



# CITY OF PERRIS

## CITY COUNCIL

### AGENDA SUBMITTAL

**MEETING DATE:**

July 26, 2022

**SUBJECT:**

**Specific Plan Amendment 19-05287 and Development Plan Review 19-00012** – Proposal to amend the Perris Valley Commerce Center Specific Plan (PVCCSP) to change the zoning designation of approximately 15.66 acres, located at the southwest corner of Ramona Expressway and Perris Boulevard from Commercial (C) to Light Industrial (LI) to facilitate the development of a 347,918 square foot industrial building, and includes the proposed certification of the related Environmental Impact Report (SCH: 2021050021). **Applicant:** PR Partners, LLC.

**REQUESTED ACTION:**

**ADOPT Resolution** (next in order) to deny the SPA 19-05287 and DPR 19-00012 for the proposed rezone of 15.66 acres from Commercial to Light Industrial to facilitate the development of a 347,918 square foot industrial building located at the southwest corner of Ramona Expressway and Perris Boulevard;

Or,

**ADOPT Resolution** (next in order) to certify the Environmental Impact Report (EIR), adopt the Mitigation Monitoring and Reporting Program, and approve Development Plan Review 19-00012 subject to the approval of the Specific Plan Amendment, and **Introduce First Reading of Ordinance Number** (next in order) to approve Specific Plan Amendment 19-05287.

**CONTACT:**

Kenneth Phung, Director of Development Services

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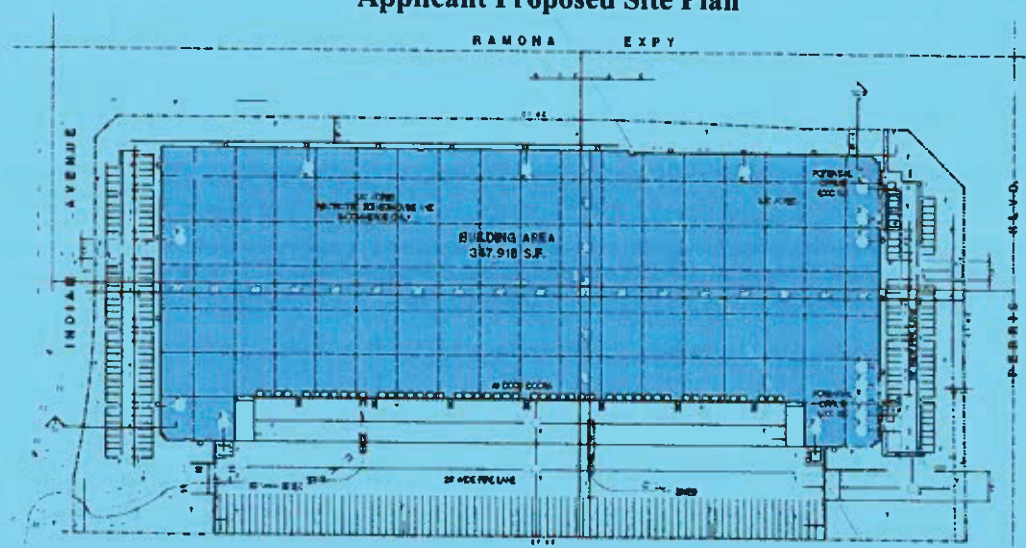
**BACKGROUND:**

On May 18, 2022, the Planning Commission voted (4-eyes and 1-recusal) to recommend denial of the proposed Ramona, Perris and Indian Industrial Development Project to the City Council. The proposal involves a Specific Plan Amendment (SPA) and a Development Plan Review (DPR) to amend the Perris Valley Commerce Center Specific Plan (PVCCSP) to change the zoning of approximately 15.66 acres, located at the southwest corner of Ramona Expressway and Perris Boulevard from Commercial (C) to Light Industrial (LI) to facilitate the development of a 347,918 square foot industrial building.

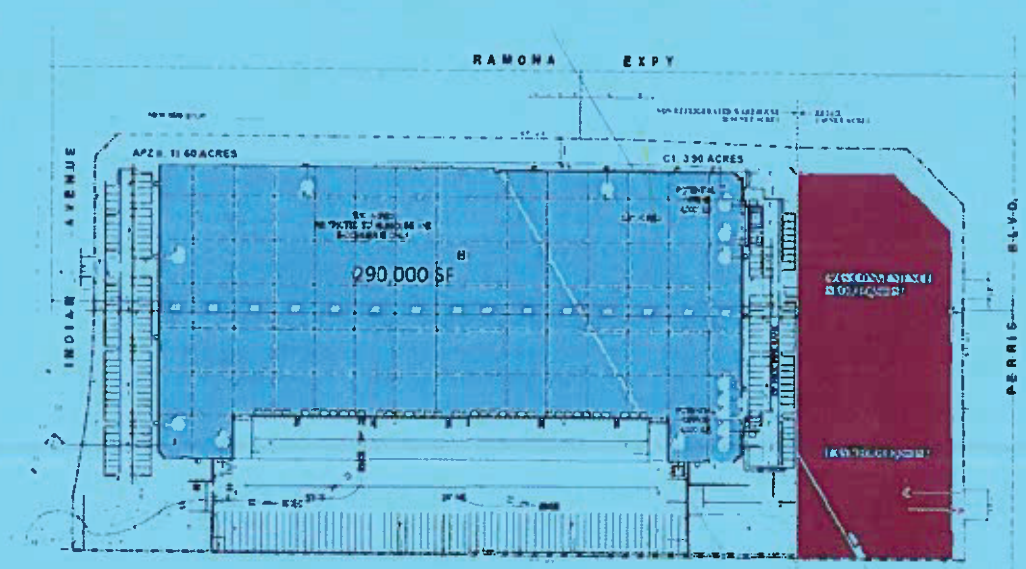
The issues of concern expressed for denying the Project include rezoning the entire 15.66 acres of land to facilitate the proposed industrial development given that 180 acres of land have already been rezoned to Light Industrial since the adoption of the PVCCSP in 2012, and the applicant's reluctance to reconsider leaving approximately 3.5 acres along the frontage of Perris Boulevard commercial for consistency with existing commercial development along this corridor. In light of this matter, the Commission recommended development of the Project site with Alternative 2, analyzed in the EIR,

because it includes a smaller industrial building (i.e., approximately 290,000 square foot building) and a commercial component; thereby, allowing commercial uses to remain along Perris Boulevard.

### Applicant Proposed Site Plan



### Recommended Alternative 2 Site Plan



However, the Planning Commission noted that should the City Council proceed with approving the Project as proposed by the applicant, the Planning Commission recommended the following for consideration before making a final decision:

- The applicant should provide a study identifying whether the population density within one (1) to two (2) mile radius could support a commercial use along the Perris Boulevard frontage.
- The applicant should conduct a public workshop with the nearby residential community to consider other uses that could be developed at the site.
- The applicant should consider modifying the architecture of the building for consistency with the architecture of the development at the northwest corner of Ramona Expressway and Indian Avenue.

Staff recommended denial of the Project at the Planning Commission, as the Project is inconsistent with the PVCCSP land use pattern in the following ways:

- The proposed Project would rezone 15.66 acres to Light Industrial, where approximately 180 acres of land have already been rezoned to allow Light Industrial uses; thereby, reducing the commercially zoned properties envisioned in this area;
- The proposed Project would allow an industrial use, where the PVCCSP designates the area along the Ramona Expressway and Perris Boulevard as a primary commercial corridor; and
- The proposed Project would reduce commercially zoned property to facilitate a 347,918 square foot warehouse with 40 dock doors and truck parking, which conflicts with the PVCC Specific Plan Visions and Objectives related to ensuring a balance of land uses to maintain and enhance the City's fiscal viability, economic diversity and environmental integrity.

Staff is now carrying forth the recommendation of the Planning Commission to deny the project.

Since the Planning Commission, the applicant has further proposed to include, as condition of approvals, a contribution of \$1,000,000 towards park and open space projects in the City, and enhanced corner monumentation at the southeast corner of Perris Boulevard and Ramona Expressway. This will be in addition to their agreement at the Planning Commission to comply with a condition requiring off-site tree planting or payment of an in-lieu fee.

#### **PROJECT DESCRIPTION:**

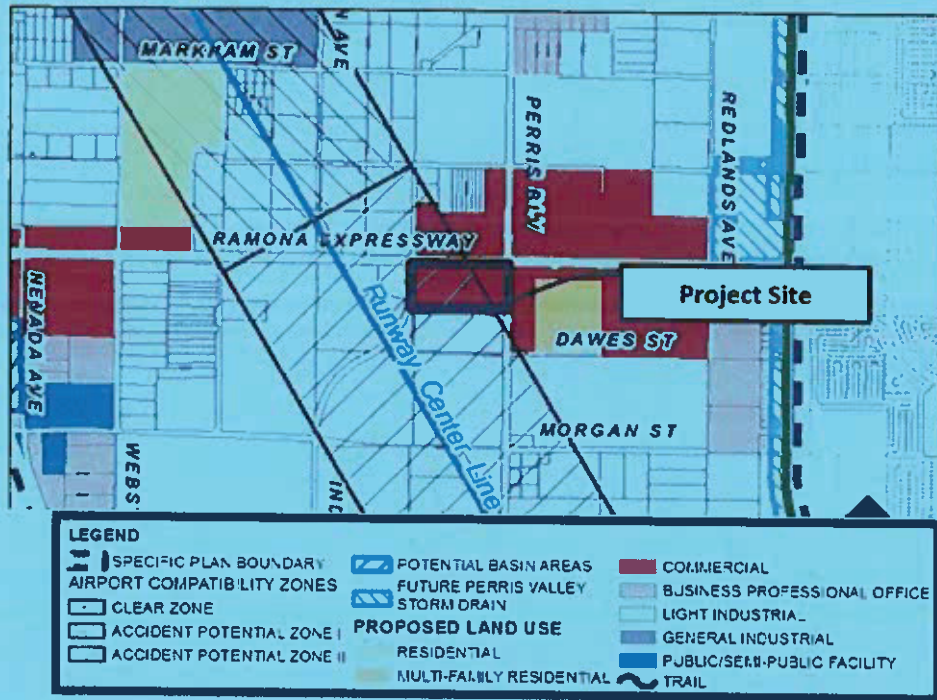
The Project proposes to develop 15.66 vacant acres with a 347,918 square foot industrial building consisting of 8,000 square feet of potential office space and 339,918 square feet of warehouse area. A total of 40 dock doors and 82 truck parking spaces are located on the south side of the site. The loading and truck parking area will be secured on the east and west ends. Two surface parking lots, proposed on the east and west sides of the site, provide a total of 135 parking spaces for visitors and employees. Access to the site is proposed from Perris Boulevard and Indian Avenue.

Implementation of this Project requires approval of the following entitlements:

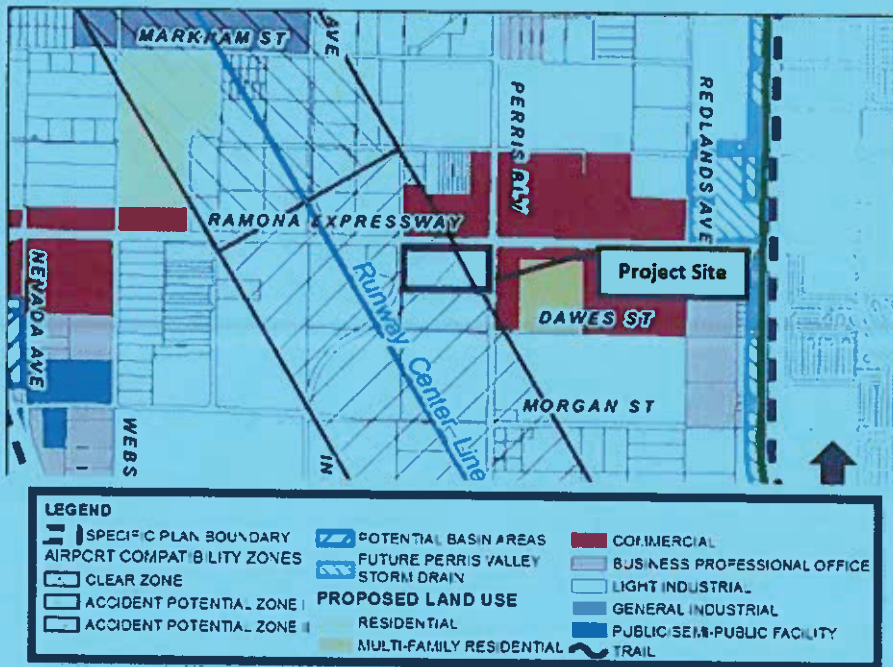
- A Specific Plan Amendment to amend the Perris Valley Commerce Center Specific Plan (PVCCSP) to change the zone of the Project site from Commercial (C) to Light Industrial (LI).
- Development Plan Review of Project plans for the development of the Project site with a 347,918 square foot industrial building and ancillary parking lots.

The exhibits on the following pages show the existing and proposed zone change proposed for this Project; as well as the proposed zone change recommended by Staff:

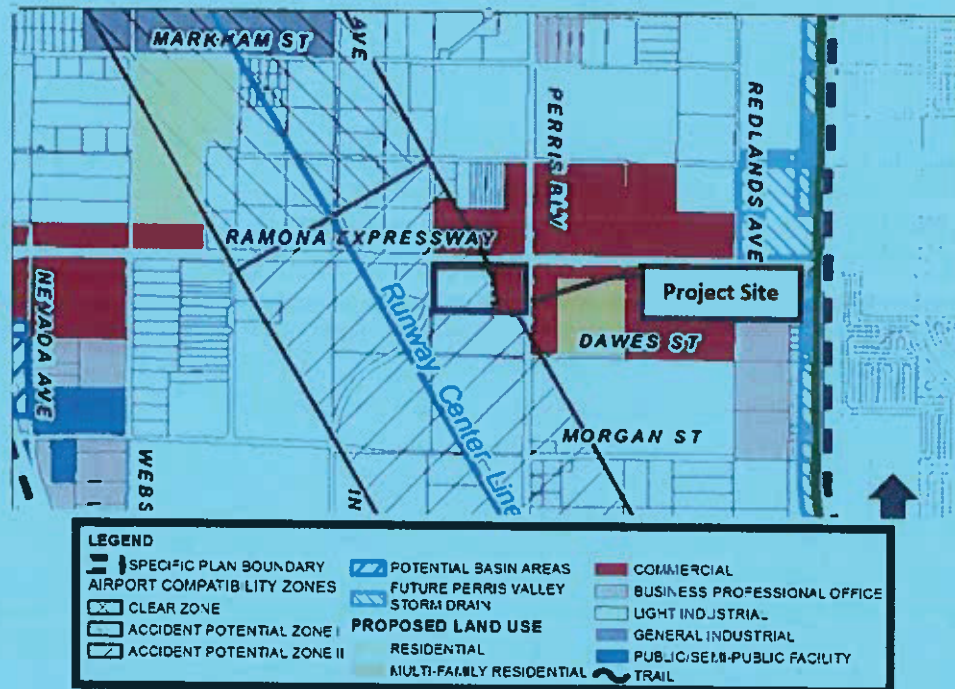
### Existing PVCCSP Zoning



### Project Proposed Zone Change



## Staff Recommended Zone Change



## DISCUSSION

Perris Boulevard is recognized as an important commercial corridor in the City of Perris. Thus, Staff and the Planning Commission do not recommend supporting rezoning the entire 15.66 acres of land to facilitate the proposed Project. Alternative 2, analyzed in the EIR, would be a viable development option, as it would consist of a smaller industrial building and a commercial component fronting onto Perris Boulevard. The commercial component, along one of the City's important commercial corridors, would be consistent with the PVCCSP.

At this time, the applicant has decided to proceed with the Project, as originally proposed and analyzed in the EIR, and has agreed to the Planning Commission's recommended Conditions of Approval requiring off-site tree planting or payment of an in-lieu fee. Additionally, the applicant has further proposed to include, as condition of approvals, a contribution of \$1,000,000 towards park and open space projects in the City, and enhanced corner monumentation at the southeast corner of Perris Boulevard and Ramona Expressway. The applicant has not agreed to the Condition of Approval requiring the Project to be modified consistent with Alternative 2.

However, should the applicant choose to modify the Project and proceed with Alternative 2 later, separate consideration of the Project plans would be required by the Planning Commission and City Council. In addition, the Project under Alternative 2 would be conditioned to comply with the Planning Commission recommended conditions of approval.

## FINAL ENVIRONMENTAL IMPACT REPORT:

An Environmental Impact Report (EIR) has been completed in accordance with the California Environmental Quality Act (CEQA) requirements (Attachment 9). The EIR concludes that all impacts have been identified as less than significant or have been reduced to below the level of significance with implementation of mitigation measures.

Staff received a total of eight comment letters on the Project. One comment letter dated May 16, 2022, from Golden State Environmental Justice Alliance (GSEJA) was received by Staff after the Draft Environmental Impact Report (DEIR) comment period had closed. Responses to all comments are provided in the Final EIR. The comment letters do not identify any significant new environmental issues or impacts that have not already been addressed in the DEIR. An Errata was prepared to clarify, reiterate or make insignificant modifications to the Final EIR.

Written responses to public agency comments were also provided ten days prior to the City Council meeting. Any clarifications requested on the Project were included in the Errata and do not result in significant new information or additional environmental impacts.

#### **RECOMMENDATION:**

Section 19.54.010(1) of the Municipal Code authorizes the Planning Commission to review and recommend to the City Council approval or denial of proposed request for zone change. The Planning Commission determined that the Project did not adequately address the Commission's aforementioned issues of concern and recommended denial of the Project. Therefore, per the Planning Commission's action Staff is carrying forth the Planning Commission's recommendations that the City Council ADOPT Resolution (next in order) to not certify the EIR (SCH: 2021050021) and deny Specific Plan Amendment 19-05287 and Development Plan Review 19-00012.



If the City Council wishes to approve the Project, attached to this staff report are an Alternate Resolution for certification of the EIR, adoption of the Mitigation Monitoring and Reporting Program, and approval of updated Conditions of Approval, as well as an Ordinance for the approval of the Specific Plan Amendment.

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

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

City Attorney \_\_\_\_\_  
Assistant City Manager   
Deputy City Manager 

#### **Attachments:**

1. Resolution Denying Project
2. Alternative Resolution Certifying the EIR, adopting the Mitigation Monitoring and Reporting Program, and approving updated Conditions of Approval
3. Ordinance Approving SPA 19-05287
4. Vicinity / Aerial Map
5. PVCCSP Land Use Plan
6. MARB Zone Map
7. Project Plans (Site Plan, Floor Plan, Building Elevations, Conceptual Landscape Plans, Sight Line Studies, and Roof Plan)

8. Planning Commission Staff Report Dated May 18, 2022 – Available Electronically at City's Website:  
<https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-269>
9. Final Environmental Impact Report (including DEIR) - Available Electronically at City's Website:  
<https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-269>

Final EIR – Also on File with the City's Development Services Department, Planning Division, 135 N. D Street, Perris, CA 92570

Consent:

Public Hearing: X

Business Item:

Presentation:

Other:

**ATTACHMENT 1**  
**Resolution Denying Project**



**RESOLUTION NUMBER (Next in order)**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DENYING SPECIFIC PLAN AMENDMENT 19-05287 AND DEVELOPMENT PLAN REVIEW 19-00012 FOR THE RAMONA, PERRIS, AND INDIAN INDUSTRIAL DEVELOPMENT PROJECT LOCATED ON RAMONA EXPRESSWAY BETWEEN PERRIS BOULEVARD AND INDIAN AVENUE, SUBJECT TO THE FINDINGS CONTAINED HEREIN.**

**WHEREAS**, the Ramona, Perris and Indian Industrial Development Project (“Project”) is a proposal to rezone 15.66 acres from Commercial to Light Industrial to facilitate the development of a 347,918 square foot industrial building located at the southwest corner of Ramona Expressway and Perris Boulevard; and

**WHEREAS**, applications for Specific Plan Amendment 19-05287, and Development Plan Review 19-00012 (collectively, the “Project”) were submitted to amend the Perris Valley Commerce Center (“PVCC”) Specific Plan from Commercial (“CO”) to Light Industrial (“LI”) to facilitate the development of a non-refrigerated industrial development; and

**WHEREAS**, the proposed applications collectively are considered a “project” as defined by the California Environmental Quality Act (“CEQA”), and the Ramona, Perris and Indian Industrial Development is the project title; and

**WHEREAS**, an Environmental Impact Report (SCH: 2021050021) was prepared for the above-mentioned application and Petition, which includes SPA 19-05287 and DPR 19-00012 should the project be approved; and

**WHEREAS**, the Airport Land Use Commission (“ALUC”) conducted a hearing to review the proposed Project on July 9, 2020 and determined that the Project is consistent with the 2014 March Air Reserve Base/Inland Port Airport Lands Use Compatibility Plan (MARB ALUCP); and

**WHEREAS**, the Planning Commission conducted a duly noticed regular public hearing (on May 18, 2022) regarding the Project, and, pursuant to Planning Commission Resolution No. 22-13 recommended denial of the Project after considering all oral and written presentations and testimony by members of the public and City staff, including, but not limited to, materials in the staff report and accompanying documents; and

**WHEREAS**, on July 26, 2022, the City Council conducted a duly noticed public hearing on the Project, at which time all interested persons were given full opportunity to be heard to present evidence; and

**WHEREAS**, prior to taking action, the City Council has heard, been presented with, and/or reviewed all of the information and data which constitutes the administrative record

for the above-mentioned approvals, including all oral and written evidence presented to the City during all Project meetings and public hearings; and

**WHEREAS**, pursuant to California Environmental Quality Act (Public Resources Code Section 21000, et seq. (“CEQA”)), Pub. Res. Code Sec. 21080(b)(5) and the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000, et seq.) Section 15270, a project that is denied or rejected is exempt from the requirements of CEQA; and

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

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Perris, as follows:

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

**Section 2.** Based on the forgoing and substantial evidence presented to the City Council at the public hearing for this Project, including, but not limited to, the information contained in the agenda submittal and supporting exhibits and all oral and written presentations and testimony made by City staff and members of the public at the public hearing on July 26, 2022, the City Council hereby finds the following:

**A. Specific Plan Amendment 19-05287**

The City Council finds that SPA 19-05287 does not satisfy the requirements of Perris Municipal Code Section 19.54.040(b) pertaining to the findings which must be made prior to approval of the specific plan amendment. Specifically, the Project does not satisfy the findings required by Perris Municipal Code Section 19.54.040(b)(1) as follows:

1. The specific plan amendment is consistent with the general plan land use map and applicable general plan objectives, policies, and programs.

The SPA 19-05287 is not consistent with the General Plan Land Use Map. The Project site is designated as “Specific Plan” by the General Plan Land Use Map, which means that SPA 19-05287 must be consistent with the PVCCSP Vision and Objectives. Thus, SPA 19-05287 is inconsistent with the following PVCCSP Vision and Objectives:

- Ensure a balance of land uses that maintain and enhance the City’s fiscal viability, economic diversity and environmental integrity.  
*Approximately 180 acres of land has been rezoned from a mix of other land uses to Light Industrial. The PVCCSP is already heavily zoned for LI uses and SPA 19-05287 would create further imbalance of economic diversity and environmental integrity.*

- Encourage the development of joint-use and dual-use facilities such as basins and park use facilities.  
*This Project proposes only one use, and while a tenant has not yet been identified, it's unlikely the building would be subdivided for multiple uses.*
- Require measures to reduce “heat island” effect by mitigating the warming effects of hard surface areas.  
*An industrial warehouse of this size will add to the heat island effect due to the large hard surface areas.*
- Encourage project designs that support the use of alternative transportation facilities.  
*Though an RTA bus stop is proposed on Ramona Expressway and Indian Avenue, the proposed use relies heavily on truck traffic and does not support alternative transportation facilities.*

**B. Development Plan Review 19-00012**

The City Council finds that DPR 19-00012 does not satisfy the requirements of Perris Municipal Code Section 19.54.040(f)(8) pertaining to the findings which must be made prior to approving of a development plan review. Specifically, the Project does not satisfy the findings required by Perris Municipal Code Section 19.54.040(f)(8)(a) as follows:

- a. *The location, size, design, density and intensity of the proposed development and improvements are consistent with the City's General Plan, any applicable Specific Plans, the purposes and provisions of this Title, the purposes of the Zone in which the site is located, and the development policies and standards of the City.*

The Project site is zoned “Specific Plan” by the General Plan and is located within the PVCCSP, which means that the PVCCSP Visions and Objectives are applicable. Therefore, the Project is inconsistent with the following PVCCSP Visions and Objectives as follows:

- Ensure a balance of land uses that maintain and enhance the City’s fiscal viability, economic diversity and environmental integrity.  
*Approximately 180 acres of land has been rezoned from a mix of other land uses to Light Industrial. The PVCCSP is already heavily zoned for LI uses and SPA 19-05287 would create further imbalance of economic diversity and environmental integrity.*
- Encourage the development of joint-use and dual-use facilities such as basins and park use facilities.  
*This Project proposes only one use, and while a tenant has not yet been identified, it's unlikely the building would be subdivided for multiple uses.*
- Require measures to reduce “heat island” effect by mitigating the warming

effects of hard surface areas.

*An industrial warehouse of this size will add to the island heat effect due to the large hard surface areas.*

- Encourage project designs that support the use of alternative transportation facilities.

*Though an RTA bus stop is proposed on Ramona Expressway and Indian Avenue, the proposed use relies heavily on truck traffic and does not support alternative transportation facilities.*

Further, the Project site is zoned Commercial (C) within the PVCCSP, which permits retail, professional office, and service oriented business activities. The Project proposes the development of approximately 347,918 square foot industrial/warehouse, which is inconsistent with the purposes of the Commercial (C) zone and the uses authorized therein.

**Section 3.** Based upon the forgoing and all oral and written testimony and presentations made by members of the public and City staff (including, but not limited to, the agenda submittal and its exhibits) at the public hearing on July 26, 2021, the City Council hereby denies Specific Plan Amendment 19-05287 and Development Plan Review 19-00012.

**Section 4.** The City Council declares that should any provision, section, paragraph, sentence, or word of this Resolution be rendered or declared invalid by any court of competent jurisdiction, or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences and words of this Resolution shall remain in full force and effect.

**Section 5.** The Mayor shall sign this Resolution and the City Clerk shall certify to the adoption of this Resolution.

***ADOPTED, SIGNED and APPROVED this 26<sup>th</sup> day of July, 2022.***

\_\_\_\_\_  
Mayor, Michael M. Vargas

ATTEST:

\_\_\_\_\_  
City Clerk, Nancy Salazar

STATE OF CALIFORNIA )  
COUNTY OF RIVERSIDE ) §

CITY OF PERRIS )

I, **Nancy Salazar**, CITY CLERK OF THE CITY OF PERRIS, CALIFORNIA, DO HEREBY CERTIFY that the foregoing Resolution Number (*next in order*) was duly and regularly adopted by the City Council of the City of Perris at a regular meeting held on the 26<sup>th</sup> day of July 2022, by the following called vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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City Clerk, Nancy Salazar

## ATTACHMENT 2

Alternate Resolution Certifying EIR, Adopting  
the Mitigation Monitoring and Reporting  
Program, and Approving Updated Conditions of  
Approval

**RESOLUTION NUMBER (Next in Order)**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, CERTIFYING AND ADOPTING THE ENVIRONMENTAL IMPACT REPORT (STATE CLEARINGHOUSE #2021050021), AND THE MITIGATION MONITORING AND REPORTING PROGRAM, AND APPROVING DEVELOPMENT PLAN REVIEW 19-00012, A 347,918 SQUARE FOOT NON-REFRIGERATED INDUSTRIAL WAREHOUSE DEVELOPMENT PROJECT ON 15.66 ACRES, BASED UPON FINDINGS HEREIN AND SUBJECT TO THE CONDITIONS OF APPROVAL AND THE MITIGATION MONITORING AND REPORTING PROGRAM.**

**WHEREAS**, the applicant, Lars Anderson with PR Partners, LLC., proposes amend the Perris Valley Commerce Center Specific Plan (“PVCCSP”) to change the zoning designation from Commercial (C) to Light Industrial (LI) and construct the Ramona, Perris and Indian Industrial Development Project, which is a 347,918 sq. ft. non-refrigerated industrial/warehouse buildings along with the required improvements on a 15.66-acre site located on the south side of Ramona Expressway between Indian Avenue and Perris Boulevard; and

**WHEREAS**, Specific Plan Amendment 19-05287 (“SPA 19-05287”) and Development Plan Review 19-00012 (“DPR 19-00012”) applications were submitted for consideration of architectural design and site layout and operations for the above-mentioned project (“Project”); and

**WHEREAS**, the proposed SPA 19-05287 and DPR 19-00012 are considered a “project” as defined by the California Environmental Quality Act (“CEQA”); and

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

**WHEREAS**, the City, as lead agency, determined that an Environmental Impact Report (“EIR”) should be prepared pursuant to CEQA in order to analyze all potentially significant adverse environmental impacts of the Project, which includes, without limitation, DPR 19-00012 and SPA 19-05287; and

**WHEREAS**, between December 21, 2021 and February 7, 2022, the Draft Environmental Impact Report (EIR) was made available for public review and comment during a state-mandated 45-day public review period; and

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

**WHEREAS**, on May 18, 2022, the Planning Commission conducted a duly noticed public hearing on the project, and at the meeting recommended denial of the project to the City Council after considering public testimony and materials in the staff report and accompanying documents for the Environmental Impact Report (State Clearinghouse No. 2021050021), Specific Plan Amendment 19-05287, and Development Plan Review 19-00012; and

**WHEREAS**, on July 26, 2022, the City Council conducted a duly noticed public hearing on the project, which includes, without limitation, consideration of oral and written testimony from the public and materials in the agenda report, attachments/exhibits thereto, and accompanying documents for the Environmental Impact Report (State Clearinghouse No. 2021050021), Specific Plan Amendment 19-05287, and Development Plan Review 19-00012; and

**WHEREAS**, prior to taking action, the City Council has heard, been presented with, and/or reviewed all of the information and data which constitutes the administrative record, including the Environmental Impact Report (State Clearinghouse No. 2021050021) and all oral and written evidence presented to the City during all Project meetings and hearings; and

**WHEREAS**, the City Council's certification of the Environmental Impact Report (State Clearinghouse No. 2021050021) reflects its independent judgment and analysis; and

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

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

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Perris, as follows:

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

**Section 2.** Based on the forgoing, the information contained in the agenda submittal and supporting attachments/exhibits and all oral and written presentations and testimony made by City staff and members of the public at the public hearing on July 26, 2022, the Environmental Impact Report (State Clearinghouse No. 2021050021) ("EIR") prepared for the Project (including all comments received), substantial evidence in light of the whole record, and in accordance with the City of Perris ("City") guidelines for implementing the CEQA, the City Council hereby determines pursuant to Section 15090 of the CEQA Guidelines that the final EIR was completed in compliance with CEQA, was presented to the decision-making body of the lead agency, and that the decision-making body reviewed and considered the information contained in the final EIR prior to approving the Project, and the final EIR reflects the lead



agency's independent judgment and analysis. In connection therewith and based upon the forgoing, the City Council finds as follows:

- A. No significant environmental effects would occur that could not be mitigated to a less than significant level; and
- B. A Mitigation Monitoring and Reporting Program was prepared to avoid or substantially lessen significant environmental effects of the Project; and
- C. The lead agency has identified the Planning Division as the custodian of the Mitigation Monitoring and Reporting Program; and
- D. A Statement of Overriding Considerations was not prepared for the final EIR as there were no significant and unavoidable impacts identified in connection with the Project.

**Section 3.** Based on the forgoing, the information contained on the agenda submittal and supporting attachments/exhibits and all oral and written presentations and testimony made by City staff and members of the public at the public hearing on July 26, 2022, the City Council further finds the following regarding Development Plan Review 19-00012:

**Development Plan Review 19-00012**

- A. *The location, size, design, density and intensity of the proposed development and improvements are consistent with the City's General Plan, any applicable Specific Plans, the purposes and provisions of this Title, the purposes of the Zone in which the site is located, and the development policies and standards of the City.*

The Project is located in Planning Area Three of the General Plan Land Use Element. Though Planning Area Three is subtitled: Agricultural Preserve Area, the purpose statement of Planning Area Three indicates that the transition of this area from agricultural to commercial and industrial uses should be encouraged to "enhance the economy of the City", due to the proximity to the I-215 freeway, and several distribution centers in the surrounding area. Additionally, there are no lands within the City boundaries designated or zoned for agricultural uses. Further, as part of the 2005 City of Perris General Plan update, it is the General Plan's policy to orderly convert agricultural lands to other approved land uses with the modernization of the City. The change of use from Commercial to Light Industrial is consistent with the General Plan purpose for this area of the Perris Valley Commerce Center Specific Plan (PVCCSP) and can be conditioned to be consistent with the PVCCSP with proposed Specific Plan Amendment (SPA 19-05287).

- B. *The subject site is physically suitable, including but not limited to parcel size, shape, access, and availability of utilities and services, for the type of development proposed.*

The subject site is physically suitable to accommodate the Project. The shape, size, access, and availability of utilities and services are all adequate to accommodate the proposed 347,918 square foot industrial warehouse. Additionally, because the site is

primarily located in the Accident Potential Zone of the March Air Reserve Base, an industrial use of this nature would ensure that the Project does not exceed the people per acre allowed in this restrictive zone of the Airport Land Use Compatibility Zone.

- C. *The proposed development and the conditions under which it would be operated or maintained is compatible with abutting properties and will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.*

The Project site is located approximately 8,300 feet southeast of the southerly end of Runway 14-32 of the March Air Reserve Base/Inland Port Airport and is subject to its Airport Land Use Compatibility Plan (ALUCP). The Project site is within Zone B1 – APZ II (Inner Approach/Departure Zone), and Zone C1 (Primary Approach/Departure Zone) within which industrial uses of this type are not prohibited or discouraged due to safety risks. The B1 – APZII zone which limits average intensity to 50 people per acre and no more than 100 people per acre, and the C1 zone limits average intensity to 100 people per acre, and no more than 250 people per acre. The Project as proposed would therefore not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.

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

As conditioned, the Project's proposed architecture for the warehouse meets or exceeds the design standards for the PVCCSP Light Industrial (LI) Zone, as it was designed to provide architectural elements mimicking commercial frontage. The Project proposes an architecturally enhanced building with varying roofline heights, steel canopy awnings, glazed glass building elements along street facing elevation at consistent intervals to mimic a commercial facade. Finishes on the exterior of the building include wood cement board siding, concrete panels, blue glazed spandrel and vision glass, and paint in shades of white and grey concrete walls.

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

Good quality landscaping is provided throughout the Project site, including street trees along Ramona Expressway, Indian Avenue, and Perris Boulevard. Multi-layered, drought-tolerant landscaping including flowering trees and shrubs will be provided in large landscape areas along and within the setback areas of the site. Approximately 16.2% of the Project site will be landscaped which exceeds the 12% coverage required in the PVCCSP.

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

An Environmental Impact Report (State Clearinghouse No. 2021050021) and Mitigation Monitoring and Reporting Program (“MMRP”) have been prepared for the purpose of mitigating any potential impacts of the Project to a level that is less than significant. Rezoning the property to Light Industrial for an industrial warehouse development would not be injurious to the public health, safety and general welfare and is conditioned and mitigated to reduce any potential impacts for the proposed industrial use.

**Section 4.** Based on the forgoing, the information contained on the agenda submittal and supporting attachments/exhibits and all oral and written presentations and testimony made by City staff and members of the public at the public hearing on July 26, 2022, the City Council hereby certifies and adopts the Environmental Impact Report (State Clearinghouse No. 2021050021) and the MMRP.

**Section 5.** Based on the forgoing, the information contained on the agenda submittal and supporting attachments/exhibits and all oral and written presentations and testimony made by City staff and members of the public at the public hearing on July 26, 2022, the City Council hereby approves Development Plan Review 19-00012 subject to the Mitigation Monitoring and Reporting Program and Conditions of Approval, which are attached hereto and incorporated herein by this reference.

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

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

***ADOPTED, SIGNED and APPROVED this 26<sup>th</sup> day of July, 2022.***

\_\_\_\_\_  
Mayor, Michael M. Vargas

ATTEST:

\_\_\_\_\_  
City Clerk, Nancy Salazar

STATE OF CALIFORNIA )  
COUNTY OF RIVERSIDE ) §

CITY OF PERRIS )

I, **Nancy Salazar**, CITY CLERK OF THE CITY OF PERRIS, CALIFORNIA, DO HEREBY CERTIFY that the foregoing Resolution Number (*next in order*) was duly and regularly adopted by the City Council of the City of Perris at a regular meeting held on the 26<sup>th</sup> day of July 2022, by the following called vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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City Clerk, Nancy Salazar

**Attachments:**

- Conditions of Approval
- EIR Mitigation Monitoring and Reporting Program

**ATTACHMENT**  
**Conditions of Approval**

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

**CONDITIONS OF APPROVAL**

**Specific Plan Amendment 19-05287 and Development Plan Review 19-00012 May 18, 2022**

**PROJECT:** Proposal to amend the Perris Valley Commerce Center Specific Plan (PVCCSP) to change the zoning designation of approximately 15.66-acres located at the southwest corner of Ramona Expressway and Perris Boulevard from Commercial (C) to Light Industrial (LI) to facilitate the development of a 347,918 square foot industrial building. **Applicant:** PR Partners, LLC.

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**General Requirements:**

1. **Approval Period for Development Plan Review 19-00012.** In accordance with P.M.C. Section 19.50.080, Expiration and Extension of Time, this approval shall expire three (3) years from the date of City Council approval. Within three years, the applicant shall demonstrate the beginning of substantial construction as contemplated by this approval, which shall thereafter be diligently pursued to completion, or substantial utilization. A maximum of three (3) one-year extensions may be requested. A written request for extension shall be submitted to the Planning Division at least ten (10) days prior to the initial (and any subsequent extension) expiration of the Development Plan Review.
2. **Mitigation Monitoring Program.** The project shall fully comply with all provisions of the adopted Mitigation Monitoring and Reporting Program (MMRP) for Environmental Impact Report (SCH: 2021050021). The MMRP Checklist is attached to reduce potential aesthetic, air quality and greenhouse gas, biological resources, cultural resources, energy, geology and soils, hazards and hazardous materials, noise, transportation, tribal cultural resources, and wildfire impacts, and shall be implemented in accordance with the timeline, reporting and monitoring intervals listed.
3. **City Ordinances and Business License.** The subject business shall maintain compliance with all local and City Ordinances, including but not limited to an annual fire inspection and maintenance of a City business license.
4. **Specific Plan Compliance.** The project shall conform to the standards of the Perris Valley Commerce Center Specific Plan (PVCCSP).
5. **Conformance to Approved Plans.** Development of the project site, building elevations, and conceptual landscaping shall conform substantially to the approved set of plans presented at the June 14, 2022, City Council meeting, or as amended by these conditions. Any deviation shall require appropriate Planning Division review and approval.
6. **Building Official/Fire Marshal.** The proposed project shall adhere to all requirements of the Building Official/Fire Marshal. The applicant shall submit a fire access and fire underground plan prior to construction drawings. Water, gas, sewer, electrical transformers, power vaults, and separate fire/water supply lines (if applicable) must be shown on the final set of construction plans pursuant to the requirements of the Building Official. All Planning Division and Engineering Department Conditions of Approval shall

be reproduced in full on construction drawings and grading plans, located immediately following the cover sheet of such plans. The applicant shall annotate each Condition on the construction plans to indicate the manner by which each condition has been satisfied (i.e., sheet and detail numbers).

7. **City Engineer's Conditions.** The project shall comply with all requirements of the City Engineer's Conditions of Approval dated May 4, 2022.
8. **Fire Department Conditions.** The project shall comply with all Conditions of Approval by the Fire Department dated August 30, 2021, consisting of the following requirements.
  - a. Prior to the to the issuance of a grading permits a fire department access plan shall be submitted to the City of Perris for review and approval. The fire department access plan shall comply with the requirements specified by the City of Perris Guideline for Fire Department Access & Water Requirements for Commercial & Residential Development, and the California Fire Code, Chapter 5.
  - b. Prior to the to the issuance of a grading permits, evidence of sufficient fire flow of 1500 GPM for 2- hours shall be provided to the City of Perris. The City of Perris Building and Fire Marshal Water Available/Fire Flow Form shall be utilized.
  - c. All required fire hydrants shall be installed and operational prior to building construction. All fire hydrants shall remain operational during construction.
  - d. All required fire hydrants shall be readily visible and immediately accessible. A clear space of not less than 3-feet shall be maintained at all times.
  - e. Prior to construction a temporary address sign shall be posted and clearly visible from the street.
  - f. The permanent building address shall be provided and either internally or externally lighted during hours of darkness. The address shall be clearly visible from the street fronting the property and comply with California Fire Code Section 505.1 for size and color.
  - g. City of Perris approval shall be obtained prior to the storage and/or use of hazardous materials as defined by the California Fire Code.
  - h. Prior to building final, the building shall be provided with a Knox Lock key box located no more than seven feet above the finished surfaced and near the main entrance door.
9. **Public Works Conditions.** The project shall comply with all Conditions of Approval by the Public Works Department dated February 10, 2021.
11. **Building Conditions:** The project shall comply with all Conditions of Approval by the Building Department dated July 6, 2020.
12. **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).
13. **Southern California Edison.** The applicant shall contact the Southern California Edison (SCE) area service planner (951) 928-8323 to complete the required forms prior to commencement of construction.
14. **Exterior Downspouts.** Exterior downspouts are not permitted on the elevations of any building where exposed to public view. Interior downspouts are required.

15. **Screening of Roof-Mounted Equipment.** Parapet walls shall prevent public views of roof-mounted equipment.
16. **Utilities.** All utility facilities attached to buildings, including meters and utility boxes, shall be enclosed within cabinets, as appropriate, and/or painted to match the building to which they are affixed.
17. **Waste Hauling.** The developer shall use only the City-approved waste hauler for all construction and other waste disposal.
18. **Graffiti** located on site shall be removed within 48 hours. The site shall be maintained in a graffiti-free state at all times. Graffiti shall be painted over in panels and not patches. The paint used in the removal of graffiti shall match the existing color.
19. **Property Maintenance.** The project shall comply with provisions of Perris Municipal Code 7.06 regarding Landscape Maintenance, and Chapter 7.42 regarding Property Maintenance. In addition, the project shall comply with the one-year landscape maintenance schedule identified in Public Works Department Condition of Approval No. 5, dated February 10, 2021.
20. **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 19-05287 and DPR 19-00012. 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.
21. **Fish and Game Fee.** Within three (3) days of Planning Commission approval, the applicant shall submit a check to the City Planning Division, payable to "Riverside County Clerk-Recorder" for payment of State Fish and Game filing fees and the County documentary handling fee. In accordance with Section 711.4 of the State Fish and Game Code, no project shall be operative, vested, or final until the filing fees have been paid.
22. **Preliminary Water Quality Management Plan (PWQMP).** A Preliminary WQMP was prepared for the proposed project site. All PWQMPs were determined to be in substantial compliance, in concept, with the Riverside County WQMP Manual requirements. Additional Engineering Department review is required to determine if the proposed retention basin is adequately sized to meet the minimum 100 year storm event volumes. The following two conditions apply:
  - a. The development shall be subject to all provisions of City of Perris Ordinance Number 1194, which establishes stormwater/urban runoff management and discharge controls to improve water quality and comply with federal regulations, and any subsequent amendments, revisions, or ordinances pertaining thereto.
  - b. The structural BMPs selected for this project have been approved in concept. The



owner shall submit a Final WQMP including plans and details providing the elevations, slopes, and other details for the proposed structural BMPs including the Retention Basin. The Public Work Department shall review and approve the Final WQMP text, plans and details.

23. **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:**

24. **Voluntary Off-Site Tree Planting or Funding.** To promote the City's tree planting initiative currently underway to make Perris GREEN providing positive benefits to the local environment from air quality to shading, the developer will plant one tree per 5,000 SF of building size to include irrigation lines and controllers at an off-site location to be determined by the City (i.e., City right-of-way, parks, etc.) or provide funding equivalent to such cost at the discretion of the City prior to issuance of the building permit.
25. **Community Recreation Amenity Fee.** The developer/property owner will pay a \$1,000,000 community benefit fee that will go towards park and recreation development projects in the City, such as the Cooper Creek project or the San Jacinto Trials project, at the City's discretion. Payment shall be remanded to the City on the following schedule: \$500,000 due prior to issuing the Certificate of Occupancy, an additional \$250,000 no later than one year after the first payment, and the final \$250,000 no later than one year after the second payment. If the property is sold to another developer/property owner, the entirety of the payment shall be paid upon the close of the sale.
26. **Enhanced Corner Monumentation at the Southwest Corner of Perris Boulevard and Ramona Expressway.** A corner cutback will be provided at the southwest corner of Perris Boulevard and Ramona Expressway to include an enhanced entry monumentation consisting of the multi-layer landscaping, water feature, and signage identifying the development is within the Perris Valley Commerce Center Specific Plan subject to the approval of the City.
27. **Perris Boulevard Emergency Access and Knox Box.** The southerly drive access along Perris Boulevard shall be gated and used as emergency access only, with a Knox Box installed for Fire Department access.
28. **RTA Bus Stop.** An ADA bus stop shall be constructed on the southeast corner of Ramona Expressway and Indian Avenue in accordance with the Riverside Transit Authority (RTA) standard requirements, and as indicated on the project plans.
29. **Employee Amenities.** A minimum of one (1) indoor employee amenity and two (2) outdoor employee amenities are required for buildings over 100,000 square feet. The indoor amenity may include cafeterias to weight rooms. The outdoor amenities will include an outdoor break area with overhead shade trellis, and either a bocce ball court or exercise area with equipment.

30. **On-street Parking.** On-street parking of vehicles, trucks, or trailers associated with the project is strictly prohibited.
31. **Security.** The Police Department shall review the security plan and placement of video cameras prior to installation. Video footage from on-site security cameras shall be provided to the Police Department upon demand. Additionally, the guard shack shall be locked at all times when no guard is present.
32. **Screen Walls.** The colors and patterns shall complement the building materials and color palette of the buildings. The truck courts will be framed by 14-foot concrete screen walls to screen truck loading activities from the public right-of-way. The north and west property boundaries shall be framed by 10-foot concrete screen walls. The eastern property boundaries will be separated from the adjacent uses by 8-foot high wrought iron fencing.
33. **Signs.** This approval does not include signs, which shall conform to the Perris Crossing Sign Program. Applicant shall apply for a separate sign permit and all signs shall be reviewed and approved by the Planning Division prior to the issuance of building permits.
34. **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.
35. **March Air Reserve Base.** Notice regarding proximity to the March Air Reserve Base (i.e. to be provided by March Air Reserve Base) shall be given to all prospective purchasers of the property and tenants of the building. The project shall comply with the following Conditions of Approval issued by the Airport Land Use Commission on July 9, 2020:

**Outdoor Lighting.** Any outdoor lighting installed shall be hooded or shielded so as to prevent either spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.

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

- a. Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
- b. Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
- c. Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)
- d. Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

- e. Children’s schools, day care centers, libraries, hospitals, skilled nursing and care facilities, congregate care facilities, hotels/motels, restaurants, places of assembly (including churches and theaters), buildings with more than 3 aboveground habitable floors, noise sensitive outdoor nonresidential uses, critical community infrastructure facilities and hazards to flight.
- f. Any other uses not permitted in Accident Potential Zone II pursuant to DoDI 4165.57.

**Avigation Easement.** Prior to issuance of any building permits, the landowner shall convey and have recorded an avigation easement to the March Inland Port Authority. Contact March Joint Powers Authority at (951) 656-7000 for additional information.

**Notice to Property Owners.** Notice of airport in vicinity shall be given to all prospective purchasers of the property and tenants of the buildings.

**Detention Basins.** 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 the 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 of airport in vicinity sign, shall be permanently affixed to the stormwater basin with the following language: “There is an airport nearby. This stormwater basin is designed to hold stormwater for only 48 hours and not attract birds. Proper maintenance is necessary to avoid bird strikes”. The sign will also include the name, telephone number or other contact information of the person or entity responsible to monitor the stormwater basin.

**Electromagnetic radiation.** March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether conflict with the Air Reserve Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.

**Noise.** Noise attenuation measures shall be incorporated into the design of the office areas of the structure, to the extent such measures are necessary to ensure that interior noise levels from aircraft operations are at or below 45 CNEL.

**Solar Glare.** If the project were to propose rooftop solar panels, the applicant/developer shall prepare a solar glare study that analyzes glare impacts, and this study shall be reviewed by the Airport Land Use Commission and March Air Reserve Base.

**ALUC Review.** The project has been evaluated as a proposal for 260,076 square feet of e-commerce area, 79,843 square feet of warehouse area, and 8,000 square feet of office floor area. Any increase in building area or change in use will require review by the Airport Land Use Commission. In addition, this project shall not store, process or manufacture hazardous materials without review and approval by the Airport Land Use Commission.

**Prior to Grading Permit Issuance:**

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

**Prior to Building Permit Issuance:**

38. **Site Lighting Plan.** The site lighting plan shall conform to the requirements of the City's adopted Mount Palomar Ordinance and be submitted to the Planning Division for final review and approval. Full cutoff fixtures shall be used to prevent light and glare above the horizontal plane of the bottom of the lighting fixture. A minimum of one (1) foot-candle of light shall be provided in parking and pedestrian areas.
39. **Trash Enclosures.** A covered trash enclosure constructed to City standards is required. The trash enclosure shall be easily accessible to the tenant and be screened by landscaping from the public view. The split-face blocked wall trash enclosure shall have an overhead trellis treatment. Elevations shall be included on final landscape plans for review and approval by the Planning Division.
40. **Landscaping Plans.** Prior issuance of building permits, three (3) copies of Construction Landscaping and Irrigation Plans shall be submitted to the Planning Division for approval, accompanied by the appropriate filing fee. The landscape and irrigation plan shall be prepared by a California registered landscape architect and conform to the requirements of Chapter 19.70 of the Municipal Code. The location, number, genus, species, and container size of the plants shall be shown. The landscaping shall be consistent with the conceptual landscape plan.
  - 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.
41. **Fees.** Prior to issuance of building permits, the developed shall pay the following fees:

- a. Stephen's Kangaroo Rat Mitigation Fees of \$500.00 per acre
- b. Development Impact Fees
- c. Multiple Species Habitat Conservation Plan fees
- d. Statutory school fees in effect to all appropriate school districts
- e. RBBD fees
- f. District drainage fees
- g. All fees identified on Conditions of Approval from other department or instituted prior to issuance of a building

**Prior to Issuance of Occupancy Permits:**

42. **Assessment and Community Facilities Districts.** The project shall be annexed into any assessment, community facilities, or similar district that provides funding for maintenance, services, or public improvements that benefit the project. The costs and benefits shall be described in the applicable district and annexation documents. The developer shall complete all actions required to complete such annexation prior to the issuance of a Certificate of Occupancy. This condition shall apply only to districts existing at the time the project is approved (or all requirements have been met for a certificate of occupancy, as applicable). Such districts may include but are not limited to the following:
- i. Landscape Maintenance District No. 1;
  - ii. Flood Control Maintenance District No. 1;
  - iii. Maintenance District No. 84-1;
  - iv. Perris North Public Safety Community Facilities District 2001-3; and
  - v. Transportation Uniform Mitigation Fee.
  - vi. Community Facilities District No. 2018-02 (public services district)
43. **Final Inspection.** The applicant shall obtain occupancy clearance from the Planning Division by scheduling a final Planning inspection after final sign-offs from the Building Division and Engineering Department. Planning Staff shall verify that all pertinent conditions of approval have been met. The applicant shall have all required paving, parking, walls, site lighting, landscaping and automatic irrigation installed and in good condition.

End of Conditions

**ATTACHMENT**  
**EIR Mitigation Monitoring and Reporting  
Program**

Impact Category	Impact	Mitigation Measures	Implementation Timing	Responsible Party	Method of Verification	City Verification of Compliance (Date/Initials)
Aesthetics	THRESHOLD d: Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<p><b>MM-AES-1:</b> 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.</p>	Prior to issuance of a grading permit	City Planning Division	Verify lighting plan shows proper fixtures and orientation	
Air Quality & Greenhouse Gas	<p><b>THRESHOLD b:</b> Would the Project result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment under an applicable federal or state ambient air quality standard?</p> <p><b>THRESHOLD c:</b> Would the Project expose sensitive receptors to substantial pollutant concentrations?</p>	<p><b>PVCCSP MM Air 2:</b> 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.</p>	Prior to issuance of a grading permit	City Planning Division	Review and approve Traffic Control Plan	

Impact Category	Impact	Mitigation Measures	Implementation Timing	Responsible Party	Method of Verification	City Verification of Compliance (Date/Initials)
		<p><b>PVCCSP MIM Air 3:</b> To reduce fugitive dust emissions, the development of each individual implementing development project shall comply with SCAQMD Rule 403. The developer of each implementing project shall provide the City of Perris with the SCAQMD-approved dust control plan, or other sufficient proof of compliance with Rule 403, prior to grading permit issuance. Dust control measures shall include, but are not limited to:</p> <ul style="list-style-type: none"> <li>• 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;</li> <li>• Requiring trucks entering or leaving the site hauling dirt, sand, or soil, or other loose materials on public roads to be covered;</li> <li>• 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;</li> <li>• Posting and enforcement of traffic speed limits of 15 miles per hour or less on all unpaved portions of the project site;</li> <li>• Suspending all excavating and grading operations when wind gusts (as instantaneous gust) exceed 25 miles per hour;</li> <li>• Appointment of a construction relations officer to act as a community liaison concerning on-site construction activity including resolution of issues related to PM-</li> </ul>	<p>Prior to issuance of a grading permit</p> <p>Periodically during grading</p>	<p>City Planning Division</p> <p>City Inspector</p>	<p>Grading plans to include specific actions from Rule 403</p> <p>Verify project implementing Rule 403 as indicated on plans</p>	



Impact Category	Impact	Mitigation Measures	Implementation Timing	Responsible Party	Method of Verification	City Verification of Compliance (Date/Initials)
		<p>10 generation;</p> <ul style="list-style-type: none"> <li>Sweeping streets at the end of the day if visible soil material is carried onto adjacent paved public roads and use of SCAQMD Rule 1186 and 1186.1 certified street sweepers or roadway washing trucks when sweeping streets to remove visible soil materials; and/or,</li> </ul> <p>Replacement of ground cover in disturbed areas as quickly as possible.</p> <p><b>PVCCSP MM Air 4:</b> Building and grading permits shall include a restriction that limits idling of construction equipment on site to no more than five minutes.</p> <p><b>PVCCSP MM Air 5:</b> Electricity from power poles shall be used instead of temporary diesel or gasoline-powered generators to reduce the associated emissions. Approval will be required by the City of Perris Building Division prior to issuance of grading permits.</p> <p><b>PVCCSP MM Air 6:</b> 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 fuels such as PurinOx unless it is unavailable in Riverside County at the time of project construction activities. Contract specifications shall be included in project construction documents, which shall be reviewed by the City of Perris Building Division prior to issuance of a grading permit.</p>	<p>Prior to issuance of a grading or building permit</p> <p>Prior to issuance of a grading permit</p> <p>Prior to issuance of a grading permit</p>	<p>City Planning Division</p> <p>City Building Division</p> <p>City Building Division</p>	<p>Verify contract specifications include required language</p> <p>Verify contract specifications include required language</p> <p>Verify contract specifications include required language</p>	

Impact Category	Impact	Mitigation Measures	Implementation Timing	Responsible Party	Method of Verification	City Verification of Compliance (Date/Initials)
		<p><b>PVCCSP MM Air 7:</b> During construction, ozone precursor emissions from mobile construction equipment shall be controlled by maintaining equipment engines in good condition and in proper tune per manufacturers' specifications to the satisfaction of the City of Perris Building Division. Equipment maintenance records and equipment design specification data sheets shall be kept on-site during construction. Compliance with this measure shall be subject to periodic inspections by the City of Perris Building Division.</p> <p><b>PVCCSP MM Air 8:</b> 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.</p> <p><b>PVCCSP MM Air 9:</b> 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 project.</p>	<p>Prior to issuance of a grading permit</p> <p>Prior to issuance of a building permit</p> <p>Prior to issuance of a building permit</p>	<p>City Planning Division</p> <p>City Planning Division</p> <p>City Planning Division</p>	<p>Verify contract specifications include required language</p> <p>Verify contract specifications include specified equipment and standard</p> <p>Verify contract specifications include use of pre-coated materials and specified paints</p>	

Impact Category	Impact	Mitigation Measures	Implementation Timing	Responsible Party	Method of Verification	City Verification of Compliance (Date/Initials)
		<p><b>PVCCSP MM Air 11:</b> Signage shall be posted at loading docks and all entrances to loading areas prohibiting all on-site truck idling in excess of five minutes.</p> <p><b>PVCCSP MM Air 13:</b> 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 (<a href="http://www.aqmd.gov">http://www.aqmd.gov</a>). Tenants would be required to use those funds, if awarded.</p> <p><b>PVCCSP MM Air 14:</b> 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.</p>	<p>Prior to issuance of a Certificate of Occupancy</p> <p>Prior to issuance of a Certificate of Occupancy</p>	<p>City Planning Division</p> <p>City Planning Division</p>	<p>Verify placement of signs</p> <p>Verify developer has provided required materials to building occupants</p>	

Impact Category	Impact	Mitigation Measures	Implementation Timing	Responsible Party	Method of Verification	City Verification of Compliance (Date/Initials)
		<p><b>PVCCSP MM Air 19:</b> 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.</p> <p><b>PVCCSP MM Air 20:</b> 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.</p>	<p>Prior to issuance of a building permit</p>	<p>City Building Division</p>	<p>Verify plans indicate specified lighting</p>	
<p>Biological Resources</p>	<p>THRESHOLD f: Would the Project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?</p>	<p><b>PVCCSP MM Bio 1:</b> In order to avoid violation of the MBTA and the California Fish and Game Code, site-preparation activities (removal of trees and vegetation) for all PVCCSP implementing development and infrastructure projects shall be avoided, to the greatest extent possible, during the nesting season (generally February 1 to August 31) of potentially occurring native and migratory birdspecies.</p> <p>If site-preparation activities for an implementing project are proposed during the nesting/breeding season (February 1 to August 31), a pre-activity field survey shall be conducted by a qualified biologist prior to the issuance of grading permits for such project, to determine if active nests of species protected by the MBTA or the California Fish and Game Code are present in the construction zone. If active nests are not</p>	<p>Prior to issuance of a grading permit or before any ground-disturbing activity</p>	<p>City Building Division</p>	<p>Verify plans indicate specified conservation</p>	

Impact Category	Impact	Mitigation Measures	Implementation Timing	Responsible Party	Method of Verification	City Verification of Compliance (Date/Initials)
		<p>located within the implementing project site and an appropriate buffer of 500 feet of an active listed species or raptor nest, 300 feet of other sensitive or protected bird nests (non-listed), or 100 feet of sensitive or protected songbird nests, construction may be conducted during the nesting/breeding season. However, if active nests are located during the pre-activity field survey, no grading or heavy equipment activity shall take place within at least 500 feet of an active listed species or raptor nest, 300 feet of other sensitive or protected (under MBTA or California Fish and Game Code) bird nests (non-listed), or within 100 feet of sensitive or protected songbird nests until the nest is no longer active.</p> <p><b>PVCCSP MM Bio 2:</b> Project-specific habitat assessments and focused surveys for burrowing owls would be conducted for implementing development or infrastructure projects within burrowing owl survey areas.</p> <p>A pre-construction survey for resident burrowing owls would also be conducted by a qualified biologist within 30 days prior to commencement of grading and construction activities within those portions of implementing project sites containing suitable burrowing owl habitat and for those properties within an implementing project site where the biologist could not gain access.</p> <p>If ground disturbing activities in these areas are delayed or suspended for more than 30 days after the pre-construction survey, the area shall be resurveyed for owls. The pre-construction survey and any relocation activity would be conducted in accordance with the current Burrowing Owl Instruction for the Western</p>	<p>Prior to issuance of a grading permit or before any ground-disturbing activity</p>	<p>City Planning Division</p>	<p>Verify owl survey has been completed as specified</p>	

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		<p>Riverside MSHCP.</p> <p>If active nests are identified on an implementing project site during the pre-construction survey, the nests shall be avoided, or the owls actively or passively relocated. To adequately avoid active nests, no grading or heavy equipment activity shall take place within at least 250 feet of an active nest during the breeding season (February 1 through August 31), and 160 feet during the non-breeding season.</p>				
Cultural Resources	<p><b>THRESHOLD a:</b> Would the Project cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?</p> <p><b>THRESHOLD b:</b> Would the Project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?</p>	<p><b>MM-CR-1:</b> Prior to the issuance of grading permits, the Project proponent/developer shall retain a professional archaeologist meeting the Secretary of the Interior's Professional Standards for Archaeology (U.S. Department of Interior, 2012; Registered Professional Archaeologist preferred). The primary task of the consulting archaeologist shall be to monitor the initial ground-disturbing activities at both the subject site and any off-site Project-related improvement areas for the identification of any previously unknown archaeological and/or cultural resources. Selection of the archaeologist shall be subject to the approval of the City of Perris 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.</p> <p>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</p>	Prior to issuance of a grading permit	City Planning Division	Verify archaeologist has been retained and contracted for specified work	

Impact Category	Impact	Mitigation Measures	Implementation Timing	Responsible Party	Method of Verification	City Verification of Compliance (Date/Initials)
		<p>resources that may be unearthed during ground-disturbing activities and shall be empowered to temporarily halt or divert ground-disturbing equipment to allow time for the recording and removal of the resources.</p> <p>In the event that archaeological resources are discovered at the Project site or within the off-site Project improvement areas, the handling of the discovered resource(s) will differ, depending on the nature of the find. Consistent with California Public Resources Code Section 21083.2(b) and Assembly Bill 52 (Chapter 532, Statutes of 2014), avoidance shall be the preferred method of preservation for Native American/tribal cultural/archaeological resources. However, it is understood that all artifacts, with the exception of human remains and related grave goods or sacred/ceremonial/religious objects, belong to the property owner. The property owner will commit to the relinquishing and curation of all artifacts identified as being of Native American origin. All artifacts, Native American or otherwise, discovered during the monitoring program shall be recorded and inventoried by the consulting archaeologist.</p> <p>If any artifacts of Native American origin are discovered, all activities in the immediate vicinity of the find (within a 50-foot radius) shall stop and the Project proponent and Project archaeologist shall notify the City of Perris Planning Division and the Soboba Band of Luiseño Indians and the Pechanga Band of Luiseño Indians. A designated Native American representative from either the Soboba Band of Luiseño Indians or the Pechanga Band of Luiseño Indians shall be retained to assist the Project</p>				

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		<p>archaeologist in the significance determination of the Native American as deemed possible. The designated Luiseño tribal representative will be given ample time to examine the find. The significance of Native American resources shall be evaluated in accordance with the provisions of CEQA and shall consider the religious beliefs, customs, and practices of the Luiseño tribe. If the finds determined to be of sacred or religious value, the Luiseño tribal representative will work with the City and consulting archaeologist to protect the resource in accordance with tribal requirements. All analysis will be undertaken in a manner that avoids destruction or other adverse impacts.</p> <p>Native American artifacts that are relocated/reburied at the Project site would be subject to a fully executed relocation/reburial agreement with the assisting Luiseño tribe. This shall include, but not be limited to, an agreement that artifacts will be reburied on-site and in an area of permanent protection, and that reburial shall not occur until all cataloging and basic recordation have been completed by the consulting archaeologist.</p> <p>Non-Native American artifacts shall be inventoried, assessed, and analyzed for cultural affiliation, personal affiliation (prior ownership), function, and temporal placement. Subsequent to analysis and reporting, these artifacts will be subjected to curation, as deemed appropriate, or returned to the property owner.</p> <p>Once grading activities have ceased and/or the archaeologist, in consultation with the designated Luiseño representative, determines that monitoring is no longer warranted,</p>				



Impact Category	Impact	Mitigation Measures	Implementation Timing	Responsible Party	Method of Verification	City Verification of Compliance (Date/Initials)
		<p>monitoring activities can be discontinued following notification to the City of Perris Planning Division.</p> <p>A report of findings, including an itemized inventory of artifacts, shall be prepared upon completion of the tasks outlined above. The report shall include all data outlined by the Office of Historic Preservation guidelines, including a conclusion of the significance of all 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 tribes(s) involved with the Project.</p> <p><b>MM-CR-2:</b> In the event that human remains (or remains that may be human) are discovered at the Project site or within the off-site Project improvement areas during ground-disturbing activities, the construction contractors, Project archaeologist, and/or designated Luiseño tribal representative shall immediately stop all activities within 100 feet of the find. The Project proponent shall then inform the Riverside County Coroner and the City of Perris Planning Division immediately, and the coroner shall be permitted to examine the remains as required by California Health and Safety Code Section 7050.5(b).</p> <p>If the coroner determines that the remains are of Native American origin, the coroner 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</p>	<p>If human remains are found during grading</p>	<p>City Planning Division</p>	<p>Developer shall notify City for appropriate coordination</p>	

Impact Category	Impact	Mitigation Measures	Implementation Timing	Responsible Party	Method of Verification	City Verification of Compliance (Date/Initials)
		<p>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. 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 the median with the NAHC will make the applicable determination (see Public Resources Code Section 5097.981 and 5097.94(k)).</p> <p>The specific locations of Native American burials and reburials will be proprietary and not disclosed to the general public. The locations will be documented by the consulting archaeologist in conjunction with the various stakeholders and a report of findings will be filed with the EIC.</p>				
Energy	<p><b>THRESHOLD a:</b> Would the Project result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during Project construction or operation?</p> <p><b>THRESHOLD b:</b> Would the Project conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?</p>	<p>PVCCSP MM Air 4, PVCCSP MM Air 11, PVCCSP MM Air 14, PVCCSP MM Air 19, and PVCCSP MM Air 20 shall apply; see Air Quality Section above</p>				
Geology and Soils	<p><b>THRESHOLD b:</b> Would the Project result in substantial soil erosion or the loss of topsoil?</p>	<p>PVCCSP MM Air 3 shall apply; see Air Quality Section above</p>				

Impact Category	Impact	Mitigation Measures	Implementation Timing	Responsible Party	Method of Verification	City Verification of Compliance (Date/Initials)
	<p><b>THRESHOLD f:</b> Would the Project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?</p>	<p><b>MM-GEO-1:</b> Prior to the issuance of grading permits, the Project proponent/developer shall submit to and receive approval from the City, a Paleontological Resource Impact Mitigation Monitoring Program (PRIMMP). The PRIMMP shall include the provision for a qualified professional paleontologist (or his or her trained paleontological representative) to be on-site for any Project-related excavations that exceed three (3) feet below the pre-grade surface. Selection of the paleontologist shall be subject to the approval of the City of Perris Planning Manager and no grading activities shall occur at the Project site or within the off-site Project improvement areas until the paleontologist has been approved by the City.</p> <p>Monitoring shall be restricted to undisturbed subsurface areas of older Quaternary alluvium. The approved paleontologist shall be prepared to quickly salvage fossils as they are unearthed to avoid construction delays. The paleontologist shall also remove samples of sediments which are likely to contain the remains of small fossil invertebrates and vertebrates. The paleontologist shall have the power to temporarily halt or divert grading equipment to allow for removal of abundant or large specimens.</p> <p>Collected samples of sediments shall be washed to recover small invertebrate and vertebrate fossils. Recovered specimens shall be prepared so that they can be identified and permanently preserved. Specimens shall be identified and curated and placed into an accredited repository (such as the Western Science Center or the Riverside Metropolitan Museum) with</p>	<p>Prior to issuance of a grading permit</p>	<p>City Planning Division</p>	<p>Verify PRIMMP prepared and implemented</p>	

Impact Category	Impact	Mitigation Measures	Implementation Timing	Responsible Party	Method of Verification	City Verification of Compliance (Date/Initials)
		<p>permanent curation and retrievable storage.</p> <p>A report of findings, including an itemized inventory of recovered specimens, shall be prepared upon completion of the steps outlined above. The report shall include a discussion of the significance of all recovered specimens. The report and inventory, when submitted to the City of Perris Planning Division, will signify completion of the program to mitigate impacts to paleontological resources.</p>				
Greenhouse Gas	<p>THRESHOLD b: Would the Project conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs?</p>	<p><b>PVCCSP MM Air 2, PVCCSP MM Air 4, PVCCSP MM Air 7, PVCCSP MM Air 11, PVCCSP MM Air 13, PVCCSP MM Air 14, PVCCSP MM Air 19, and PVCCSP MM Air 20 shall apply; see Air Quality Section above</b></p>				
Hazards and Hazardous Materials	<p>THRESHOLD b: Would the Project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?</p>	<p><b>MM-HAZ-1: Pesticide Presence.</b> Prior to any ground disturbance activities, the Project applicant shall coordinate the sampling and laboratory testing of onsite soils for contamination by past agricultural chemicals (e.g., pesticides, herbicides, rodenticides, heavy metals, etc.) with the County Department of Environmental Health Services (DEH). If requested, the applicant shall submit a workplan to DEH for review and approval prior to the completion of grading. If any past agricultural chemicals are found in levels that exceed applicable health standards, a qualified contractor shall be retained to remove and properly dispose of such materials. Any work conducted shall be in compliance with DEH guidelines as the appropriate oversight agency. If sampling and laboratory testing are performed, a final report shall be prepared and submitted to DEH for review and approval prior to issuance of a certificate of occupancy.</p> <p><b>MM-HAZ-2: Buried Hazards.</b> If any former fuel tanks or other potentially</p>	<p>Prior to any ground disturbing activities</p>	<p>City Planning Division</p>	<p>Verify testing has been completed</p>	
			<p>During grading</p>	<p>City Planning Division</p>	<p>Verify any needed work has been</p>	

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	<p>THRESHOLD e: Would the Project result in a safety hazard or excessive noise for people residing or working in the Project area (for a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport)?</p>	<p>hazardous materials are found during grading or any ground disturbing activities, work in that area shall be halted within 100 feet of the find and a qualified environmental contractor shall be retained. The contractor shall assess the risk or hazard level of the material(s) and identify the most appropriate method of remediation. This work shall occur in coordination with and to the satisfaction of the County Department of Environmental Health Services (DEH).</p> <p><b>MM-HAZ-3: ALUC Consistency.</b> Prior to issuance of a certificate of occupancy, the applicant shall demonstrate the Project has complied with the following conditions issued by the Riverside County Airport Land Use Commission (ALUC) at its July 9, 2020, meeting relative to the March Air Reserve Base/Inland Port Airport (MARB/IPA):</p> <ol style="list-style-type: none"> <li>1. Any outdoor lighting 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.</li> <li>2. The following uses/activities are not included in the proposed project and shall be prohibited at this site: <ul style="list-style-type: none"> <li>(a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved</li> </ul> </li> </ol>	<p>Prior to issuance of a Certificate of Occupancy</p>	<p>City Planning Division</p>	<p>coordinated with DEH</p> <p>Verify project complies with ALUC requirements</p>	

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		<p>navigation signal light or visual approach slope indicator.</p> <p>(b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.</p> <p>(c) Any use which would generate smoke or water vapor, or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, trash transfer stations that are open on one or more sides, recycling enters containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)</p> <p>(d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.</p> <p>(e) Children's schools, day care centers, libraries, hospitals, skilled nursing and care facilities, congregate care facilities, hotels/motels, restaurants, places of assembly (including churches and theaters), buildings with</p>				

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		<p>more than 3 aboveground habitable floors, noise sensitive outdoor nonresidential uses, critical community infrastructure facilities and hazards to flight.</p> <p>(f) Any other uses not permitted in Accident Potential Zone II pursuant to DoDI 4-165.57.</p> <p>3. Prior to issuance of any building permits, 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.</p> <p>4. The attached notice [from the July 9, 2020, ALUC Staff Report] shall be given to all prospective purchasers of the property and tenants of the buildings.</p> <p>5. 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.</p> <p>Landscaping in the detention basin, if not rip-rap, should be in accordance with the guidance provided in ALUC NEAR "LANDSCAPING NEAR AIRPORTS" brochure, and the "AIRPORTS, WILDLIFE AND</p>				

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		<p><b>STORMWATER MANAGEMENT"</b> brochure available at <a href="http://RCALUC.ORG">RCALUC.ORG</a> which list acceptable plants from Riverside County Landscaping Guide or other alternative landscaping as may be recommended by a qualified wildlife hazard biologist.</p> <p>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.</p> <p>6. 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.</p> <p>7. Noise attenuation measures shall be incorporated into the design of the office areas of the structure, to the extent such measures are necessary to ensure that interior noise levels from aircraft operations are at or below 45 CNEL.</p> <p>8. The project does not propose</p>				



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		<p>roof top 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.</p> <p>9. This project has been evaluated as a proposal for 260,076 square feet of e-commerce area, 79,843 square feet of warehouse area, and 8,000 square feet of office floor area. Any increase in building area or change in use will require review by the Airport Land Use Commission. In addition, this project shall not store, process or manufacture hazardous materials without review and approval by the Airport Land Use Commission.</p> <p>Supporting documentation was provided to the Airport Land Use Commission and is available online at <a href="http://www.rcaluc.org">www.rcaluc.org</a>, click Agendas, 07-09-20 Agenda, Bookmark Agenda Item No. 3.1. Written proof of compliance shall be provided to County Planning and ALUC prior to issuance of the certificate of occupancy.</p>				
	<p><b>THRESHOLD f:</b> Would the Project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?</p> <p><b>THRESHOLD g:</b> Would the Project expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?</p>	<p><b>PVCCSP MM Air 2</b> shall apply; see Air Quality Section above</p>				

Impact Category	Impact	Mitigation Measures	Implementation Timing	Responsible Party	Method of Verification	City Verification of Compliance (Date/Initials)
Noise	THRESHOLD a: Would the Project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the Project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<b>PVCCSP MM Noise 1:</b> During all project site excavation and grading on-site, construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturer 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.	Infrequently during grading and construction	City Planning Division	Verify contract specifications include required language	
	THRESHOLD b: Would the Project result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<b>PVCCSP MM Noise 2:</b> During all construction, stationary construction equipment, stockpiling and vehicle staging areas will be placed a minimum of 446 feet from the closest sensitive receptor. <b>PVCCSP MM Noise 3:</b> 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. <b>PVCCSP MM Noise 4:</b> 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.	Infrequently during grading and construction	City Planning Division	Verify contract specifications include required language	
Transportation	THRESHOLD a: Would the Project conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<b>PVCCSP MM Trans 1:</b> 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.	Infrequently during construction	City Planning Division Inspector	Verify contract specifications include required language	
		<b>PVCCSP MM Trans 2:</b> 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.	Prior to issuance of a Certificate of Occupancy	City Public Works and Engineering Administration Department	Verify onsite roads meet specifications	
			Prior to issuance of final grading, landscaping, and street improvement	City Public Works and Engineering Administration Department	Verify sight distances	

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		<p>landscape and street improvement plans. <b>PVCCSP MM Trans 5:</b> Bike racks shall be installed in all parking lots in compliance with City of Perris standards.</p> <p><b>PVCCSP MM Air 2</b> shall apply; see Air Quality Section above</p>	<p>plans Prior to issuance of a Certificate of Occupancy</p>	City Planning Division	Verify placement of bike racks	
Tribal Cultural Resources	<p><b>THRESHOLD d:</b> Would the Project result in inadequate emergency access?</p> <p><b>THRESHOLD a.i:</b> Would the Project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a Cultural Native American tribe, and that is listed or eligible for listing in the California Register of Historical resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k)?</p> <p><b>THRESHOLD a.ii:</b> Would the Project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a Cultural Native American tribe, and that is a resource determined by the lead agency, in its discretion and supported</p>	<p><b>MM-CR-1</b> and <b>MM-CR-2</b> shall apply; see Cultural Resources Section above</p>				

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	<p>by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?</p>					
Wildfire	<p><b>THRESHOLD a:</b> Would the Project substantially impair an adopted emergency response plan or emergency evacuation plan?</p>	<p><b>PVCCSP MM Air 2</b> shall apply; see Air Quality Section above</p>				

**ATTACHMENT 3**  
**Ordinance Adopting SPA 19-05287**

**ORDINANCE NUMBER (Next in order)**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA APPROVING SPECIFIC PLAN AMENDMENT 19-05287 TO THE PERRIS VALLEY COMMERCE CENTER (PVCC) SPECIFIC PLAN TO CHANGE THE LAND USE DESIGNATION OF APPROXIMATELY 15.66 ACRES FROM COMMERCIAL (C) TO LIGHT INDUSTRIAL (LI) TO FACILITATE THE DEVELOPMENT OF A 347,9918 SQUARE FOOT NON-REFRIGERATED INDUSTRIAL WAREHOUSE LOCATED ON THE SOUTH SIDE OF RAMONA EXPRESSWAY BETWEEN N. PERRIS BOULEVARD AND INDIAN AVENUE AND MAKING FINDINGS IN SUPPORT THEREOF.**

**WHEREAS**, the applicant, Lars Anderson with PR Partners, LLC., proposes amend the Perris Valley Commerce Center Specific Plan (“PVCCSP”) to change the zoning designation from Commercial (C) to Light Industrial (LI) and construct the Ramona, Perris and Indian Industrial Development Project, which is a 347,918 sq. ft. non-refrigerated industrial/warehouse buildings along with the required improvements on a 15.66-acre site located on the south side of Ramona Expressway between Indian Avenue and Perris Boulevard; and

**WHEREAS**, Specific Plan Amendment 19-05287 (“SPA 19-05287”) and Development Plan Review 19-00012 (“DPR 19-00012”) applications were submitted for consideration of architectural design and site layout and operations for the above-mentioned project (“Project”); and

**WHEREAS**, the proposed SPA 19-05287 will not conflict with the goals, policies, and implementation measures set forth in the General Plan; and

**WHEREAS**, Environmental Impact Report (SCH: 2021050021) was prepared for the Project (DPR 19-00012 and SPA 19-05287); and

**WHEREAS**, the Planning Commission conducted a duly noticed public hearing (on May 18, 2022) regarding Environmental Impact Report (SCH: 2021050021), SPA 19-05287, and DPR 19-00012; and the Planning Commission recommended that the City Council not certify Environmental Impact Report (SCH: 2021050021), and deny SPA 19-05287, and DPR 19-00012 after considering all oral and written testimony submitted by members of the public and City staff including, without limitation, the materials in the agenda submittal and accompanying documents; and

**WHEREAS**, on July 26, 2022, the City Council conducted a duly noticed public hearing on Environmental Impact Report (SCH: 2021050021), SPA 19-05287, and DPR 19-00012, at which time all interested persons were given full opportunity to be heard to present

evidence; and

**WHEREAS**, by Resolution Number (next in order), the City Council certified Environmental Impact Report (SCH: 2021050021) for the proposed SPA 19-05287 and DPR 19-00012; and

**WHEREAS**, prior to taking action, the City Council has heard, been presented with, and/or reviewed all of the information and data which constitutes the administrative record for the above-mentioned approvals, including without limitation all oral and written evidence presented to the City during all project meetings and public hearings; and

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

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

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

**Section 2.** City Council Resolution No. (next in order) found that all the requirements of the California Environmental Quality Act ("CEQA"), the State CEQA Guidelines and the City's Local CEQA Guidelines have been satisfied in Environmental Impact Report (SCH: 2021050021) as it relates to the Project, which is sufficiently detailed so that all of the significant environmental effects of the Project have been adequately evaluated and mitigated. Further, City Council Resolution No. (next in order) certified and adopted Environmental Impact Report (SCH: 2021050021) and the related Mitigation Monitoring and Reporting Program. Therefore, City Council Resolution no. (next in order)'s findings related to, certification of, and adoption of the Environmental Impact Report (SCH: 2021050021) and the related Mitigation Monitoring and Reporting Program for the Project are incorporated herein by this reference as if set forth in full.

**Section 3.** The City Council further finds, based upon the forgoing and the information contained within the agenda submittal and accompanying attachments/exhibits, as well as all oral and written testimony and presentations made by members of the public and City staff at the public hearing on July 26, 2022, with respect to the Project, the following regarding Specific Plan Amendment 19-05287:

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

The Project is located in Planning Area Three of the General Plan Land Use Element. Though Planning Area Three is subtitled: Agricultural Preserve Area, the purpose statement of Planning Area Three indicates that the transition of this area from agricultural to commercial and industrial uses should be encouraged to "enhance the economy of the City", due to the proximity to the I-215 freeway, and several distribution

centers in the surrounding area. Additionally, there are no lands within the City boundaries designated or zoned for agricultural uses. Further, as part of the 2005 City of Perris General Plan update, it is the General Plan's policy to orderly convert agricultural lands to other approved land uses with the modernization of the City. The change of use from Commercial to Light Industrial is consistent with the General Plan purpose for this area of the Perris Valley Commerce Center Specific Plan (PVCCSP).

*B. The Specific Plan provides adequate text and diagrams to adequately address the following issues in detail:*

- 1. The distribution, location, and extent of the land uses of land, including open space, within the area covered by the Plan.*
- 2. The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the Plan and needed to support the land uses described in the Plan.*
- 3. Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.*
- 4. A program of implementation measures including regulation, programs, public works projects, and financing measures necessary to carry out the provisions contained in paragraphs 1, 2, and 3 above.*

SPA 19-05287 proposes to amend the land use designation of 15.66 acres of the Perris Valley Commerce Center Specific Plan from C to LI, and will not impact areas designated as open space.

An Environmental Impact Report (SCH:2021050021) 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. Specifically the following were found to be consistent with the PVCCSP and General Plan :

- The proposed Project will install or make fair share contributions toward necessary infrastructure, pay established development impact fees (DIF), and pay regional impact fees (Traffic Uniform Mitigation Fee or TUMF for traffic, Multiple Species Habitat Conservation Plan fees to protect biological species and habitat, etc.);
- The analysis in the Initial Study and other sections of this EIR conclude the Project will not result in significant impacts related to hazards or hazardous conditions (e.g., flooding, wildfires, earthquakes) with implementation of the recommended standard conditions and mitigation measures;
- Section 4.10 of the EIR demonstrates the Project will help further the City's circulation goals and policies regarding non-vehicular transportation. It also demonstrates the Project will have



less than significant impacts relative to VMT and will make various adjacent street improvements for planning and engineering purposes;

- Although LOS is no longer a CEQA-required topic, the Project will make and/or fund appropriate street, traffic signal, and other appropriate intersection improvements to support the proposed development consistent with the City's development review process;
- A biological assessment was conducted on the Project site. Section 4.3 of the EIR demonstrates the Project will not have significant impacts on biological resources with implementation of a number of standard conditions and mitigation measures recommended in the PVCCSP EIR;
- Section 4.7 of the EIR demonstrates the Project will not result in significant impacts to either short- or long-term water quality through preparation and implementation of a Storm Water Pollution Prevent Plan and a Water Quality Management Plan;
- The Project will comply with current State Green Building Code and EMWD water conservation requirements. The Project will not result in significant impacts relative to solid waste generation;
- EIR Section 4.12 demonstrates the Project will comply with established waste reduction and recycling programs including construction waste; and
- Section 4.7 of the EIR demonstrates the Project will not be subject to flooding and the proposed drainage system will accommodate onsite runoff so that there will be no significant increase in downstream offsite runoff.

**Section 3.** Based on the forgoing, the information contained on the staff report and supporting attachments/exhibits and all oral and written presentations and testimony made by City staff and members of the public presented at the public hearing on July 26, 2022, the City Council hereby approves Specific Plan Amendment 19-05287 (attached hereto) changing the land use designation of 15.66 acres of the Perris Valley Commerce Center Specific Plan from Commercial to Light Industrial.

**Section 4.** The City Council declares that should any provision, section, paragraph, sentence, or word of this Ordinance be rendered or declared invalid by any court of competent jurisdiction, or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences and words of this Ordinance shall remain in full force and effect.

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

**ADOPTED, SIGNED and APPROVED this 26<sup>th</sup> day of July 2022.**

\_\_\_\_\_  
Mayor, Michael M. Vargas

ATTEST:

\_\_\_\_\_  
City Clerk, Nancy Salazar

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

I, **Nancy Salazar**, CITY CLERK OF THE CITY OF PERRIS, CALIFORNIA, DO HEREBY CERTIFY that the foregoing Ordinance Number \_\_\_ was duly and regularly adopted by the City Council of the City of Perris at a regular meeting held the 26<sup>th</sup> day of July 2022, by the following called vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

\_\_\_\_\_  
City Clerk, Nancy Salazar

**Attachment:**

Specific Plan Amendment – Available Electronically at City's Website:  
<https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-269>

## ATTACHMENT

Specific Plan Amendment – Available  
Electronically at City's Website:

<https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-269>

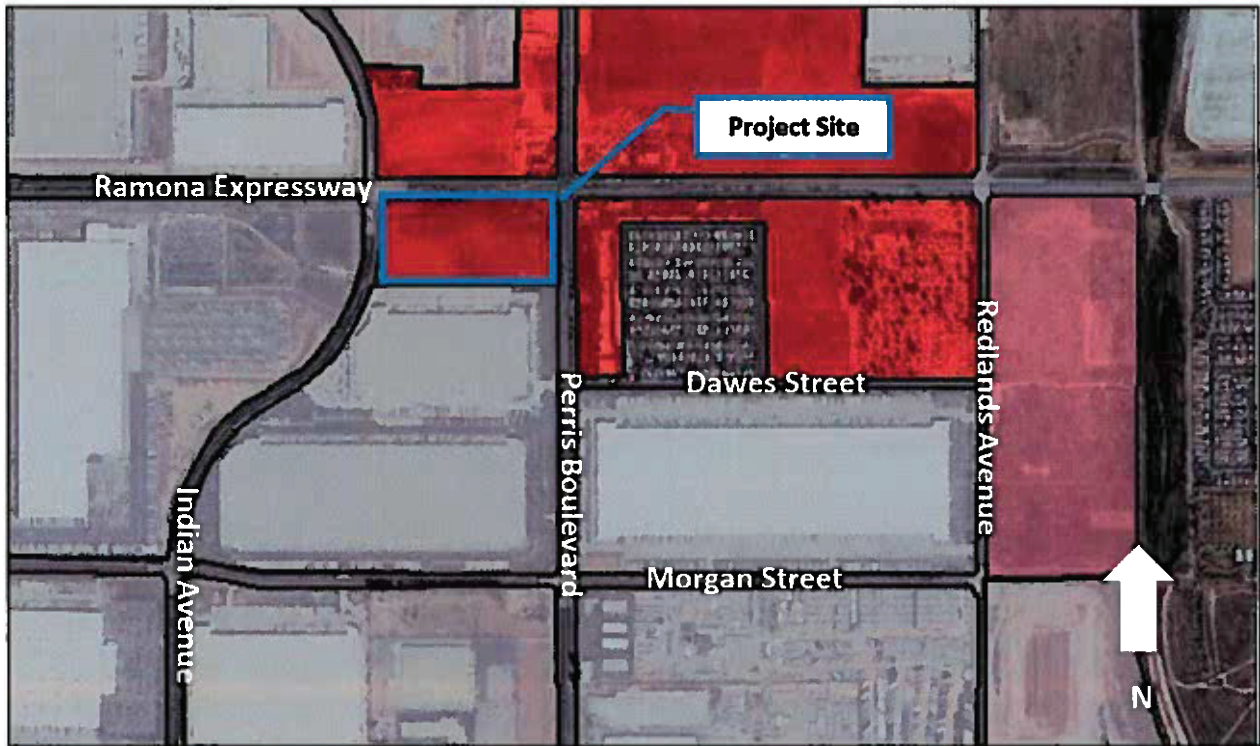
**ATTACHMENT 4**  
**Vicinity/Aerial Map**

## Vicinity/Aerial Map



**ATTACHMENT 5**  
**PVCCSP Land Use Map**

# PVCCSP Land Use Map

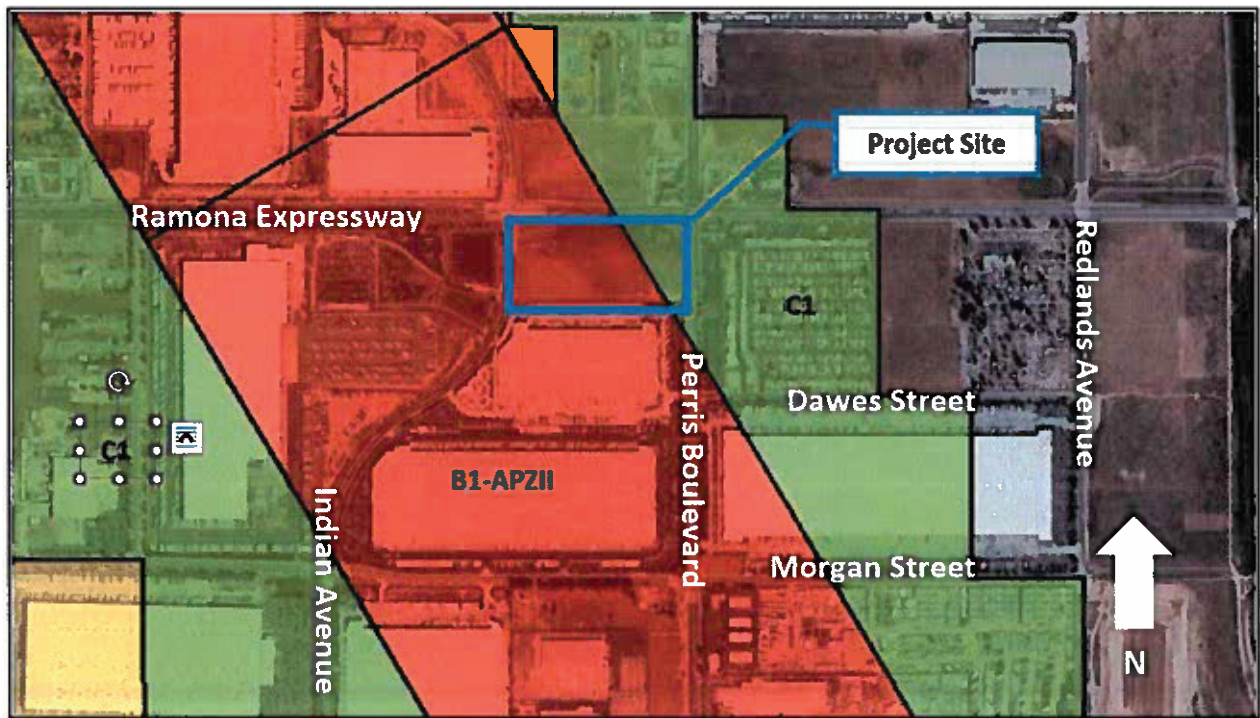


LEGEND		
	SPECIFIC PLAN BOUNDARY	
	AIRPORT COMPATIBILITY ZONES	
	CLEAR ZONE	
	ACCIDENT POTENTIAL ZONE I	
	ACCIDENT POTENTIAL ZONE II	
<b>PROPOSED LAND USE</b>		
	RESIDENTIAL	
	MULTI-FAMILY RESIDENTIAL	
	PUBLIC/SEMI-PUBLIC FACILITY	
	TRAIL	
	POTENTIAL BASIN AREAS	
	FUTURE PERRIS VALLEY STORM DRAIN	
		<

**ATTACHMENT 6**  
**MARB Zone Map**



# MARB Zone Map



## **ATTACHMENT 7**

**PROJECT PLANS (Site Plan, Floor Plan,  
Building Elevations, Conceptual Landscape  
Plans, Sight Line Studies, and Roof Plan)**





HPA  
18201 Industrial Center - Ste.  
1900 Irvine, CA  
Tel: 949-452-4770  
Fax: 949-452-4061  
email: info@hpa.com

Owner:  
**PR PARTNERS, LLC**  
c/o

3200 AMENDED VELD RD  
SAN ANTONIO, TEXAS 78241  
TEL: 512-388-6822

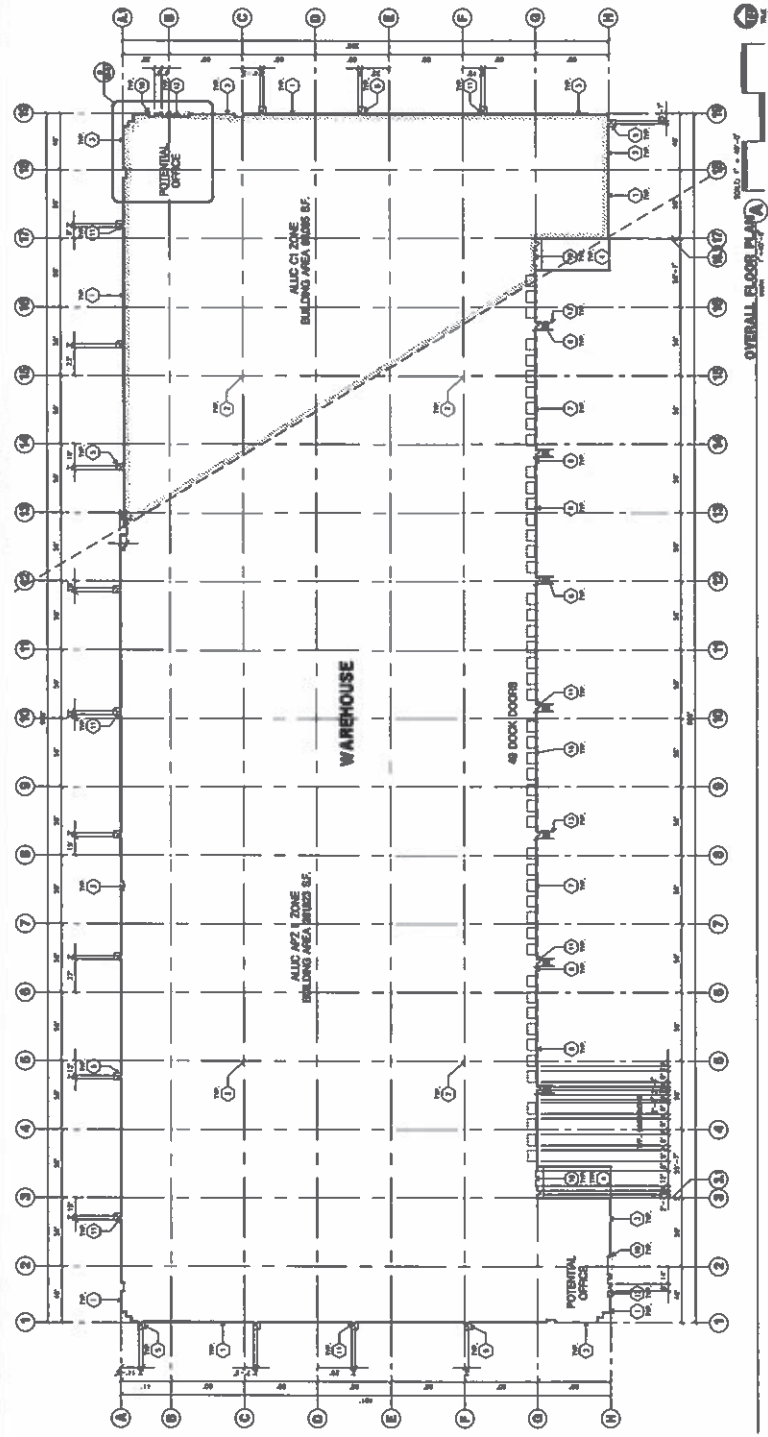
Project:  
**RAMONA EXPT.  
&  
INDIAN AVE.**  
FURNAS, CA

Consultants:  
Civil  
Mechanical  
Electrical  
Structural  
Landscape  
Fire Protection  
Soils Engineer

Title:  
Overall Floor Plan

Project Number: 18201  
Drawn by: JRP  
Date: 08/09/18  
Revised:

Sheet:  
**DAB-A2.1**



**FLOOR SLAB & POUR STRIPS REQ.**

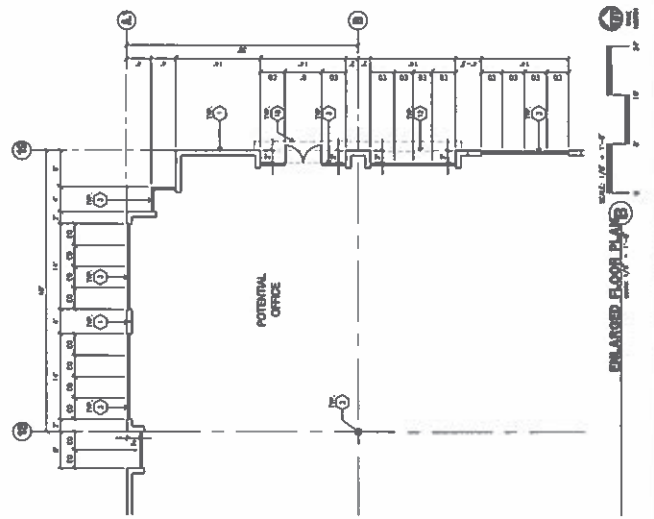
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**FLOOR PLAN GENERAL NOTES**

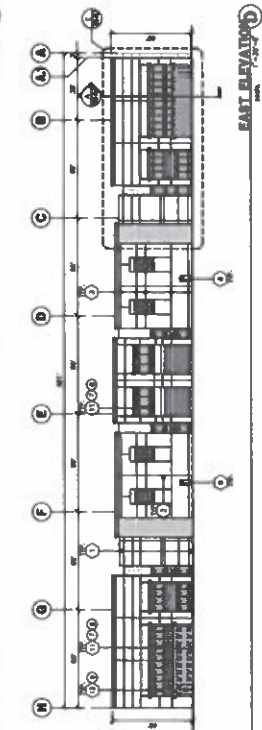
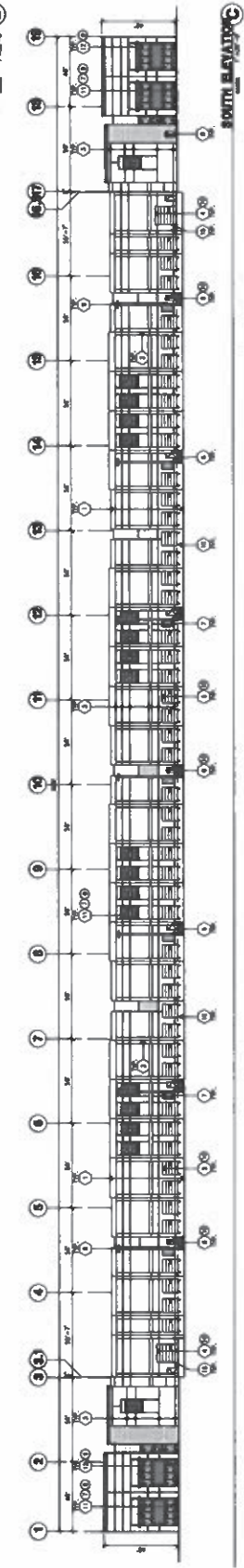
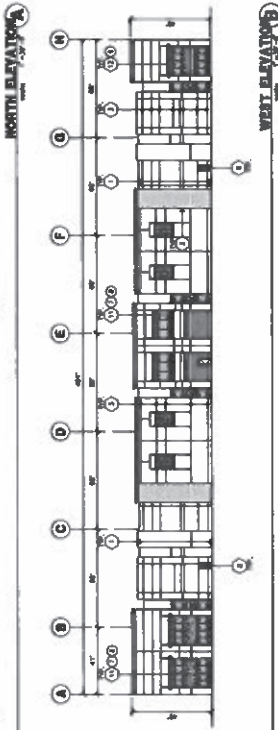
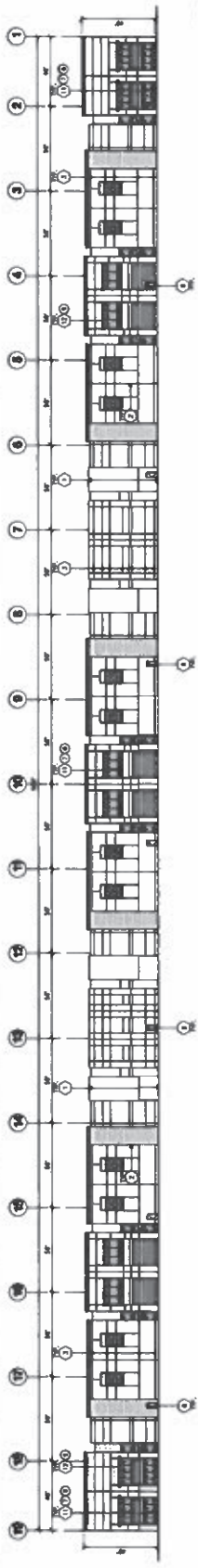
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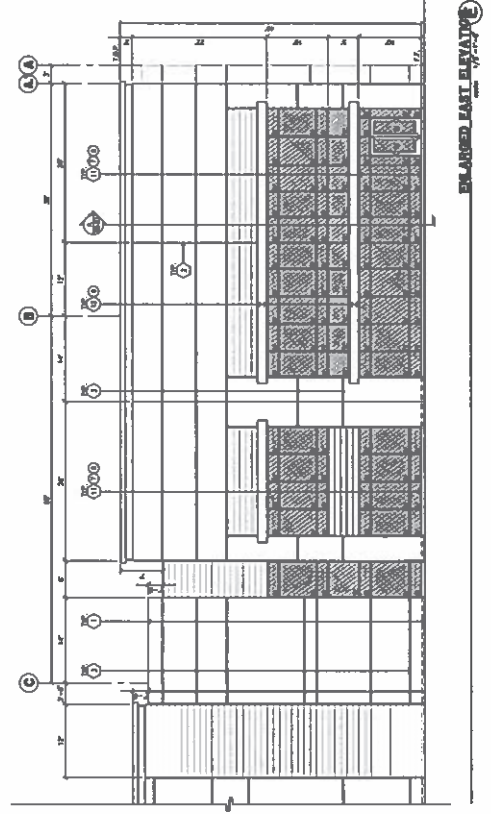
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**ENLARGED EAST ELEVATION**



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

JOB NO. 17284-00



02.17.2022

CONCEPTUAL BUILDING ELEVATIONS  
**RAMONA EXPY. & INDIAN AVE.**  
CITY OF PERRIS, CA





PERSPECTIVE VIEW AT CORNER OF RAMONA & PERRIS

PERRIS, CA.















## ATTACHMENT 8

Planning Commission Staff Report Dated May  
18, 2022 – Available Electronically at City's  
Website:

<https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-269>

## ATTACHMENT 9

Final Environmental Impact Report (including  
DEIR) – Available Electronically at City’s  
Website:

<https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-269>