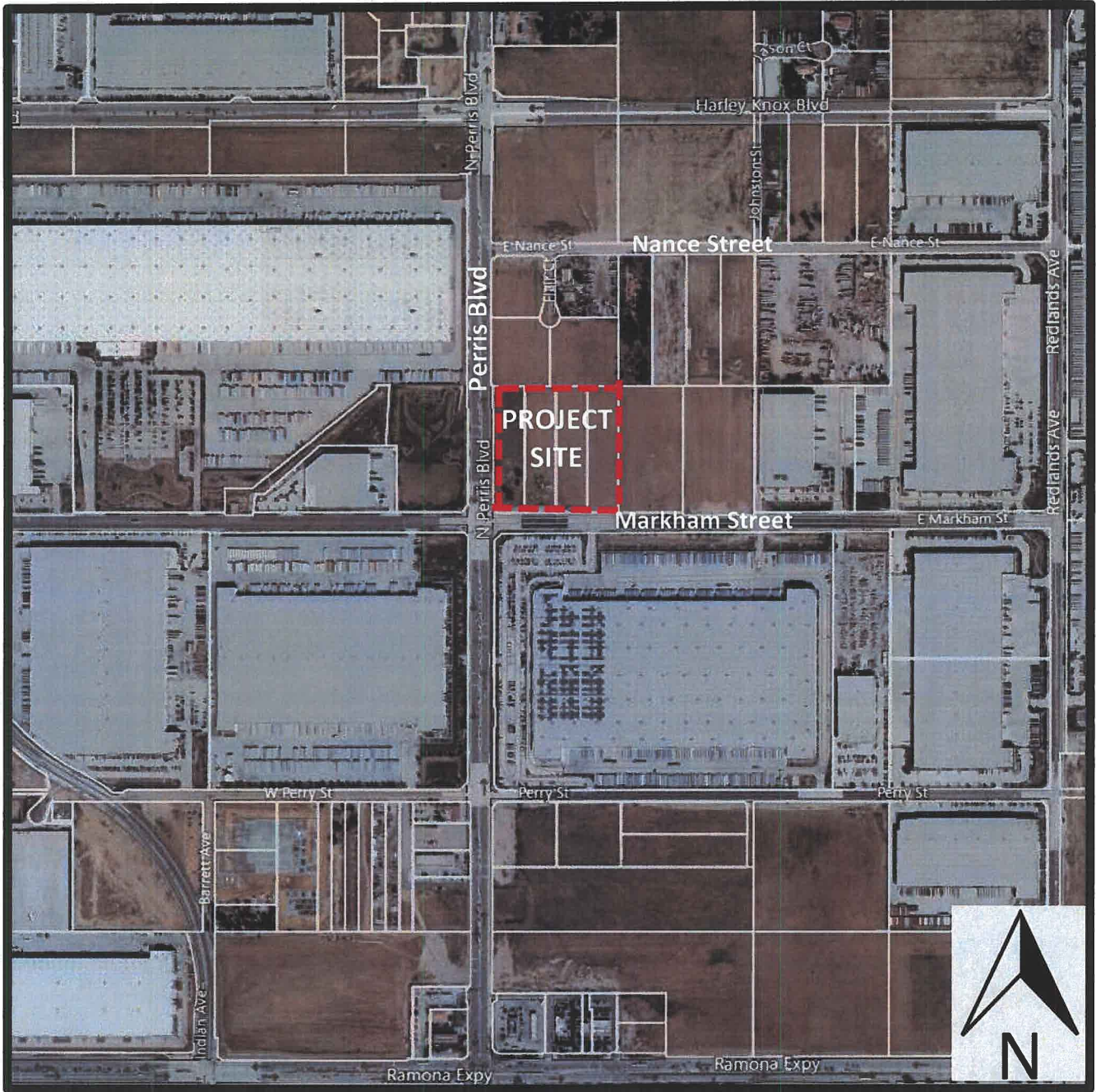
**Method of
Verification**

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Perris standards.		grading permits	to construction		
Mitigation Measure Trans 8: Proposed mitigation measures resulting from project-level traffic impact studies shall be coordinated with the NPRBBD to ensure that they are in conformance with the ultimate improvements planned by the NPRBBD. The applicant shall be eligible to receive proportional credits against the NPRBBD for construction of project level mitigation that is included in the NPRBBD.	Project Applicant/ City	Prior to issuance of grading permits	During site inspection prior to construction	Plan check.	
Mitigation Measure TT-1: All trailer truck access from Project Site will be directed to Harley Knox Boulevard then to the 215-Interstate Freeway.	Project Applicant/ City	Prior to issuance of grading permits	During site inspection	On-site inspections	

Exhibit B

Location/Aerial Map



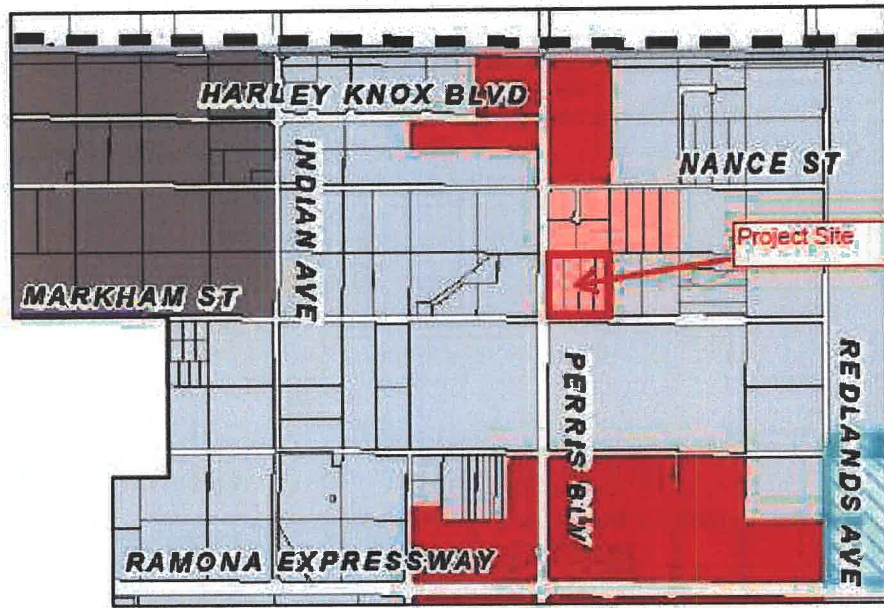
PROJECT
SITE



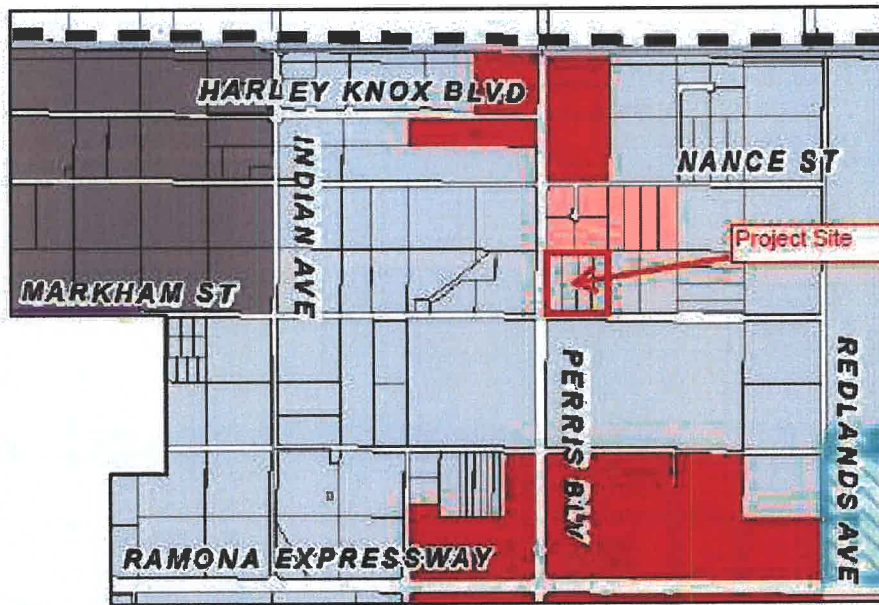
Exhibit C

Existing and Proposed PVCC Specific Plan Maps

PROPOSED CHANGE OF ZONE







Existing Zoning



Proposed Zoning



LEGEND

-  COMMERCIAL
-  BUSINESS PROFESSIONAL OFFICE
-  LIGHT INDUSTRIAL
-  GENERAL INDUSTRIAL

ACKNOWLEDGEMENTS



Perris Valley Commerce Center Specific Plan Amendment No. 13

City of Perris

Prepared by:

Joseph E. Bonadiman & Associates, Inc.
234 North Arrowhead Avenue
San Bernardino, CA 92408

Approved: January 10, 2012, Ordinance No. 1284
Amendment No. 1 Approved: September 25, 2012, Ordinance No. 1288
Amendment No. 2 Approved: November 27, 2012, Resolution No. 4538
Amendment No. 3 Approved: February 9, 2016, Ordinance No. 1324
Amendment No. 4 Approved: February 9, 2016, Ordinance No. 1323
Amendment No. 5 Approved: September 13, 2016, Ordinance No. 1331
Amendment No. 6 Approved: February 14, 2017, Ordinance No. 1337
Amendment No. 7 Approved: June 13, 2017, Ordinance No. 1346
Amendment No. 8 Approved: April 10, 2018, Ordinance No. 1361
Amendment No. 9 Approved: August 28, 2018, Ordinance No. 1361
Amendment No. 10 Approved: August 31, 2021, Ordinance No. 1405
Amendment No. 11 Approved: October 26, 2021, Ordinance No. 1410
Amendment No. 12 Approved: January 11, 2022, Ordinance No. 1414
Amendment No. 13 Approved: **T.B.D.**

Document Updates



Amendment No.	Case No.	Details of Amendment	Approval Date
12.	SPA21-05225	SPA to modify Circulation Plan Map pg.3.0-1, Truck Route Plan map pg. 3.0-7, and last sentence of pg 3.0-6 to update the PVCC SP truck routes.	12/14/2021 Ordinance #1414
13.		The purpose of Amendment No. 13 is to modify Figure 2.0-1, Table 2.0-1 Land Use Comparison to rezone 8.57 acres from Business Professional Office (BPO) to Light Industrial (LI) zone; and to allow truck and vehicle storage as a Conditional Use Permit to facilitate the construction and operation of a truck and trailer parking facility for the property located at the northeast corner of Markham Street and N. Perris Blvd.	T.B.D.



Figure 2.0-1, Specific Plan Land Use Designation

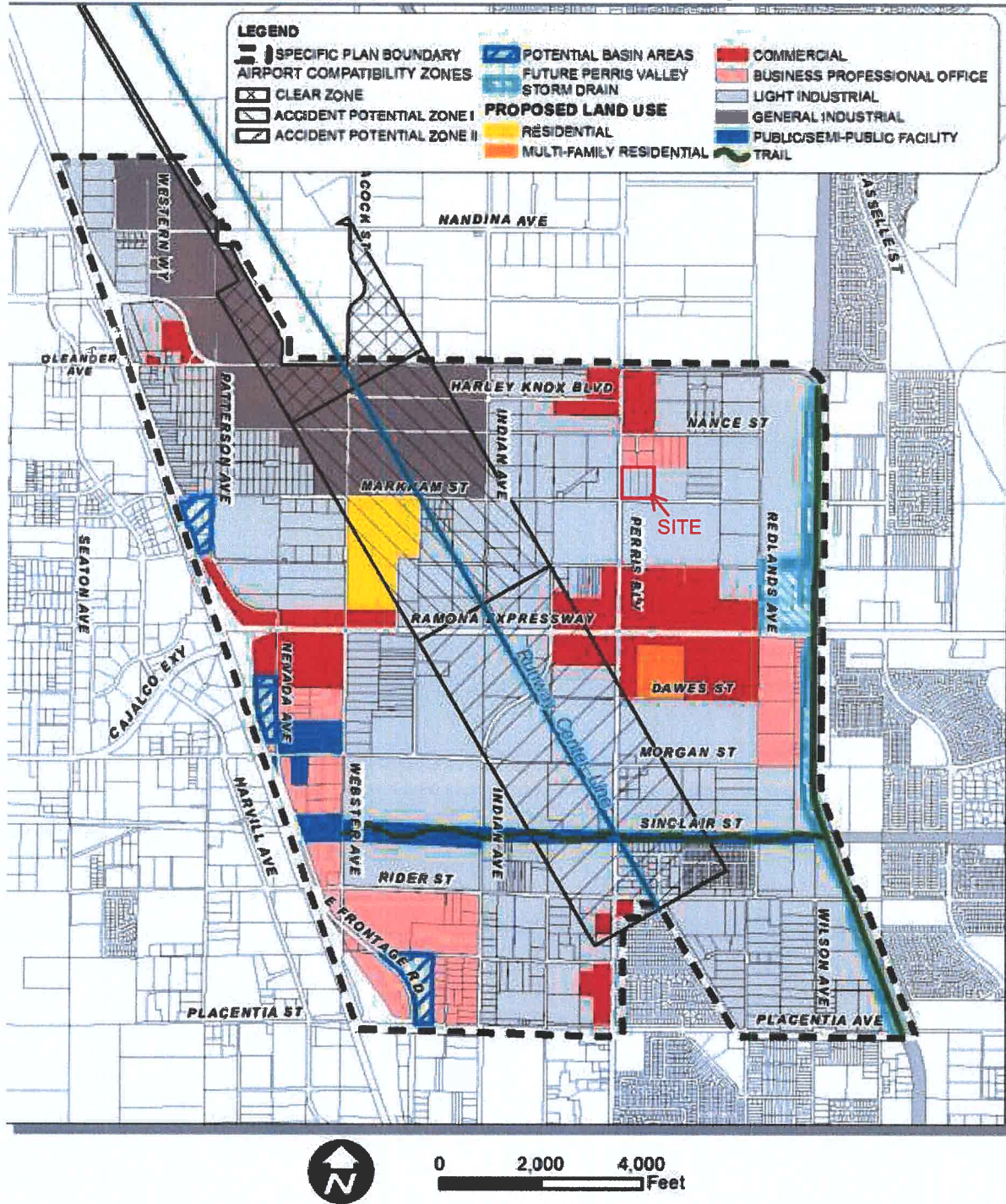
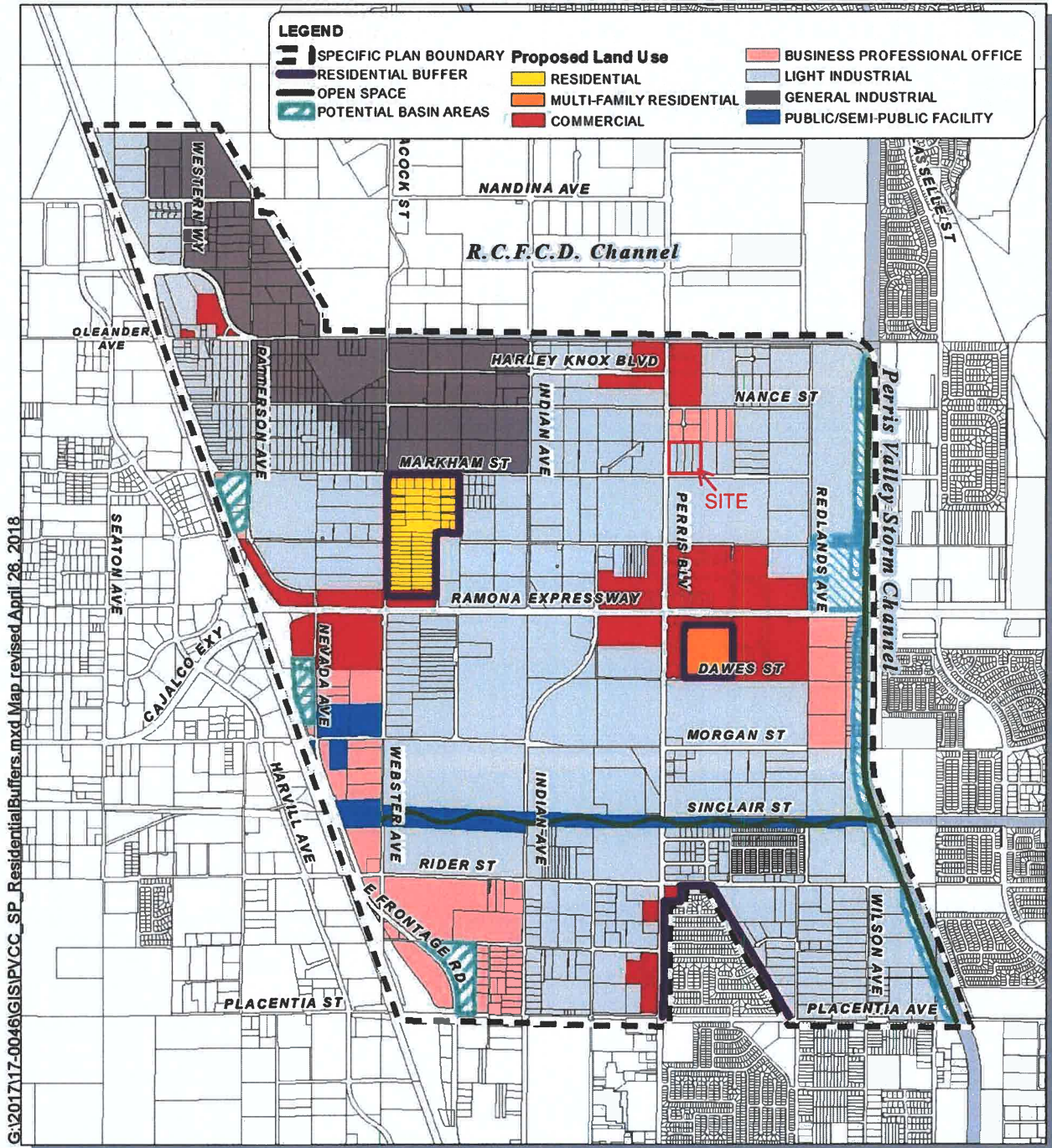




Figure 4.0-16, Residential Buffer



G:\2017\17-0046\GIS\PVCC_SP_ResidentialBuffers.mxd Map revised April 26, 2018



0 2,000 4,000 Feet

Exhibit D

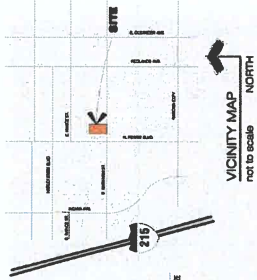
Project Plans (Site Plan, Floor Plan, Building Elevations and Conceptual Landscape Plan)

PERRIS TRUCK TERMINAL CONCEPTUAL LANDSCAPE PLAN

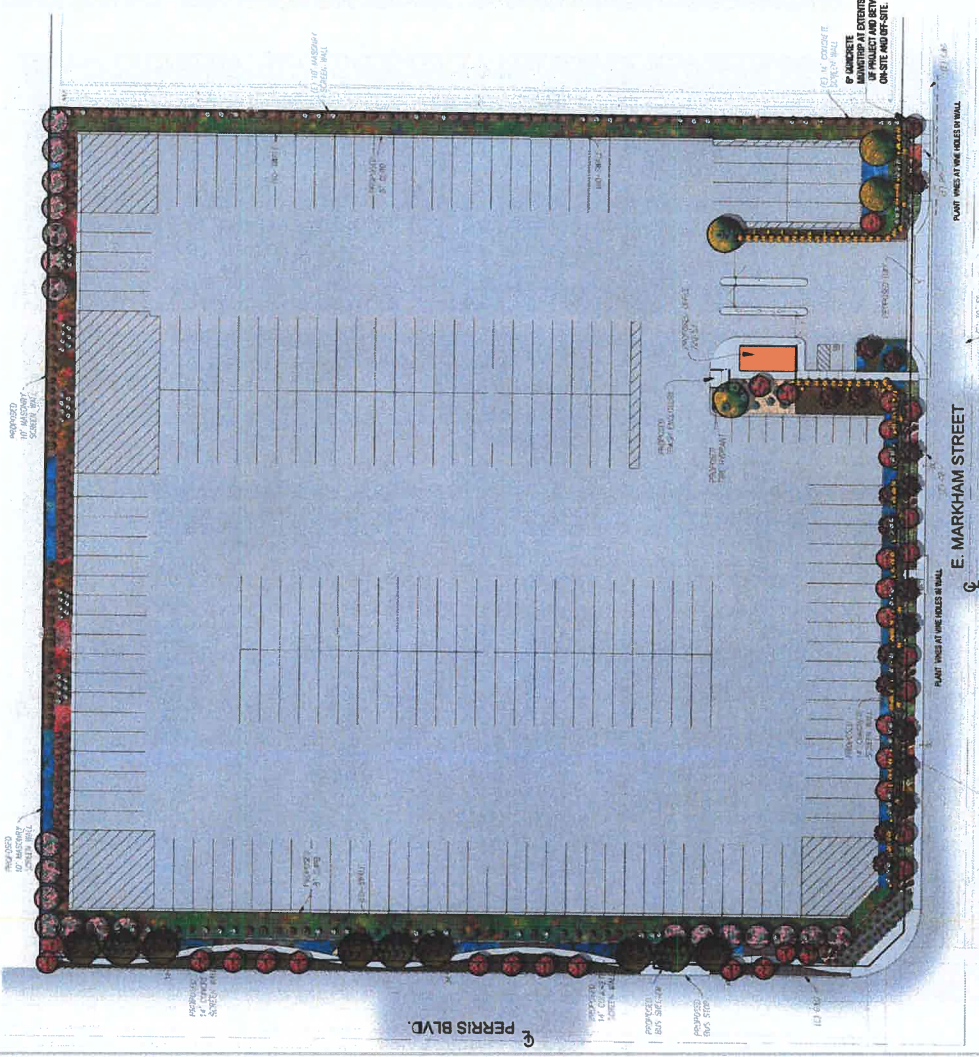
E. Markham Street
Perris, CA 92570
APN: 302-110-021, 022, 023 & 024

Applicant:
Markham Street Properties, LLC
1820 San Vicente Blvd.
Santa Monica, CA 90402
(310) 466-7225
Contact: Bob Nassir

ON-SITE LANDSCAPE AREA: 43,789 SQ. FT.
OFF-SITE LANDSCAPE AREA: 13,208 SQ. FT.
TOTAL PROJECT LANDSCAPE AREA: 56,995 SQ. FT.



SYMBOL	QTY.	SIZE	BOTANICAL NAME	COMMON NAME	MOULTY WIND TOLERANCE	MINIMUM SPACING SIZE (1/4")
	21	15 Gal.	Quercus agrifolia	Desert Willow	Low	20" x 8" @ 20'
	30	15 Gal.	Lagotis linearis	London Pride Tree	Med	15" x 8" @ 10'
	6	15 Gal.	Phlox paniculata	Phlox	Med	40" x 8" @ 20'
	4	15 Gal.	Prunella chinensis	Thousand Chimes	Low	25" x 8" @ 20'
	18	15 Gal.	Phlox subulata	Phlox	Med	15" x 8" @ 10'
	3	5 Gal.	Agave attenuata	Century Plant	V. Low	54" @ 5' @ 7'
	27	5 Gal.	Agave schottlandii	Snake Aloe	Low	24" @ 5' @ 7'
	43	1 Gal.	Chamaecrista nana	Coastal Scaevola	Low	41" @ 5' @ 7'
	5	5 Gal.	Dianella caerulea	Desert Spoon	Low	54" @ 5' @ 7'
	20	8 Gal.	Dianella caerulea	Desert Spoon	Low	6" @ 10" @ 10-15'
	23	5 Gal.	Dianella caerulea	Desert Spoon	Low	41" @ 5' @ 7'
	89	1 Gal.	Dianella caerulea	Desert Spoon	Low	24" @ 5' @ 7'
	94	1 Gal.	Dianella caerulea	Desert Spoon	Low	24" @ 5' @ 7'
	100	5 Gal.	Dianella caerulea	Desert Spoon	Low	41" @ 5' @ 7'
	45	1 Gal.	Dianella caerulea	Desert Spoon	Low	24" @ 5' @ 7'
	81	5 Gal.	Dianella caerulea	Desert Spoon	Low	54" @ 5' @ 7'
	33	1 Gal.	Dianella caerulea	Desert Spoon	Low	24" @ 5' @ 7'
	699	1 Gal.	Dianella caerulea	Desert Spoon	Low	24" @ 5' @ 7'
	1477	5 Gal.	Dianella caerulea	Desert Spoon	Low	24" @ 5' @ 7'
	8343	1 Gal.	Dianella caerulea	Desert Spoon	Low	24" @ 5' @ 7'
	1919	1 Gal.	Dianella caerulea	Desert Spoon	Low	24" @ 5' @ 7'
	24	1 Gal.	Dianella caerulea	Desert Spoon	Low	24" @ 5' @ 7'
	14839	5 Gal.	Dianella caerulea	Desert Spoon	Low	24" @ 5' @ 7'
	3362	5 Gal.	Dianella caerulea	Desert Spoon	Low	24" @ 5' @ 7'
	1488	5 Gal.	Dianella caerulea	Desert Spoon	Low	24" @ 5' @ 7'
	52	L.F.	Dianella caerulea	Desert Spoon	Low	24" @ 5' @ 7'
	1	L.F.	Dianella caerulea	Desert Spoon	Low	24" @ 5' @ 7'



NOTES:
NO SUBSTITUTIONS, SPECIES OR VARIETY. CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR ALL ISSUES RESULTING FROM SUBSTITUTIONS. DESIGN WAS CREATED USING EXACT VARIETY INDICATED. IF SUBSTITUTIONS ARE NECESSARY, CONTRACTOR MUST CONTACT LANDSCAPE ARCHITECT FOR SUBSTITUTION APPROVAL.
A 3" DEEP LAYER OF SHREDDED BARK MULCH SHALL BE PLACED IN ALL PLANTING BEDS, EXCEPT LAWN AREAS. PLANT COUNTS ARE FOR BIDDING PURPOSES ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR EXACT COUNT PER PLAN.
ALL ABOVE GROUND UTILITIES AND IRRIGATION EQUIPMENT SHALL BE SCREENED.

RICHARD POPE
LANDSCAPE ARCHITECTURE
URBAN DESIGN & PLANNING
1585 South 'D' Street, Suite 202
San Bernardino, CA 92408
phone: (909) 888-5568
e-mail: richardpopeassociates.la@gmail.com
www.richardpopeassociates.com
Richard Pope, Landscape Architect CA# 2664



SHEET 1 OF 2
JOB: 22-20 LKD OKE
June 30, 2022

NO.	PLANNING REVISION	DATE
1		11-11-11
2		11-11-11
3		11-11-11

PLANNING CHECK NO.	DATE
1	11-11-11
2	11-11-11
3	11-11-11

DATE	DESCRIPTION
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11-11-11	11-11-11

PLANNING CHECK NO.	DATE
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3	11-11-11

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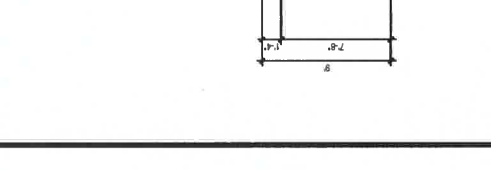
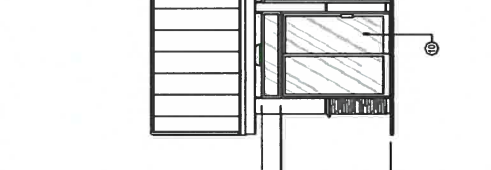
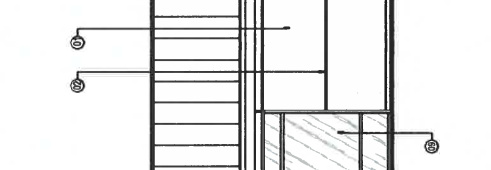
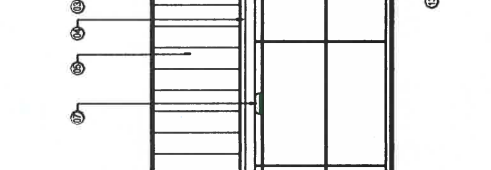
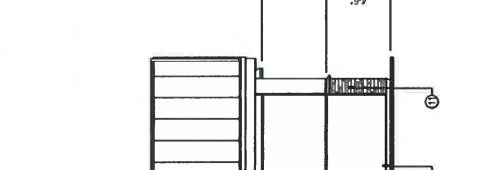
MATERIALS LEGEND & SPECIFICATIONS

ITEM	COLOR	REMARKS
01	DEERS 'FLORA DE SEL'	FINISH SAND FINISH LA HABRA OR ED.
02	NATURAL ALUMINUM	
03	DEERS 'STONE GRAY'	
04	PAINTED TO MATCH #03	
05	EDGE GLASSING	
06	'CHARCOAL GRAY'	
07	BLACK W/ STAINLESS HARDWARE	
08	BLACK FINISH	

ITEM	COLOR	REMARKS
09	STEEL METAL DOOR SYSTEMS W/ BLOWN METAL FRAMES	
10	ALUM. STOREFRONT FRAMES W/ DOUBLE CLEAR LOW-E GLAZING	
11	ALUMINUM STOREFRONT SLIDING GLASS W/ TRANSLUC WINDOW	
12	STONE MANGROVE & INGLEB STONE CAP	STONE CAP IN DARK CONTRAST FINISH
13	STARTER BOARD DATE SOFT	
14	PREF. SCRED	
15	VEHICULAR MACHINES	SUPPLIED BY OWNER

MATERIALS TYP. FOR ALL ELEVATIONS

ITEM	COLOR	REMARKS
16	STEEL METAL DOOR SYSTEMS W/ BLOWN METAL FRAMES	
17	ALUM. STOREFRONT FRAMES W/ DOUBLE CLEAR LOW-E GLAZING	
18	ALUMINUM STOREFRONT SLIDING GLASS W/ TRANSLUC WINDOW	
19	STONE MANGROVE & INGLEB STONE CAP	STONE CAP IN DARK CONTRAST FINISH
20	STARTER BOARD DATE SOFT	
21	PREF. SCRED	
22	VEHICULAR MACHINES	SUPPLIED BY OWNER



EAST ELEVATION

SCALE 1/4" = 1'-0"
SCALE 1/4" = 1'-0"

NORTH ELEVATION

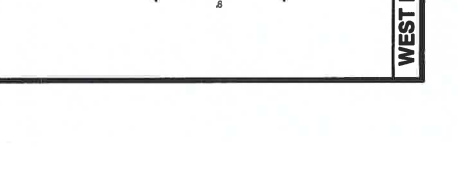
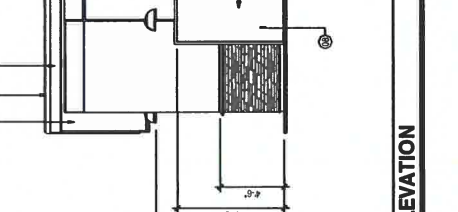
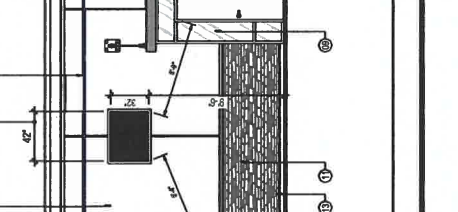
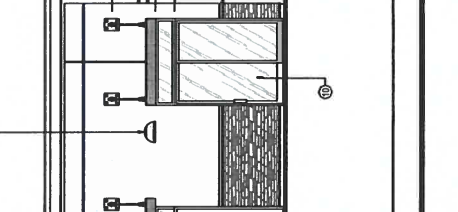
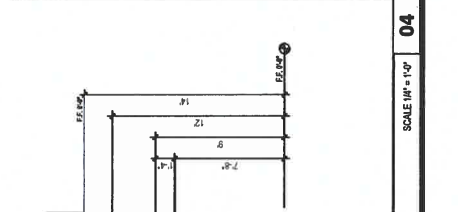
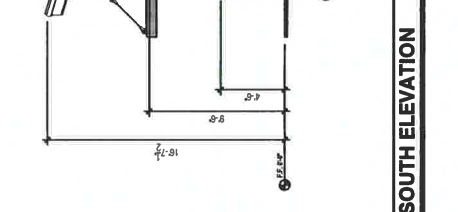
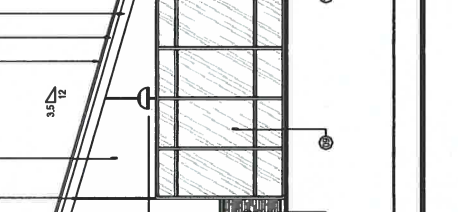
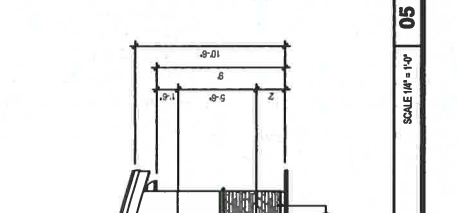
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SCALE 1/4" = 1'-0"

SOUTH ELEVATION

SCALE 1/4" = 1'-0"
SCALE 1/4" = 1'-0"

WEST ELEVATION

SCALE 1/4" = 1'-0"
SCALE 1/4" = 1'-0"



NO.	PLANS CHECK REVIEW	DATE
1	---	---
2	---	---
3	---	---

PLAN CHECK UP:	DATE:	SCALE:	PROJECT NO.:
PLANS CHECKED BY:	DATE:	SCALE:	PROJECT NO.:
DATE:	DATE:	SCALE:	PROJECT NO.:
DATE:	DATE:	SCALE:	PROJECT NO.:

EXTERIOR ELEVATIONS

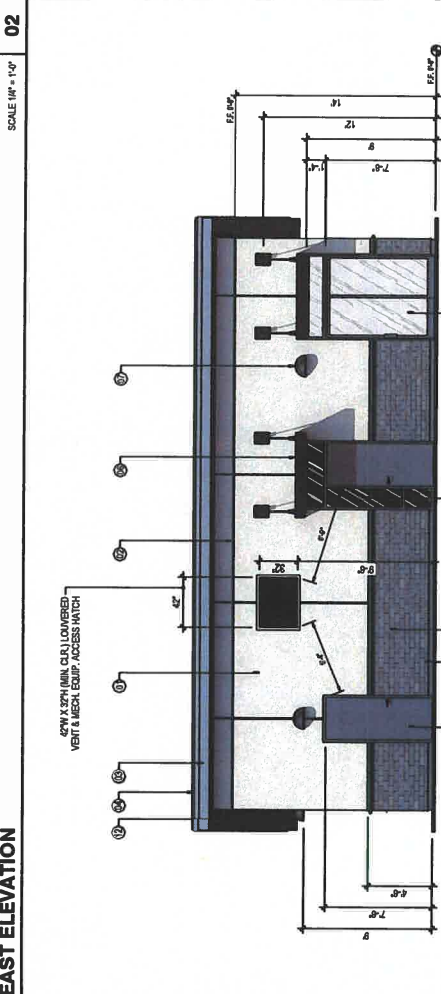
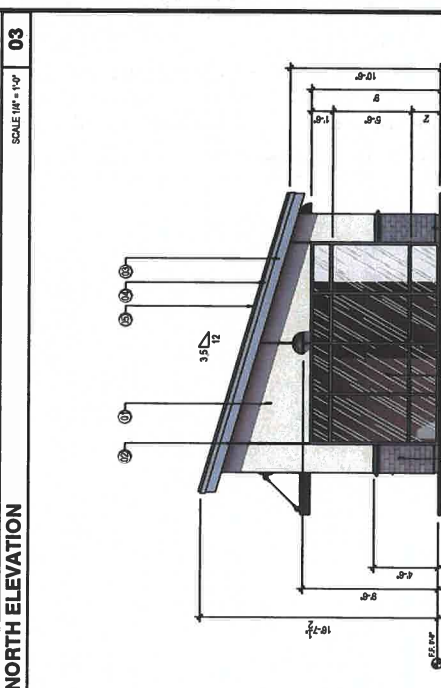
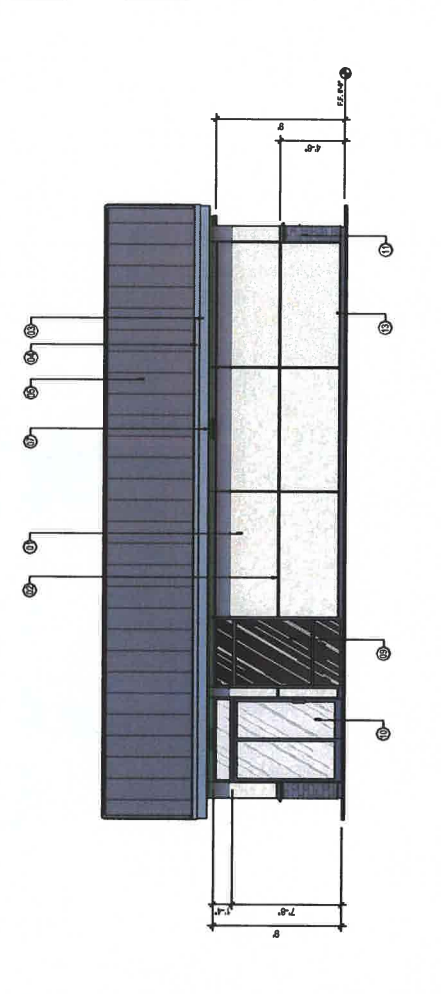
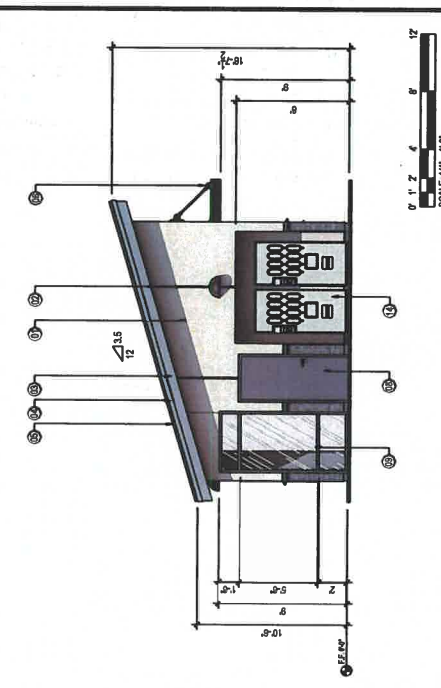
A-3.00

ITEM	DESCRIPTION	COLOR	REMARKS
01	STEEL METAL DOOR SYSTEMS W/ HOLLOW METAL FRAMES	DESIGN "CHARREY"	
02	ALUM. STOREFRONT FRAMES W/ DOUBLE CLEAR LOWE GLAZING	TO MATCH #08	
03	ALUMINUM STOREFRONT SLIDING ASS'Y W/ TRANSOM WINDOW	DARK GRAY CLADDING BRICKS OR EQ.	
04	STONE WAINSCOT & ANGLED STONE COP		
05	STARTER BOARD GAVE SOFFIT		
06	WEEP SCREED		
07	VENDING MACHINES		

COLOR	REMARKS
DESIGNS CLEAR GLAZING	FRESH SAND FINISH LA. MURA OR EQ.
NATURAL ALUMINUM	
DESIGNS STONE GRAY	
PAINTED TO MATCH #08	
"CHARREY" GRAY	
BLACK W/ STAINLESS HARDWARE	
BLACK FINISH	

MATERIALS LEGEND & SPECIFICATIONS

MATERIALS TYP. FOR ALL ELEVATIONS **01**

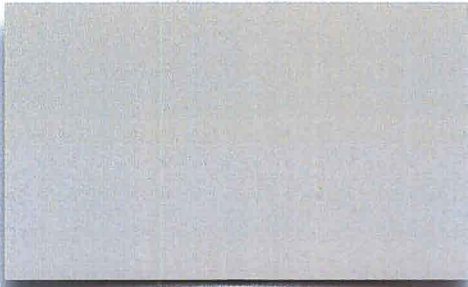


04 SCALE 1/4" = 1'-0"

05 SCALE 1/4" = 1'-0"

TRUCK TERMINAL PROPERTIES No. 2

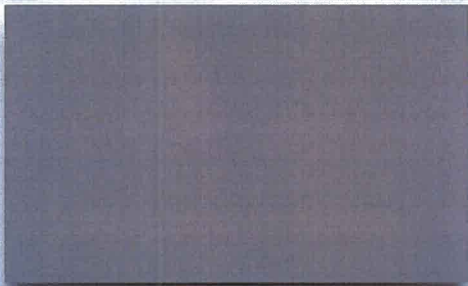
Materials & Colors Sample Board



EXTERIOR STUCCO COLOR

ITEM #01

Dunn-Edwards: DEGR55 "Fleur De Sel"



ROOF FASCIA BOARD

ITEM #03

Dunn-Edwards: DEGR59 "Stone Gray"



WAINSCOT

ITEM #11

Dark gray cladding bricks or eq.



STANDING SEAM METAL ROOF

ITEM #05

"Charcoal Gray"



DOORS & STOREFRONT FRAMES ITEM #08, 09 & 10

Dunn-Edwards: DEGR80 "Charred" (or equal)

Exhibit E

Comment Letters/Response to Comments



CITY OF PERRIS
DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION
135 NORTH "D" STREET, PERRIS, CA 92570
TEL (951)943-5003 FAX: (951)943-8378

May 10, 2023

TO: All entities, individuals, agencies, and organizations providing written comments on the Perris Truck Terminal Project Mitigated Negative Declaration/Initial Study

FROM: City of Perris
Planning Division
135 North D Street
Perris, California
92570

Subject: Perris Truck Terminal Project Mitigated Negative Declaration/Initial Study (MND No. 2388)

To Whom It May Concern:

Thank you for submitting written comments on the Mitigated Negative Declaration/Initial Study ("MND/IS") prepared for the Perris Truck Terminal Project ("Proposed Project"). As lead agency, the City of Perris ("City") appreciates your involvement in the environmental review process.

The MND/IS was released for a 30-day public review and comment period beginning on April 7, 2023, consistent with the requirements of the California Environmental Quality Act ("CEQA") and the State CEQA Guidelines. During this time, the City received a total of three comment letters.

CEQA and the State CEQA Guidelines require public agencies to consider public comments received on a mitigated negative declaration; however, they do not require that agencies prepare written responses to such comments. (Pub. Resources Code, § 21091(d), (f); State CEQA Guidelines, § 15074(b).) Nonetheless, the City has prepared written responses to each comment raised in each submitted comment letter.

All three comment letters, and all written responses to those comment letters, are enclosed. The comment letters, and the written responses, will be considered by the City Planning Commission and the City Council in making any approval or denial decision on the Proposed Project.

Sincerely,

Nathan Perez
Associate Planner

PERRIS TRUCK TERMINAL

RESPONSES TO COMMENTS RECEIVED ON THE MITIGATED NEGATIVE DECLARATION / INITIAL STUDY (SPA 22-05173, CUP22-05173, and MND No. 2388)



Lead Agency:

City of Perris
101 North D Street
Perris, California 92570

Applicant:

Truck Terminal Properties, LLC
1820 San Vicente Boulevard
Santa Monica, CA 90402

Prepared by:

Lilburn Corporation
1905 Business Center Drive
San Bernardino, CA 92408

May 2023

I. INTRODUCTION

In accordance with the California Environmental Quality Act (CEQA) (Pub. Resources Code, § 21000 et seq.) and the Guidelines for Implementation of the California Environmental Quality Act (State CEQA Guidelines) (Cal. Code Regs., tit. 14, § 15000 et seq.), the City of Perris (City) circulated for public review and comment the Initial Study and Draft Mitigated Negative Declaration No. 2388 (IS/MND) for the proposed Perris Truck Terminal Project (Proposed Project). The MND/IS was prepared to analyze and disclose the potential environmental impacts of the Proposed Project.

The City determined that, based upon the evidence and determinations presented within the MND/IS, and any and all supporting documents related to the Proposed Project, there is no substantial evidence supporting a fair argument that the Proposed Project would not result in significant impacts on the environment after the incorporation of identified mitigation measures.

The IS/MND was circulated for a 30-day public review and comment period beginning on April 7, 2023, consistent with the requirements of Public Resources Code section 21091 and State CEQA Guidelines Section 15073. During this time, the City received a total of three comment letters on the IS/MND from the following entities:

- A. Riverside County Flood Control and Water Conservation District
- B. Eastern Municipal Water District
- C. Riverside Transit Agency

CEQA and the State CEQA Guidelines require public agencies to consider public comments received on an MND; however, they do not require that agencies prepare responses to such comments. (Pub. Resources Code, § 21091(d), (f); State CEQA Guidelines, § 15074(b).) Nonetheless, the City has prepared the following written responses to each comment raised in each submitted comment letter. None of the comment letters have identified a new, avoidable or unavoidable, potentially significant environmental impact. No information showing that the mitigation measures identified in the IS/MND would not reduce potentially significant impacts to a less than significant level has come to light. No substantial revisions to the IS/MND are required. Therefore, no recirculation of the IS/MND is necessary. (State CEQA Guidelines, § 15073.5.)

II. RESPONSES TO COMMENT LETTERS

The following includes a copy of all comment letters submitted during the public review and comment period for the IS/MND for the Proposed Project, along with written responses to each of those comments.

A. Riverside County Flood Control and Water Conservation District

JASON E. UHLEY
General Manager-Chief Engineer

Letter A



1995 MARKET STREET
RIVERSIDE, CA 92501
951.955.1200
951.788.9965 FAX
www.reflood.org

RIVERSIDE COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT

April 17, 2023

250631

City of Perris
Planning Department
135 North D Street
Perris, CA 92570

Attention: Mr. Nathan Perez

Re: SPA 22-05173, CUP 22-05172, APNs 294-
180-021, 294-180-022, 294-180-023, and
294-180-024

The Riverside County Flood Control and Water Conservation District (District) does not normally recommend conditions for land divisions or other land use cases in incorporated cities. The District also does not plan check City land use cases or provide State Division of Real Estate letters or other flood hazard reports for such cases. District comments/recommendations for such cases are normally limited to items of specific interest to the District including District Master Drainage Plan facilities, other regional flood control and drainage facilities which could be considered a logical component or extension of a master plan system, and District Area Drainage Plan fees (development mitigation fees). In addition, information of a general nature is provided.

A-1

The District's review is based on the above-referenced project transmittal, received April 6, 2023. The District has not reviewed the proposed project in detail, and the following comments do not in any way constitute or imply District approval or endorsement of the proposed project with respect to flood hazard, public health and safety, or any other such issue:

- This project would not be impacted by District Master Drainage Plan facilities, nor are other facilities of regional interest proposed.
- This project involves District proposed Master Drainage Plan facilities, namely, Perris Valley Master Drainage Plan Line D and Perris Valley Master Drainage Plan Line D-1. The District will accept ownership of such facilities on written request by the City. The Project Applicant shall enter into a cooperative agreement establishing the terms and conditions of inspection, operation, and maintenance with the District and any other maintenance partners. Facilities must be constructed to District standards, and District plan check and inspection will be required for District acceptance. Plan check, inspection, and administrative fees will be required. All regulatory permits (and all documents pertaining thereto, e.g., Habitat Mitigation and Monitoring Plans, Conservation Plans/Easements) that are to be secured by the Applicant for both facility construction and maintenance shall be submitted to the District for review. The regulatory permits' terms and conditions shall be approved by the District prior to improvement plan approval, map recordation, or finalization of the regulatory permits. There shall be no unreasonable constraint upon the District's ability to operate and maintain the flood control facility(ies) to protect public health and safety.
- This project proposes channels, storm drains 36 inches or larger in diameter, or other facilities that could be considered regional in nature and/or a logical extension a District's facility, the District would consider accepting ownership of such facilities on written request by the City. The Project Applicant shall enter into a cooperative agreement establishing the terms and conditions of inspection, operation, and maintenance with the District and any other maintenance partners. Facilities must be constructed to District standards, and District plan check and inspection will be required for District acceptance. Plan check, inspection, and administrative fees will be required. The regulatory permits' terms and conditions shall be approved by the District prior to improvement plan approval, map recordation, or finalization of

A-2

*Perris Truck Terminal
Responses to Comments Received on the MND/IS*

City of Perris

- 2 -

April 17, 2023

Re: SPA 22-05173, CUP 22-05172, APNs 294-180-021, 294-180-022, 294-180-023, and 294-180-024

250631

the regulatory permits. There shall be no unreasonable constraint upon the District's ability to operate and maintain the flood control facility(ies) to protect public health and safety.

A-2
Cont.

- This project is located within the limits of the District's Perris Valley San Jacinto River Homeland/Romoland Line A Homeland/Romoland Line B Area Drainage Plan for which drainage fees have been adopted. If the project is proposing to create additional impervious surface area, applicable fees should be paid (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) to the Flood Control District or City prior to issuance of grading or building permits. Fees to be paid should be at the rate in effect at the time of issuance of the actual permit.
- An encroachment permit shall be obtained for any construction related activities occurring within District right of way or facilities, namely, Perris Valley Master Drainage Plan Line D and Perris Valley Master Drainage Plan Lateral D-3. If a proposed storm drain connection exceeds the hydraulic performance of the existing drainage facilities, mitigation will be required. For further information, contact the District's Encroachment Permit Section at 951.955.1266.
- The District's previous comments are still valid.

GENERAL INFORMATION

This project may require a National Pollutant Discharge Elimination System (NPDES) permit from the State Water Resources Control Board. Clearance for grading, recordation, or other final approval should not be given until the City has determined that the project has been granted a permit or is shown to be exempt.

A-3

If this project involves a Federal Emergency Management Agency (FEMA) mapped floodplain, then the City should require the applicant to provide all studies, calculations, plans, and other information required to meet FEMA requirements, and should further require the applicant obtain a Conditional Letter of Map Revision (CLOMR) prior to grading, recordation, or other final approval of the project and a Letter of Map Revision (LOMR) prior to occupancy.

A-4

The project proponent shall bear the responsibility for complying with all applicable mitigation measures defined in the California Environmental Quality Act (CEQA) document (i.e., Negative Declaration, Mitigated Negative Declaration, Environmental Impact Report) and/or Mitigation Monitoring and Reporting Program, if a CEQA document was prepared for the project. The project proponent shall also bear the responsibility for complying with all other federal, state, and local environmental rules and regulations that may apply.

A-5

If a natural watercourse or mapped floodplain is impacted by this project, the City should require the applicant to obtain a Section 1602 Agreement from the California Department of Fish and Wildlife and a Clean Water Act Section 404 Permit from the U.S. Army Corps of Engineers, or written correspondence from these agencies indicating the project is exempt from these requirements. A Clean Water Act Section 401 Water Quality Certification may be required from the local California Regional Water Quality Control Board prior to issuance of the Corps 404 permit.

A-6

Very truly yours,

Amy McNeill

AMY MCNEILL

Engineering Project Manager

ec: Riverside County Planning Department

Attn: Timothy Wheeler

EM:mm

Comment A-1: Introductory comment that the Riverside County Flood Control and Water Conservation District limits its items of interest to regional flood control and drainage facilities. Comments that follow are of general nature.

Response to Comment A-1: This comment does not question the content or conclusions of the IS/MND.

Comment A-2: The proposed project involves the Perris Valley Master Drainage Plan Line D and Perris Valley Master Drainage Plan Line D-1 for which the Project Applicant shall enter into a cooperative agreement with the District and the Proposed project lies within the District's Perris Valley Area Drainage Plan and the Applicable fees shall be paid for any additional impervious surface areas.

Response to Comment A-2: This comment does not relate to CEQA or the IS/MND. However the modified alignment of Line D-2 has been built to completion per plans on file with the City and Line D has been realigned per DWG 4-1067 and DWG 4-1200 on file with the Flood Control District.

Comment A-3: The proposed project may require a NPDES permit from the State Water Resources Control Board.

Response to Comment A-3: The IS/MND notes that a Regional Water Quality Control Board, Santa Ana Region General Construction Permit, Storm Water Pollution Prevention Plan (SWPPP) as well as a National Pollutant Discharge Elimination System (NPDES) permit would be required for the Proposed Project. Also noted on Page 61 is that the Proposed Project was designed to meet NPDES standards.

Comment A-4: The City should require all FEMA requirements be met if the project site is within a FEMA mapped floodplain.

Response to Comment A-4: Page 58 of the IS/MND notes that the southeastern portion of the Project Site is within the 500-year floodplain as identified in Figure S-3 – FEMA Flood Hazard Zones of the General Plan Safety Element. The Proposed Project includes the development of a truck and passenger car parking lot, landscaping and bioretention system that would meet water quality and hydrology requirements standards of the City of Perris as conditions of approval.

Comment A-5: The project proponent shall be responsible for complying with all applicable mitigation measures defined in the CEQA document.

Response to Comment A-5: The City will adopt a Mitigation Monitoring and Reporting Program along with the Mitigated Negative Declaration and further, will issue Conditions of Approval to ensure the Applicant complies with all mitigation and conditions.

Comment A-6: If a natural watercourse or mapped floodplain is impacted by the project, obtaining a Section 1602 Agreement from the California Department of Fish and Wildlife should be required.

Response to Comment A-6: A Biological Resources Assessment was prepared for the Proposed Project and, as indicated in page 30 of the Initial Study, the Project Site does not support riparian habitat or a sensitive natural community. The Project Site is not identified in any local plans, policies, and regulations of the CDFW or the U.S. Fish and Wildlife Service (USFWS). Development of the Project Site as proposed would not result in impacts to riparian vegetation or to a sensitive natural community because these resources do not occur on the Project Site.

B. Eastern Municipal Water District

Letter B



April 11, 2023

Nathan Perez, Senior Planner
City of Perris
Development Services Department
135 North "D" Street
Perris, CA 92570

Subject: EMWD Comments for the Perris Truck Terminal Project Notice of Intent to Adopt a Mitigated Negative Declaration

Location: Northeast corner of Perris Boulevard and Markham Street in the City of Perris, Riverside County, California.

Dear Mr. Nathan Perez:

Eastern Municipal Water District (EMWD) thanks you for the opportunity to comment on the Notice of Intention to Adopt a Mitigated Negative Declaration for the Perris Truck Terminal Project (project). The project proposes the construction and operation of a truck and trailer storage facility consisting of a 718 square-foot single-story guard shack, 205 parking spaces and ten (10) electric vehicle parking spaces for trucks, three parking spaces for passenger vehicles, including one handicap accessible parking space, screen walls, signage, landscaping, tow bioretention basins, and off-street improvement, on 8.3 acres.

B-1

EMWD offers the following comments:

To define the impact(s) on the environment and on existing EMWD facilities, and as development within this area occurs over time, the proponents of implementing development projects shall consult EMWD's Development Services Department to compare proposed and existing water demands and sewer flows, and prepare a Design Conditions report (DC), formally known as the Plan of Service (POS), to detail all pertinent facilities necessary to serve such implementing development projects, resulting in an approved DC, prior to final design and plan check of such facilities.

B-2

Board of Directors
Phillip E. Paule, *President* Stephen J. Corona, *Vice President* Jeff Armstrong Randy A. Record David J. Slawson

2270 Trumble Road • P.O. Box 8300 • Perris, CA 92572-8300
T 951.928.3777 • F 951.928.6177 www.emwd.org

EMWD Comments
April 11, 2023
Page 2

To help define EMWD's Design Conditions, EMWD requires beginning dialogue with project proponents at an early stage in the site design and development, via a one-hour complementary Due Diligence meeting. To set up this meeting the project proponent should complete a Project Questionnaire (form NBD-058) and submit to EMWD. To download this form or for additional information, please visit our web page www.emwd.org, then select the "Developer" link, then select the "New Development Process Forms" link. This meeting will offer the following benefits:

1. Describe EMWD's development process.
2. Identify project scope and parameters.
3. Provide a preliminary review of the project within the context of existing infrastructure.
4. Discuss potential candidacy for recycled water service.
5. Identify project submittal requirements to start the Design Conditions review.

Following the Due Diligence meeting, and to proceed with a project, the Design Conditions will need to be developed by the developer's engineer and reviewed/approved by EMWD prior to submitting improvement plans for Plan Check. The DC process and approval will provide the following:

1. Technical evaluation of the project's demands and existing system capacities.
2. Identification of impacts to existing facilities.
3. Identification of additional on-site and off-site facilities, necessary to serve the project.
4. Identification of easement requirements, if necessary.
5. Identification of potential EMWD's cost participation in facility oversizing, if applicable.

If you have questions or concerns, please do not hesitate to contact Maroun El-Hage at (951) 928-3777, extension 4468 or by e-mail at El-hagem@emwd.org.

Sincerely,

Al Javier Digitally signed by Al Javier
Date: 2023.04.11 15:21:37
-07'00'

Alfred Javier
Director of Environmental and Regulatory Compliance

ARJ: hs

EASTERN MUNICIPAL WATER DISTRICT

B-3

Comment B-1: Introductory comment that reiterates the Project Description.

Response to Comment B-1: This comment does not question the content or conclusions of the IS/MND.

Comment B-2: Proponents of development projects within the District shall consult with the District regarding water demands and sewer flows.

Response to Comment B-2: This comment does not relate to CEQA or the IS/MND. However, the Proposed Project's potential impact on the EMWD's facilities was disclosed in the IS/MND. Further, the City would not issue building permits until water and sewer service are secured.

Comment B-3: This comment summarizes EMWD's new development process for meeting design conditions and submitting improvement plans.

Response to Comment B-3: This comment does not question the content or conclusions of the IS/MND.

C. Riverside Transit Agency

Letter C

From: [Mauricio Alvarez](#)
To: [Nathan Perez](#)
Subject: SPA22-05173 & CUP22-05172
Date: Wednesday, April 12, 2023 11:23:15 AM

Hello Nathan,

Thank you for including RTA in the development review of the truck storage proposal on Perris & Markham. After further review, there are no recommendations to submit at this time.

C-1

Thank you,

Mauricio Alvarez, MBA
Planning Analyst
Riverside Transit Agency
p: 951.565.5260 | e: malvarez@rivertsideatransit.com
[Website](#) | [Facebook](#) | [Twitter](#) | [Instagram](#)
1825 Third Street, Riverside, CA 92507

Comment C-1: Email indicating that after further review of the Project, RTA has no recommendations.

Response to Comment C-1: This comment does not question the content or conclusions of the IS/MND.

Exhibit F

Initial Study/MND, and Associated
Technical Studies

*Due to the size of the files, the
environmental documents are located at the
following webpage link:*

https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-366#docan1206_1313_479