

- B. Rough grading completed
- C. Compaction certification
- D. Pad elevation certification
- E. Rough grade inspection signed off

FIRE CONDITIONS: To Be provided by Dennis Grubb

ATTACHMENT 3

Ordinance Number (next in order) Adopting
Specific Plan Amendment 21-05267

ORDINANCE NUMBER _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA APPROVING SPECIFIC PLAN AMENDMENT 21-05267 TO AMEND THE CIRCULATION PLAN OF THE PERRIS VALLEY COMMERCE CENTER SPECIFIC PLAN FOR THE REMOVAL OF TWO EXISTING PAPER STREETS TO FACILITATE THE CONSTRUCTION OF A 764,753-SQUARE-FOOT WAREHOUSE FACILITY ON A 35.63 ACRE SITE, LOCATED SOUTH OF HARLEY KNOX BOULEVARD BETWEEN PATTERSON AND NEVADA AVENUES, SUBJECT TO CONDITIONS OF APPROVAL AND BASED UPON THE FINDINGS NOTED HEREIN.

WHEREAS, The project applicant, Nicole Torstvet of Patterson Limited Partnership proposes to amend the Circulation Plan of the Perris Valley Commerce Center Specific Plan (“PVCCSP”) to vacate two existing unimproved streets, Nance Street and California Avenue, to facilitate the construction and operation of a 764,753 square foot warehouse distribution facility on 35.63 acres located south of Harley Knox Boulevard between Patterson and Nevada Avenues (the “Project”);

WHEREAS, the applicant submitted Specific Plan Amendment (“SPA”) 21-05267 for consideration of the Project;

WHEREAS, the proposed Project is consistent with the goals, policies, and implementation measures outlined in the General Plan and PVCCSP; and

WHEREAS, pursuant to CEQA and State CEQA Guidelines, an Environmental Impact Report (“EIR”) (State Clearinghouse No. 2022010274) was prepared for the Project was made available for public review and comments for a forty-five (45) day period in accordance with CEQA from November 4, 2022, to December 19, 2022; and

WHEREAS, by Resolution Number (*next in order*), the City Council certified the EIR for the Project; and

WHEREAS, on May 17, 2023, the Planning Commission conducted a duly noticed public hearing on the Project and, at the meeting, recommended approval of the Project after considering all oral and written public testimony submitted by members of the public and City staff including materials in the agenda submittal and accompanying documents; and

WHEREAS, on August 29, 2023, this Project was continued to the September 12, 2023 City Council meeting as request by the applicant; and,

WHEREAS, on September 12, 2023, this Project was continued to the September 26, 2023 City Council meeting as requested by the applicant; and

WHEREAS, on September 26, 2023, 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 was ultimately continued by a 5-0 City Council vote to the October 10, 2023 City Council meeting; and

WHEREAS, on October 10, 2023, 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, before taking action, the City Council has heard, been presented with, and reviewed all of the information and data which constitutes the administrative record for the approvals as mentioned earlier, including all oral and written evidence presented to the City during all project meetings and hearings; and

WHEREAS, all other legal prerequisites to adopting this Ordinance have occurred.

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

Section 1. The above recitals are true and correct and 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 the EIR, which is sufficiently detailed so that all the significant environmental effects of the Project have been adequately evaluated. Further, City Council Resolution (*next in order*) certified the EIR and adopted the Mitigation Monitoring and Reporting Program. Therefore, City Council Resolution no. (*next in order*) findings related to certification of the EIR, and adoption of the related Mitigation Monitoring and Reporting Program for the Project are incorporated herein by this reference as if set forth in full.

Section 3. Based upon the foregoing and all oral and written statements and reports presented by City staff and members of the public, including, but not limited to, all such statements and information (including all attachments and exhibits) presented at its public hearing on October 10, 2023, the City Council finds the following concerning Specific Plan Amendment 21-05267:

Specific Plan Amendment 21-05267

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

The proposed amendment to the Circulation Plan of the Perris Valley Commerce Center Specific Plan (“PVCCSP”) is consistent with the General Plan in that the General Plan Land Use will remain consistent with the PVCCSP. It is located within the General Plan area designated as Planning Area 1. (North Commercial/Industrial) of the General Plan, which allows industrial and commercial opportunities due to the area’s proximity to the I-215 freeway and the proximity to March Global Port. As proposed, the Project will be consistent with General Plan and will further the following General Plan Circulation Element goals:

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

Goal V (Circulation Element): Efficient goods movement.

Policy V.A (Circulation Element): Require Street abutting properties in the General Industrial (GI) and Light Industrial (LI) Zone to conform to standard specifications for industrial collector streets to accommodate the movement of heavy trucks. Provide adequate off-street loading area for all manufacturing land uses.

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

1. The distribution, location, and extent of the land use of land, including open space, within the area covered by the Plan.

The proposed SPA 21-05267 will not change the land use designations of the Project site, consisting of GI – General Industrial and LI – Light Industrial. The GI and LI land use designations are intended for manufacturing and light industrial uses. The proposed industrial warehouse distribution building is consistent with the intent of the underlying designations. SPA 21-05267 is limited to vacating Nance Street and California Avenue, paper/unimproved streets, and will have no impacts on the surrounding uses. The project will function properly with respect to land use, circulation, drainage, and water and sewer issues.

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 use described in the Plan.

Eastern Municipal Water District (EMWD) prepared a Water Supply Assessment for this project. It determined that it will be able to provide adequate water supplies to meet the potable water demand for this project. All improvements for sewage, water, drainage, solid waste disposal, energy, and other essential facilities will be subject to approval by the City and EMWD.

SPA 21-05267 contains an Infrastructure Plan for major public and private transportation components, sewage, water, drainage, solid waste disposal, energy, and other essential facilities. The Infrastructure Plan identifies necessary improvements for development.

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

There are no natural resources on the property or designated conservation areas. The Project will comply with all applicable mitigation measures required by the Final EIR. The Project

has been designed to comply with Chapter 19.69 – Parking and Loading Standards of the Zoning Code. The Specific Plan contains standards and criteria by which development will proceed and standards for the conservation, development, and utilization of natural resources. An Environmental Impact Report with a Mitigation, Monitoring, and Reporting Program (MMRP) was prepared for the Project and adequately provided for the conservation, development, and utilization of natural resources, as applicable.

Additionally, the Project has been designed to comply with the following Chapters of the PVCCSP:

- Chapter 4 – On-Site Design Standards and Guidelines
- Chapter 5 – Off Site Design Standards and Guidelines
- Chapter 6 – Landscape Standards and Guidelines
- Chapter 8 – Industrial Design Standards and Guidelines

4. A program of implementation measures, including regulation, programs, public works projects, and financing measures necessary to carry out the provisions in paragraphs 1, 2, and 3 above.

SPA 21-05267 proposes to amend the Circulation Plan of the PVCCSP to remove two existing paper streets to facilitate the proposed industrial warehouse project and commercial center. It will not impact existing land uses, including open space within the PVCCSP. The following maps have been revised to reflect the removal of the street and land use change from the PVCCSP:

- Figure 3.0-1 Circulation Plan Map
- Figure 3.0-4 Mass Transit Routes
- Figure 3.0-5 Trails System Map
- Figure 3.0-7 Existing EMWD Water Map
- Figure 3.0-8 Existing EMWD Sewer Map
- Figure 3.0-9 Existing EMWD Recycled Water Map
- Figure 3.0-12 Existing Natural Gas Map
- Figure 3.0-13 Existing Electrical Map
- Figure 3.0-14 Existing Telephone Map
- Figure 3.0-15 Electrical Cable TV Map

Chapter 13 – Implementation and Administrative Process of the PVCCSP establishes a program of implementation measures, including regulation, programs, and financing measures necessary to carry out the provisions contained in paragraphs 1, 2, and 3 above. Chapter 3 – Infrastructure Plan of the PVCCSP outlines public works projects within the PVCCSP with text and diagrams intended to guide and support development in the PVCCSP. As noted above, the Project requires the removal of two paper streets detailed in several of the Figures contained within Chapter 3 to facilitate the proposed vacation of the streets that will occur in connection with the proposed industrial warehouse Project.

Section 4. Approval of SPA 21-05267. Based upon the forgoing and all oral and written statements and reports presented by City staff and members of the public, including but

not limited to such statements and reports presented at the City Council’s public hearing on October 10, 2023, the City Council hereby approves Specific Plan Amendment 21-05267 relating to the Project. Specific Plan Amendment 21-05267 is attached as Attachment 1 and incorporated herein by this reference.

Section 5. Severability. If any subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance or any part thereof is for any reason held to be unconstitutional or otherwise unenforceable, such decision shall not affect the validity of the remaining portion of this Ordinance or any part thereof. The City Council hereby declare that they would have passed each subsection, subdivision, paragraph, sentence, clause, or phrase thereof, irrespective of the fact that any one or more subsection, subdivision, paragraph, sentence, clause, or phrase be declared unconstitutional or otherwise unenforceable.

Section 6. Effective Date. This Ordinance shall take effect 30 days after its adoption.

Section 7. Certification. The City Clerk shall certify the passage and adoption of this Ordinance and cause the same to be posted at the designated locations in the City of Perris.

ADOPTED, SIGNED, and APPROVED this 10 day of October, 2023.

Mayor, Michael 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 ___ day of _____ 2023, by the following called vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

City Clerk, Nancy Salazar

Attachments: Specific Plan Amendment (and related figures)

ATTACHMENT 4

Location / Aerial Map

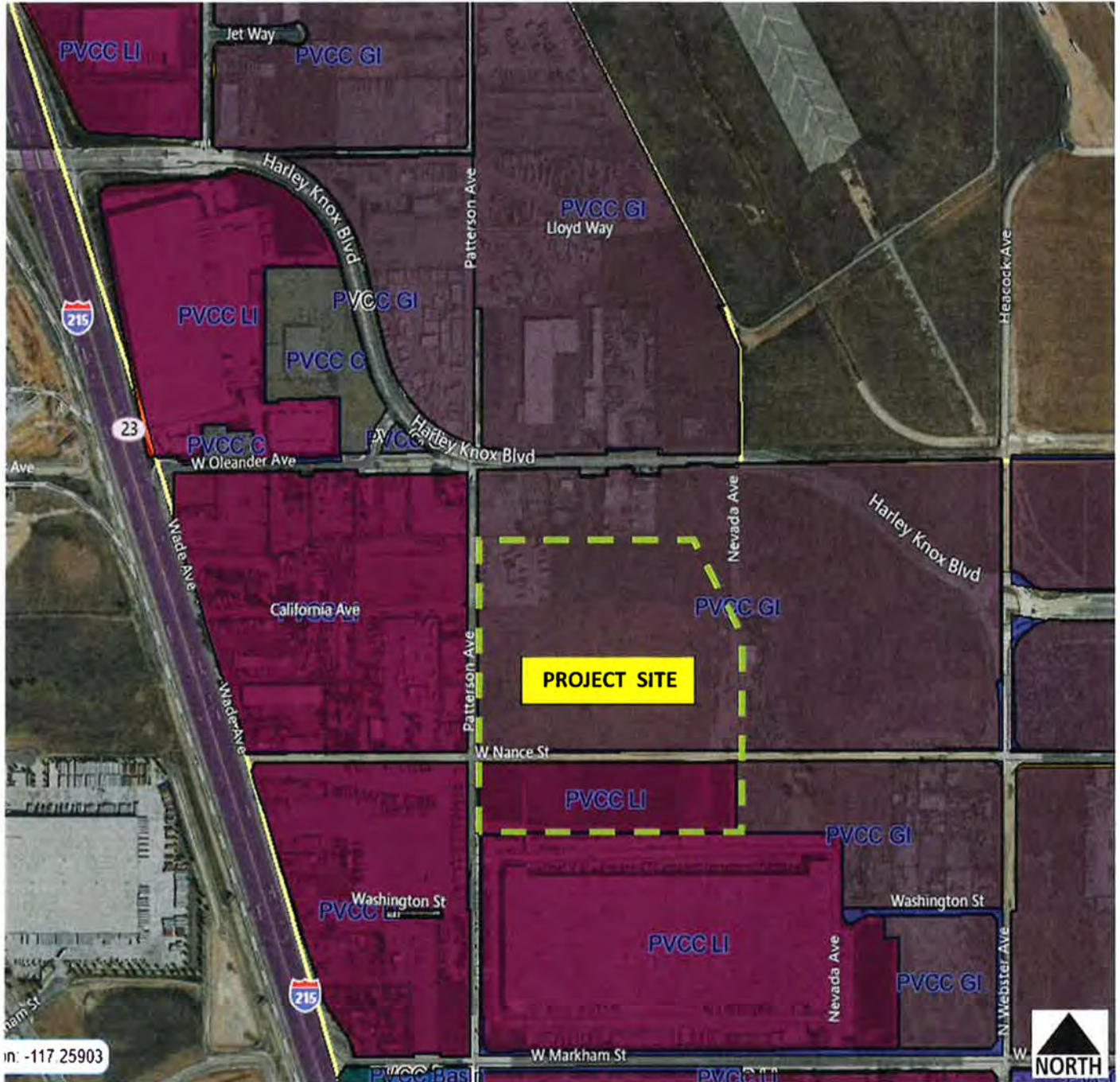
LOCATION / AERIAL VIEW



ATTACHMENT 5

Existing PVCCSP Specific Plan

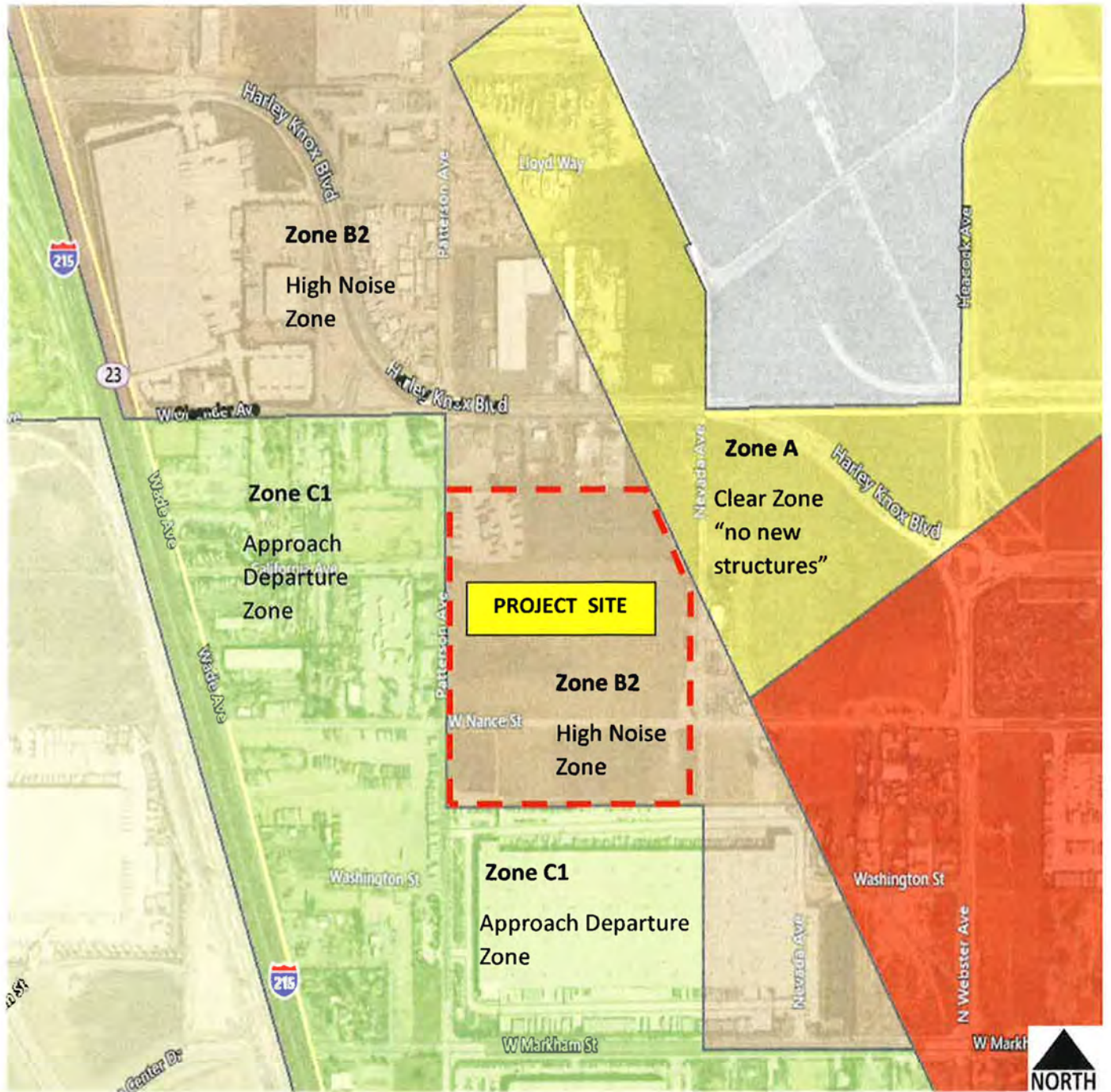
Existing Land Use – PVCCS
Light Industrial (LI) and General Industrial (GI)



ATTACHMENT 6

MARB/IPA ALUCP Map

MARP/IPA ALUCP Map



ATTACHMENT 7

Proposed Modification to the PVCCSP Circulation Plan

*Due to the size of the files, the documents are
available online:*

https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-333#docan1206_1313_479

Attachment 8

Tentative Parcel Map TPM-38259

CITY OF PERRIS DUKE PATTERSON & NANCE TENTATIVE PARCEL MAP 58254

APPLICANT:
DUKE PATTERSON & NANCE
ADDRESS: 1000 N. WALTON ST., SUITE 100
PERRIS, CA 92504
PHONE: (951) 221-7444

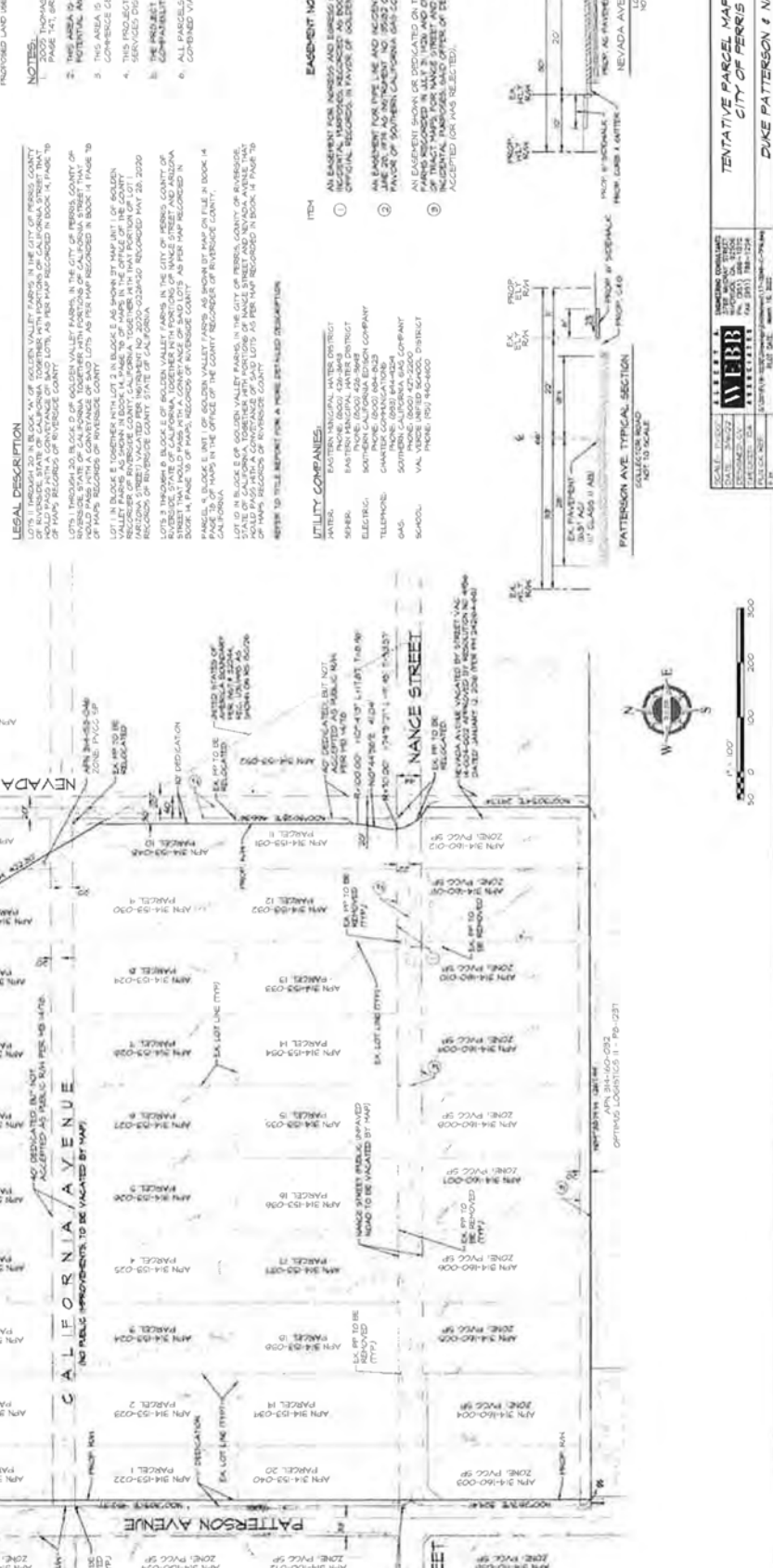
ENGINEER:
ALBERT A. REED ASSOCIATES
ADDRESS: 3155 SOUTH 15TH STREET
PERRIS, CA 92504
PHONE: (951) 221-7444

APN:
31-18-007 THROUGH 31-18-015
31-18-017 THROUGH 31-18-026
31-18-028 THROUGH 31-18-052

PROPERTY OWNERS:
BIOLOGICAL HOLDINGS, L.P.
3250 N. CALIFORNIA AVE. SUITE 100
PERRIS, CA 92504
TEL: (951) 221-7444

PROJECT:
SCHOOL DISTRICT
VIA FORCE UNITED SCHOOLS DISTRICT

LAND USE ZONING:
RPTD ZONING GENERAL PLAN USE
RECEIVING FACILITY
RECREATION AND PLEASURE



- LEGAL DESCRIPTION**
- LOT 1 THROUGH LOT 26, BLOCK 14 OF GOLDEN VALLEY PARKS, IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, TOGETHER WITH PORTIONS OF CALIFORNIA AVENUE AND PATTERSON AVENUE, AS SHOWN ON MAP 4389577, RECORDED IN BOOK 14, PAGE 18 OF THE PUBLIC RECORDS OF RIVERSIDE COUNTY.
- LOT 27 THROUGH LOT 30, BLOCK 14 OF GOLDEN VALLEY PARKS, IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, TOGETHER WITH PORTIONS OF CALIFORNIA AVENUE AND PATTERSON AVENUE, AS SHOWN ON MAP 4389577, RECORDED IN BOOK 14, PAGE 18 OF THE PUBLIC RECORDS OF RIVERSIDE COUNTY.
- LOT 31 THROUGH LOT 34, BLOCK 14 OF GOLDEN VALLEY PARKS, IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, TOGETHER WITH PORTIONS OF CALIFORNIA AVENUE AND PATTERSON AVENUE, AS SHOWN ON MAP 4389577, RECORDED IN BOOK 14, PAGE 18 OF THE PUBLIC RECORDS OF RIVERSIDE COUNTY.
- LOT 35 THROUGH LOT 38, BLOCK 14 OF GOLDEN VALLEY PARKS, IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, TOGETHER WITH PORTIONS OF CALIFORNIA AVENUE AND PATTERSON AVENUE, AS SHOWN ON MAP 4389577, RECORDED IN BOOK 14, PAGE 18 OF THE PUBLIC RECORDS OF RIVERSIDE COUNTY.
- LOT 39 THROUGH LOT 42, BLOCK 14 OF GOLDEN VALLEY PARKS, IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, TOGETHER WITH PORTIONS OF CALIFORNIA AVENUE AND PATTERSON AVENUE, AS SHOWN ON MAP 4389577, RECORDED IN BOOK 14, PAGE 18 OF THE PUBLIC RECORDS OF RIVERSIDE COUNTY.
- LOT 43 THROUGH LOT 46, BLOCK 14 OF GOLDEN VALLEY PARKS, IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, TOGETHER WITH PORTIONS OF CALIFORNIA AVENUE AND PATTERSON AVENUE, AS SHOWN ON MAP 4389577, RECORDED IN BOOK 14, PAGE 18 OF THE PUBLIC RECORDS OF RIVERSIDE COUNTY.
- LOT 47 THROUGH LOT 50, BLOCK 14 OF GOLDEN VALLEY PARKS, IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, TOGETHER WITH PORTIONS OF CALIFORNIA AVENUE AND PATTERSON AVENUE, AS SHOWN ON MAP 4389577, RECORDED IN BOOK 14, PAGE 18 OF THE PUBLIC RECORDS OF RIVERSIDE COUNTY.

- NOTES:**
- THIS AREA IS SUBJECT TO LAND USE ZONATION. THE ZONING MAP IS AVAILABLE AT THE CITY CLERK'S OFFICE.
 - THE PROJECT IS SUBJECT TO THE CITY OF PERRIS' ZONING ORDINANCES AND ANY OTHER APPLICABLE REGULATIONS.
 - THE PROJECT IS NOT WITHIN A COMPANY SERVICE DISTRICT.
 - THE PROJECT IS WITHIN A MANDATORY FLOODPLAIN OVERLAY ZONE (F100).
 - ALL PARCELS WITHIN PROJECT BOUNDARY TO BE COMBINED VIA PARCEL MAP.

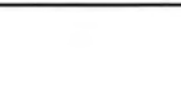
- EXEMPT NOTES:**
- AN EXEMPT FOR NECESSARY AND EXPRESS OVER SIZED LAND AND BOUNDARY RECORDS IN FAVOR OF GOLDEN VALLEY PARKS.
 - AN EXEMPT FOR THE LINE AND BOUNDARY RECORDS RECORDED IN BOOK 14, PAGE 18 OF THE PUBLIC RECORDS OF RIVERSIDE COUNTY IN FAVOR OF GOLDEN VALLEY PARKS.
 - AN EXEMPT FOR THE LINE AND BOUNDARY RECORDS RECORDED IN BOOK 14, PAGE 18 OF THE PUBLIC RECORDS OF RIVERSIDE COUNTY IN FAVOR OF GOLDEN VALLEY PARKS.

UTILITY COMPANIES:

UTILITY	ADDRESS	PHONE
EASTERN NATURAL GAS DISTRIBUTION	1000 N. WALTON ST., SUITE 100, PERRIS, CA 92504	(951) 221-7444
EASTERN NATURAL GAS DISTRIBUTION	1000 N. WALTON ST., SUITE 100, PERRIS, CA 92504	(951) 221-7444
TELEPHONE	1000 N. WALTON ST., SUITE 100, PERRIS, CA 92504	(951) 221-7444
SCHOOL	1000 N. WALTON ST., SUITE 100, PERRIS, CA 92504	(951) 221-7444

ITEM:

- AN EXEMPT FOR NECESSARY AND EXPRESS OVER SIZED LAND AND BOUNDARY RECORDS IN FAVOR OF GOLDEN VALLEY PARKS.
- AN EXEMPT FOR THE LINE AND BOUNDARY RECORDS RECORDED IN BOOK 14, PAGE 18 OF THE PUBLIC RECORDS OF RIVERSIDE COUNTY IN FAVOR OF GOLDEN VALLEY PARKS.
- AN EXEMPT FOR THE LINE AND BOUNDARY RECORDS RECORDED IN BOOK 14, PAGE 18 OF THE PUBLIC RECORDS OF RIVERSIDE COUNTY IN FAVOR OF GOLDEN VALLEY PARKS.



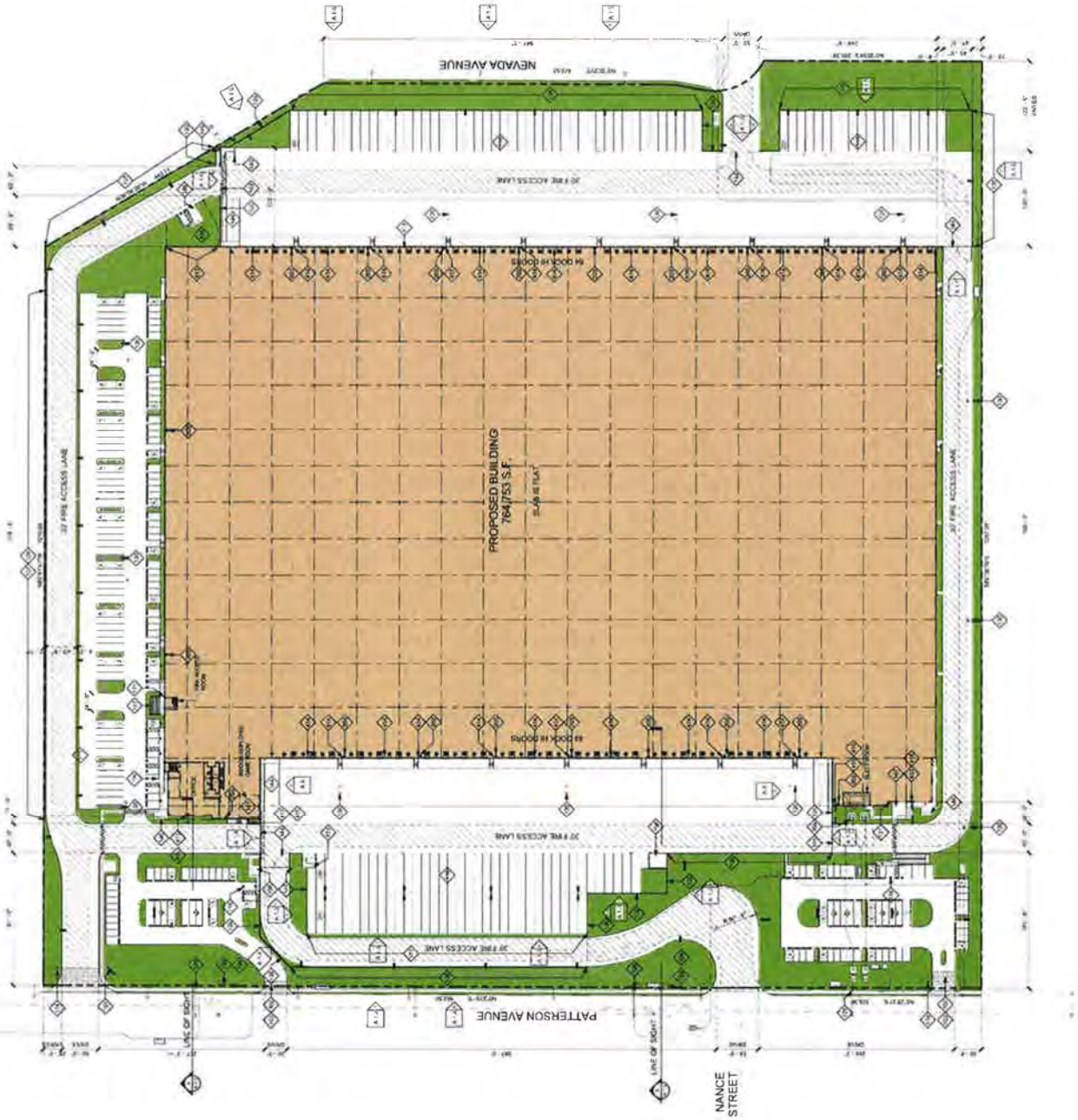
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CHECKED BY: [Name]

Attachment 9

Project Plans

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

REVISIONS	DATE	DESCRIPTION
01	09/21/26	ISSUED FOR PERMITS
02	09/21/26	REVISIONS TO PERMITS
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PROPOSED SITE PLAN
11-1802

KEYNOTES

1. PAINTED CONCRETE BLOCK WALL, PAINT
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GLAZING LEGEND & NOTES

GLAZING LEGEND

- 1. WINDOW FRAME
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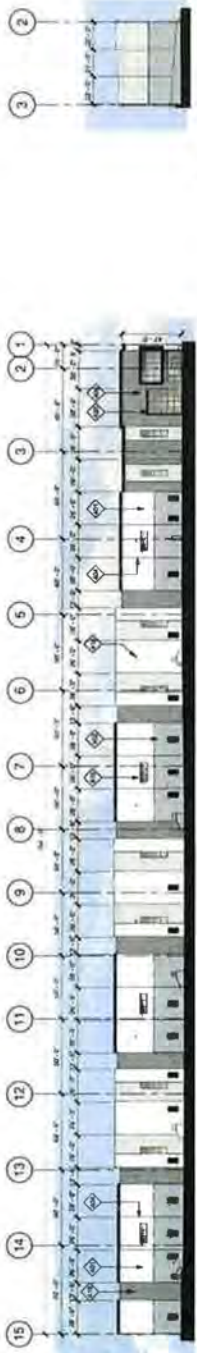
EXTERIOR WALL COLOR LEGEND & NOTES

EXTERIOR WALL COLOR LEGEND

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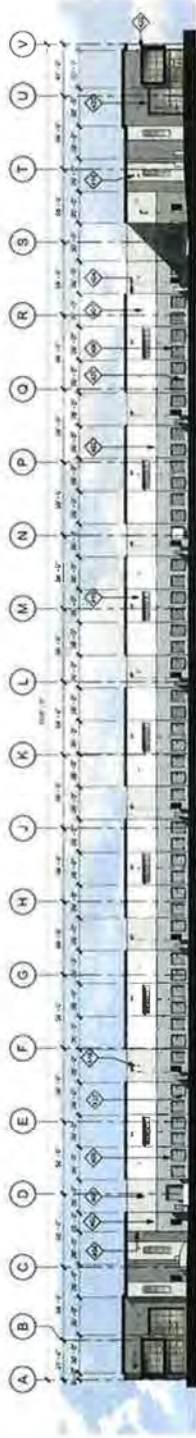
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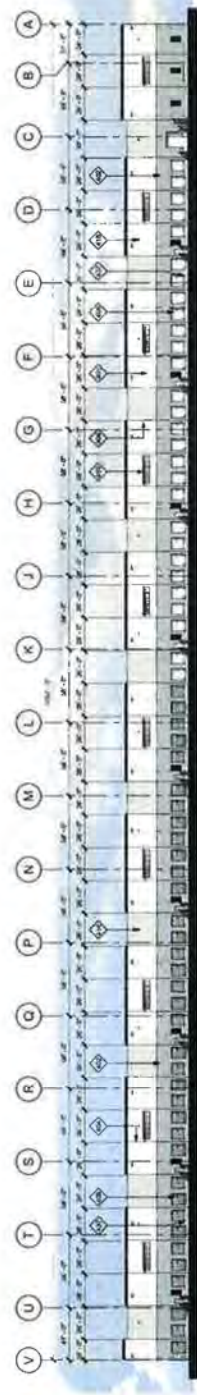
① NORTH ELEVATION
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② SOUTH ELEVATION
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③ WEST ELEVATION
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④ EAST ELEVATION
11'-0" x 42'-0"



⑤ DOCK SIDE RETURN ELEVATION
11'-0" x 2'-0"



⑥ DOCK SIDE RETURN ELEVATION
11'-0" x 2'-0"



HERDMAN
ARCHITECTURE + DESIGN

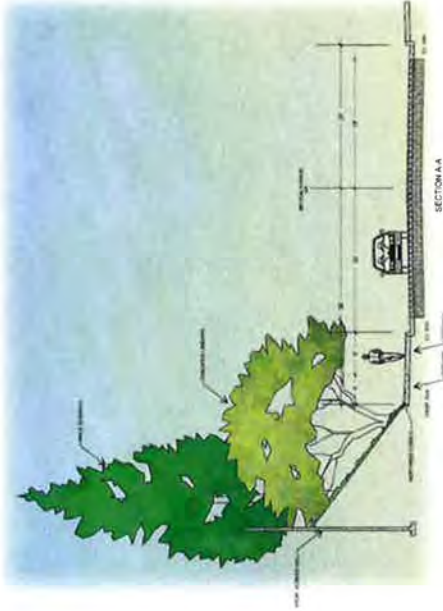
PROLOGIS
PATTERSON AND NANCE PERRIS, CA
07.28.2023
H-A+D JOB NO: A21-2001



PLANTING LEGEND

SYMBOL	PLANT SPECIES	SIZE	QUANTITY
(Green circle)	Small Green Tree	12"	1
(Yellow circle)	Small Yellow Tree	12"	1
(Pink circle)	Small Pink Tree	12"	1
(Green circle)	Medium Green Tree	18"	1
(Yellow circle)	Medium Yellow Tree	18"	1
(Pink circle)	Medium Pink Tree	18"	1
(Green circle)	Large Green Tree	24"	1
(Yellow circle)	Large Yellow Tree	24"	1
(Pink circle)	Large Pink Tree	24"	1
(Green circle)	Very Large Green Tree	36"	1
(Yellow circle)	Very Large Yellow Tree	36"	1
(Pink circle)	Very Large Pink Tree	36"	1

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10. All trees shall be installed in accordance with the following specifications:



HUNTER LANDSCAPE
 711 FEE HAN STREET PALMDALE, CA 93550
 714.866.9400 FAX 714.866.9405

PROLOGIS PATTERSON & NANCE
 Peris, California



PROLOGIS PATTERSON & NANCE

21-031
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 03.01.22.07.11.22.06.20.23

ATTACHMENT 10

City Council Report Without Exhibits –
August 29, 2023

*Due to the size of the files, the documents are
available online:*

https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-333#docan1206_1313_479



CITY OF PERRIS

CITY COUNCIL

AGENDA SUBMITTAL

MEETING DATE:

August 29, 2023

SUBJECT:

Specific Plan Amendment (SPA) 21-05267, Tentative Parcel Map 21-05086 (TPM-38259), and Development Plan Review (DPR) 21-00005 – A proposal to consider the following entitlements to facilitate the construction of a 764,753 square-foot industrial building on 35.63-acres located on the south side of Harley Knox Boulevard between Patterson Avenue and Nevada Avenue within the General Industrial and Light Industrial zones of Perris Valley Commerce Center Specific Plan (PVCCSP): 1) Specific Plan Amendment to remove unimproved segments of California Avenue and Nance Street from the Circulation Plan; 2) Tentative Parcel Map to consolidate 38 existing parcels into one (1) 35.63 acre-parcel; and 3) Development Plan Review for the site plan and building elevations. Applicant: Nicole Torsvet, Patterson Limited Partnership.

REQUEST:

Adopt Resolution Number (*next in order*) certifying the Final Environmental Impact Report (SCH 2022010274) and adopting the Mitigation and Monitoring and Reporting Program, the Findings of Fact related to the significant environmental impacts resulting from the project.

Adopt Resolution Number (*next in order*) approving Tentative Parcel Map 21-05086 (TPM-38259), and Development Plan Review 21-00005 to facilitate the construction of a 764,753 square foot industrial distribution building, based on the findings and the Conditions of Approval; and

Introduce the First Reading of the Ordinance (*next in order*) approving Specific Plan Amendment 21-05267 to remove unimproved segments of California Avenue and Nance Street from the Perris Valley Commerce Center Specific Plan (PVCCSP) Circulation Plan, and making the necessary findings in support thereof.

CONTACT:

Kenneth Phung, Director of Development Services

BACKGROUND

On May 17, 2023, the Planning Commission unanimously voted 5-0 to recommend approval to the City Council of the proposed 754,359 square foot industrial warehouse facility, located on the south side of Harley Knox Boulevard between Patterson Avenue and Nevada Avenue, consisting of the following entitlements: 1) Specific Plan Amendment to remove unimproved segments of California Avenue and Nance Street from the Perris Valley Commerce Center Specific Plan (PVCCSP) Circulation Plan; 2) Tentative Parcel Map to consolidate 38 existing parcels into one (1) 35.63 acre-parcel; and 3) Development Plan Review for the site plan and building elevations.

Surrounding uses include cannabis uses to the north, zoned General Industrial (GI); vacant land and two legal, non-conforming residences to the east, zoned GI; industrial uses and a non-conforming residence to the west, zoned Light Industrial; and an industrial warehouse to the south zoned Light Industrial.

Truck access is proposed via two driveways along Patterson Avenue. Trucks circulation is limited to and from the I-215 Freeway/Harley Knox Boulevard Interchange via Patterson Avenue and Harley Knox Boulevard, consistent with the City's adopted truck route.

Community Benefits:

As part of this project, the applicant is proposing the construction of an off-site master planned storm drain system north of Harley Knox Boulevard, known as Lateral B, that will resolve flooding along Patterson Avenue and open the door for the development of vacant properties in the area. The City estimates the construction costs will total approximately \$3,000,000 and include grading, trenching, infrastructure installation, related fees, and project management. In addition, the applicant has indicated they have partnered with Val Verde School District to provide a donation of \$400,000 for school facilities projects at issuance of building permit.

PLANNING COMMISSION MEETING:

Public Comments:

At the May 17, 2023, Planning Commission meeting, members of the Laborers' International Union of North America (LIUNA) were present, and two (2) members spoke in support of the project, mentioning that this project will provide new job opportunities in the City of Perris.

Member of the Union Iron Workers Local 433 were also present, and six (6) spoke in opposition to the project, indicating the applicant is not presently planning to hire iron worker talents within the Riverside County area. Additionally, three (3) representatives from the Californians Allied for a Responsible Economy (CARE, CA) were present and spoke in opposition of the project citing environmental concerns. They indicated that noise and vibration impact, as well as air quality have not been adequately addressed in the Draft EIR.

The project environmental consultant, Cheryl DeGano of Albert Webb Associates, informed the Planning Commission the analysis of noise and vibrations in the EIR is in concert with industry Best Management Practice (BMP). The analysis used the same methodology used in the Perris Valley Commerce Center Specific Plan (PVCCSP) EIR and standards required by the Federal Transit Authority (FTA).

Discussion:

At the May 17, 2023, meeting, the Planning Commission expressed the need to have a landscape buffer adjacent to the street, provide above the minimum landscape coverage requirement, include pedestrian safety connection between the auto parking and truck travel lanes on-site, and provide one additional indoor amenity for employees working due to the size of the industrial building. Therefore, the Commission recommended that the applicant work with staff on providing a curb adjacent landscape parkway along Patterson Avenue for pedestrian safety, reducing the number of parking spaces to increase the landscaping coverage, increasing the tree size from 24-inch box to 36-inch box for 30 percent of the trees, and adding a second indoor amenity to the project. The applicant agreed to implement the Planning Commission recommendations. After listening to public comments and the applicant's commitment, the Planning Commission unanimously recommended approval of the project.

Since the Planning Commission meeting, the applicant has worked with staff in addressing the Planning Commission's recommendations and has revised the plans to include the following:

1. A 3-foot wide curb adjacent landscape parkway is provided along Patterson Avenue.
2. Thirty percent of trees have been increased in size from 24-inch box trees to 36-inch box trees.
3. Parking spaces for passenger vehicles have been reduced from 333 to 275 spaces to increase the landscaping coverage.
4. A game room has been added as a second indoor amenity.

As a matter of information, plans have also been revised to satisfy Condition of Approval #52, requiring relocation of the 14-foot high walls along the Patterson Avenue frontage to better screen the truck access drive aisle from Patterson Avenue. Lastly, the applicant has also agreed to comply with conditions of approval requiring signage and a lighted crosswalk at the southern parking lot area and to design the building in compliance with LEED Silver certification requirements.

ENVIRONMENTAL CONSIDERATIONS AND CEQA PROCESS

An Environmental Impact Report (SCH 2022010274) has been completed in compliance with the California Environmental Quality Act (CEQA) Guidelines (Attachment 10). The EIR concludes that all impacts related to aesthetics, air quality, biological resources, cultural resources, energy, geology and soil, greenhouse gas emissions, hazards, noise, transportation, and tribal cultural resources have been reduced to less than significant or have been reduced to below the level of significance with the implementation of mitigation measures.

A Notice of Availability for the Draft Environmental Impact Report (EIR) was sent to property owners within 300 feet of the Project site, tribes, agencies, and interested parties. The notice 45-day public comment review period started on November 4, 2022, and ended on December 19, 2022. During the 45-day comment period, the City received four (4) comment letters from the following interested parties (Attachment 10):

- South Coast Air Quality Management District (SCAQMD) – Commented regarding the analysis approach and modeling assumptions used in the air quality analysis. SCAQMD recommended a qualitative study of potential cumulative air quality and health risk impacts and questioned the fleet mix used in CalEEMod. SCAQMD requested clarification regarding the project's operational Health Risk Assessment (HRA) assumptions. Finally, SCAQMD stated that if permits from SCAQMD are required, this should be discussed in the Final EIR, and SCAQMD should be identified as a responsible agency.
- Lake Creek Industrial – Requested an explanation for the change in location of the proposed recycled water line and sewer line described in the Notice of Preparation (NOP) compared to how it was explained in the Draft EIR. This commenter also requested details for the recycled water line proposed by the project.
- Blum Collins & Ho, LLP on behalf of Golden State Environmental Justice Alliance (GSEJA) – The commenter alleges the Draft EIR does not comply with the requirements of CEQA and requests the Draft EIR be revised and recirculated. This commenter addresses multiple topics evaluated in the Draft EIR but primarily focuses on air quality concerns, airport land use compatibility, general plan policy consistency, transportation, cumulative impact analysis, and alternatives.
- Adams Broadwell Joseph & Cardoz PC, Attorneys at Law on behalf of Californians Allied for a Responsible Economy (CARE, CA) – This commenter alleges the Draft EIR does not comply with the requirements of CEQA and requests the Draft EIR be revised and recirculated. The commenter addresses several topics in the Draft EIR but primarily focuses on the information presented in the project description and environmental setting, air quality concerns, biological resources, noise impacts, and the findings necessary for land use entitlements. The commenter asserts the project description is not accurate or complete and does not identify the reasonably foreseeable uses of the Project site.

After the Planning Commission hearing, staff received two additional comment letters from Blum Collins and Ho. LLP, on behalf of Golden State Environmental Justice Alliance (GSEJA), and Adamn Broadwell Joseph & Cardoz PC, Attorneys at Law, on behalf of Californians Allied for a Responsible Economy (CARE, CA). The comment letters did not include concerns that were not already addressed in their previously submitted letters referenced above.

Responses to Comments were prepared and included in the Final EIR. None of the comments raised additional environmental concerns that have not been addressed in the EIR, constitute "significant new information," or meet any of the conditions in Section 15088.5 of the State CEQA Guidelines that would require recirculation of the EIR (Attachment 10). In accordance with the Public Resources Code Section 21092.5, the City has provided a written response to the commenting public agency ten days before the proposed EIR certification date.

RECOMMENDATION:

The Planning Commission recommends to the City Council the following: 1) Adoption of Resolution (*next in order*) certifying the Environmental Impact Report, and adopting Mitigation and Reporting Program, and the Findings of Fact; 2) Adoption of Resolution Number (*next in order*) approving Tentative Parcel Map 21-05086 (TPM-38259), and Development Plan Review (DPR 21-00005; and 3) Introduction of the First Reading of Ordinance Number (*next in order*) approving Specific Plan Amendment (SPA) 21-05267 to facilitate the construction of a 764,753 square foot industrial warehouse distribution building, based on the findings and the Conditions of Approval.

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

Prepared by: Douglas Fenn, Contract Planner
Reviewed by: Patricia Brenes, Planning Manager

REVIEWED BY:

City Attorney _____
Assistant City Manager _____
Deputy City Manager _____

Attachments:

1. Resolution (*next in order*) Certifying the Environmental Impact Report, and the Mitigation Monitoring and Reporting Program
2. Resolution (*next in order*) Approving the Project and Conditions of Approval (Planning, Engineering, Public Works, Community Services, and Building & Safety)
3. Ordinance Number (*next in order*) Adopting Specific Plan Amendment 21-05267
4. Location/Aerial Map
5. PVCC-SP Land Use Map
6. MARB/IPA ALUCP Map
7. Proposed Modification to PVCCSP Circulation Plan -Removal of Segments of California Avenue and Nancy Street
Due to the size of the files, the documents are available online at:
https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-333#docan1206_1313_479
8. Tentative Parcel Map

- ~~9. Project Plans (Perspective View, Site Plans, Floor Plans, Landscape Plans, Elevations, Line of Sight Plans, and Screen Walls)~~
- ~~10. Planning Commission Report Without Exhibits – May 17, 2023
Due to the size of the files, the documents are available online at:
https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-333#docan1206_1313_479~~
- ~~11. Final Environmental Impact Report, Response to Comments, Mitigation Monitoring and Reporting Program, Associated Technical Studies
Due to the size of the files, the documents are available online at:
https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-333#docan1206_1313_479~~

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

ATTACHMENT 11

City Council Continuance Report –
September 12, 2023



CITY OF PERRIS

CITY COUNCIL

AGENDA SUBMITTAL

MEETING DATE: September 12, 2023

SUBJECT: Specific Plan Amendment (SPA) 21-05267, Tentative Parcel Map 21-05086 (TPM-38259), and Development Plan Review (DPR) 21-00005 – Continued from the August 29, 2023, meeting. A proposal to consider the following entitlements to facilitate the construction of a 764,753 square-foot industrial building on 35.63-acres located on the south side of Harley Knox Boulevard between Patterson Avenue and Nevada Avenue within the General Industrial and Light Industrial zones of Perris Valley Commerce Center Specific Plan (PVCCSP): 1) Specific Plan Amendment to remove unimproved segments of California Avenue and Nance Street from the Circulation Plan; 2) Tentative Parcel Map to consolidate 38 existing parcels into one (1) 35.63 acre-parcel; and 3) Development Plan Review for the site plan and building elevations. Applicant: Nicole Torsvet, Patterson Limited Partnership.

REQUESTED ACTION: Continuance of this item to the City Council meeting on September 26, 2023.

CONTACT: Kenneth Phung, Director of Development Services

BACKGROUND/DISCUSSION:

Staff recommends that this item be continued to the next scheduled City Council meeting on September 26, 2023, to allow staff and the applicant additional time to adequately address the comment letters received on August 29, 2023. The applicant has agreed to the continuance.

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

Prepared by: Douglas Fenn, Contract Planner
Reviewed by: Patricia Brenes, Planning Manager

REVIEWED BY:

City Attorney _____

Assistant City Manager _____

Deputy City Manager _____

Attachment:

1. Letter from Applicant – Dated August 31, 2023

Consent:

Public Hearing: X

Business Item:

Presentation:

Other:

ATTACHMENT 1

Letter from Applicant - Dated August 31,
2023

From: Torstvet, Nicole <ntorstvet@prologis.com>
Sent: Thursday, August 31, 2023 1:08 PM
To: Patricia Brenes <pbrenes@CityofPerris.org>
Cc: Kenneth Phung <Kphung@cityofperris.org>; Douglas Fenn <dfenn@interwestgrp.com>; Arellano, D.J. <darellano@prologis.com>; Lou Monville <Lou@raincrosscorp.com>
Subject: Patterson and Nance Request for Continuance DPR21-00005

Good Afternoon Patricia,

Per our conversation, we are requesting continuance to the 09/26 City Council hearing so the City attorney can finalize their review of the CARE CA responses.

Thank you,

Nicole Torstvet | Director, Development

3546 Concourse St., Suite 100 | Ontario | California | 91764 | United States of America
Direct +1 (909) 673-8727 | Mobile +1 (909) 489-6079 | ntorstvet@prologis.com
www.prologis.com | Follow us on [LinkedIn](#) and [Twitter](#)



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ATTACHMENT 12

Planning Commission Report Without Exhibits –
May 17, 2023

*Due to the size of the files, the documents are
available online:*

https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-333#docan1206_1313_479



CITY OF PERRIS

PLANNING COMMISSION AGENDA SUBMITTAL

- MEETING DATE:** May 17, 2023
- SUBJECT:** Specific Plan Amendment (SPA) 21-05267, Tentative Parcel Map 21-05086 (TPM-38259), Development Plan Review (DPR) 21-00005 – A proposal to consider the following entitlements to facilitate the construction of a 764,753 square-foot industrial warehouse facility: 1) Specific Plan Amendment to vacate unimproved California Avenue and Nance Street from the Circulation Plan in the Perris Valley Commerce Center Specific Plan (PVCCSP); 2) Tentative Parcel Map to consolidate 38 existing parcels into one (1) 35.63 acre-parcel; 3) Development Plan Review for the site plan and building elevations. The 35.63-acre project site is located south of Harley Knox Boulevard between Patterson Avenue and Nevada Avenue, in the GI - General Industrial and LI - Light Industrial Zones. (APNs: 314-153-015 through -040, 314-153-042, 314-153-044, -046, -048, 314-160,005 through -012, and 314-160-033. Applicant: Nicole Torsvet, Patterson Limited Partnership.
- REQUEST:** Adopt Resolution 23-11 recommending that the City Council certify the Final Environmental Impact Report (SCH 2022010274), adopt the Mitigation and Monitoring and Reporting Program, and approve Specific Plan Amendment 21-05267, Tentative Parcel Map 21-05086 (TPM-38259), Development Plan Review 21-00005 to facilitate the construction of a 764,753 square foot industrial distribution building, based on the findings and the Conditions of Approval.
- CONTACT:** Kenneth Phung, Director of Development Services Department

BACKGROUND

The project site comprises 38 parcels, totaling 35.63 acres. The terrain consists of exposed soil with moderate to dense non-native grass and weeds. Approximately 26.31 acres of the site are zoned GI - General Industrial, and the remaining 9.32 acres are zoned LI - Light Industrial. The northwest corner of the site has historically been used for the storage of trucks and trailers. During a site visit, staff noted that six trailers were stored on site. Surrounding uses include commercial uses to the north; vacant land and two legal, non-conforming residences to the east; industrial uses and a non-conforming residence to the west; and an industrial warehouse to the south.

As a matter of information, on April 20, 2021, the Planning Commission conducted a public Scoping meeting to review and discuss the preparation of an Environmental Impact Report (EIR) for the development of the site with a 764,753 square-foot industrial warehouse facility. Some of the topics discussed by the Planning Commissioners include requesting a detailed traffic analysis, solar panels installation (i.e., will require ALUC approval), electronic vehicle (EV) charging stations (i.e., developer will provide EV charging stations), and circulation (i.e., the site circulation will separate truck and auto access). Also, a representative of Care California inquired about issues such as greenhouse gas emissions (GHG), noise, and hazardous materials. Three Center for Community Action and Environmental Justice (CCA EJ) members expressed concerns regarding GHG, circulation, the need for EV stations, and designated truck routes. Comments expressed at the Scoping Meeting have been addressed in the Project specific EIR.

PROJECT DESCRIPTION

The applicant is requesting approval of the following development applications to facilitate the development of the subject site with a 754,359-square-foot non-refrigerated warehouse distribution facility: 1) Specific Plan Amendment to vacate unimproved California Avenue and Nance Street from the Circulation Plan of the Perris Valley Commerce Center Specific Plan (PVCCSP); 2) Tentative Parcel Map (TPM-38292) to consolidate 38 existing parcels into one (1) 35.63 acre-parcel; and 3) Development Plan Review for the site design and building elevations of the proposed project.

The proposed warehouse distribution facility consists of a 754,359 square feet warehouse area and 10,394 square feet of office space, which includes a 5,269-square foot ground floor office, and a 5,125-square foot mezzanine office. A total of 113 loading dock doors are proposed, with 49 dock doors on the west side of the building and 64 dock doors on the east side. A 14-foot-high decorative masonry screen wall is proposed around the perimeter of the loading area. The project will be served by 333 parking spaces located on the north and southwest area of the site. A total of 17 parking spaces will be Electric Vehicle (EV) spaces, and 124 will be EV-ready spaces. The project also provides 137 trailer parking spaces on the project site.

Access to passenger vehicles is provided via two 30-foot wide driveways on Patterson Avenue. In addition, there are two additional 50 and 58-foot wide driveways on Patterson Avenue that will provide separate truck access and circulation around the cross-dock building. Access for emergency vehicles is provided via a driveway off Nevada Avenue. There is no co-mingling of passenger vehicles and trucks on-site. Trucks are anticipated to access the I-215 Freeway by exiting the project site via Patterson Avenue to Harley Knox Boulevard, consistent with the City's adopted truck route.

PROJECT ANALYSIS

The following table summarizes the project's consistency with the General Plan, Perris Valley Commerce Center Specific Plan, Title 19 - Zoning Code, Title 18 - Subdivision Code, and March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan.

	Consistent	Inconsistent
<p>Consistency with the General Plan</p> <p>The project is in Planning Area 1 (North Commercial/Industrial) of the General Plan, which allows industrial and commercial opportunities due to the area's proximity to the I-215 freeway and the proximity to March Global Port. As proposed, the project will be consistent with the General Plan and will further the following General Plan Circulation Element goals:</p> <ul style="list-style-type: none"> ○ Goal II – A well-planned, designed, constructed, and maintained street and highway system that facilitates the movement of vehicles and provides safe and convenient access to surrounding developments. ○ Goal V - Efficient goods movement. <ul style="list-style-type: none"> - V.A.8: Require streets abutting properties in General Industrial (GI) and Light Industrial (LI) Zones to conform to standard specifications for industrial collector streets to accommodate the movement of heavy trucks. - V.A.8: Provide adequate off-street loading areas for all manufacturing land uses. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Consistency with the Perris Valley Commerce Center Specific Plan (PVCCSP) and Title 19 - Zoning Code</p> <p>The project site is in the GI – General Industrial and LI – Light Industrial Zones of the PVCCSP, which are intended for industrial warehouse distribution buildings. The proposed industrial warehouse facility is permitted in the GI and LI Zones and is consistent with the development standards of the underlying zones. Therefore, the project is consistent with the PVCCSP and Zoning Code (Exhibit C).</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Consistency with Title 18 – Subdivisions Code</p> <p>The Tentative Parcel Map will consolidate 38 parcels into one (1) 35.63 acre parcel and vacate unimproved California Avenue and Nance Street to facilitate the construction of the proposed 764,753-square-foot warehouse building. The consolidated parcel and vacation of the paper/unimproved streets comply with Title 18 – Subdivisions Code (Exhibit F).</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Consistent	Inconsistent
<p>Consistency with the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (MARB/IPA ALUCP)</p> <p>The Project site is located within Zone B2 (Primary Approach/Departure Zone) of the MARB/IPA ALUCP. The B2 Zone is considered to have a moderate to high noise impact (Exhibit D) and does not permit any residential development, and any commercial development. It is limited to no more than 100 people per acre based upon the building's square footage. Additionally, On August 23, 2022, the ALUC considered this project and determined to be conditionally consistent with the MARB/IPA ALUCP.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

COMPLIANCE WITH APPLICABLE DEVELOPMENT STANDARDS

The tables below summarize compliance with the PVCCSP Development Standards for the General Industrial (GI) and Light Industrial (LI) Zones and Chapter 19.69 – Zoning Code Parking Development Standards.

Perris Valley Commerce Center Specific Plan General and Light Industrial Zones - Development Standards					
	Standard		Proposed	Consistent	Inconsistent
Lot Coverage	50 percent maximum		48 percent	<input checked="" type="checkbox"/>	<input type="checkbox"/>
FAR (Floor Area Ratio)	0.75		0.49	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Minimum Lot Size	15,000 square feet (0.34 acres)		35.63 acres	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Minimum Lot Width	75 feet		779 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Minimum Lot Depth	100 feet		1,284 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Building Height	50 feet		47 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Setbacks	Front Yard: West – Patterson Ave	10 feet	181 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Rear Yard: East – Nevada Ave.	None	252.5 feet		
	Interior Side Yards: North South	None	165 feet 61.5 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Landscape Coverage	10 percent – GI Zone		12 percent		
	12 percent – LI Zone		12 percent	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Zoning Code – Chapter 19-69 - Parking and Loading Standards					
Parking Standards					
Use	Standard	Required	Proposed	Consistent	Inconsistent
Industrial Building	Warehouse: 764,753 s.f. 20,000 s.f. (1space/1000 s.f.)	20 spaces	333 spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	20,000 – 40,000 s.f. (1 space /2000 s.f.)	10 spaces			
	Over 40,000 s.f. (1 space/5000 s.f.)	145 spaces			
Total Parking		175 spaces	333 spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Total Surplus Parking			158 spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>

COMPLIANCE WITH OTHER APPLICABLE REQUIREMENTS

- **Building Elevations**

The proposed building elevations reflect a contemporary industry-standard architectural style for concrete tilt-up industrial buildings. The design combines varying rooflines, cornice treatment, vertical and horizontal windows, and the façade treatment of textured formliners to create a contrasting design. The proposed design complies with the Perris Valley Commerce Center Specific Plan design standards. The entry areas include textured formliners in dark grey (Ellie Gray), which helps to provide a sense of depth on an expansive linear and utilitarian building plane. The proposed color palette combines two different shades of gray (Ice Cube and Lazy Gray), white (Pure White), and a darker trim (Iron Ore) as an accent color to create contrast and complement the entire building. The combination of various colors, recessed entryways for the office, variable roof height, cornice treatments, and windows provides visual interest to the building. Rooftop equipment will be screened and not visible from adjacent streets (Exhibit G).

- **Employee Amenity and Recreation area**

Buildings over 100,000 square feet must have at least one (1) indoor employee amenity and two (2) outdoor employee amenities. The proposed project includes two outdoor amenity areas: a landscaped concrete lunch patio and a seating area covered with a trellis structure located on the northwest and southwest sides of the site for employee convenience and privacy. An indoor amenity area that can be used for either basketball, ping pong, or other related indoor activity is proposed on the northwest area of the building. As proposed, the project amenities comply with the requirements of the Code (Exhibit G).

- **Landscaping**

The proposed conceptual landscape plan conforms to the Landscaping Ordinance's requirements. The project consists of 185,221 square feet or 12 percent of landscape

coverage. The minimum coverage for the General Industrial Zone is 10 percent, and 12 percent for the Light Industrial Zone.

The site has a rich palette of ground cover, shrubs, trees, and accent trees at the entry points throughout the project site. Plans show a harmonious blend of plant materials along the entire street frontage of Patterson and Nevada Avenues. In order to screen the access drive aisle along Patterson Avenue, staff is recommending relocating the 14-foot-high screen wall 20 feet from the property line and berming the landscape planter in front of it to soften the screen wall from the street. As part of this project, a 40-foot wide landscape planter with a 2:1 slope is proposed along the Nevada Avenue frontage in front of the 14-foot-high screen wall to also soften the view of the wall. (Exhibit G).

Plans show limited landscaping along the north side of the site. The Zoning Code requires a tree for every six (6) parking spaces. Therefore, staff recommends a condition of approval requiring evergreen trees be planted throughout the parking lot on the northerly side for compliance with the Code.

- **Fencing/Walls**

Two 14-foot-high walls with pilasters are proposed along the east and west sides of the Project site to screen views of the loading docks and truck parking areas along the Patterson and Nevada Avenues frontages. The drive aisle extending parallel to Patterson Avenue for truck access to the loading area is readily visible from the street. As such, staff is recommending a condition of approval requiring the screen wall to be relocated 20 feet from the front property line parallel to Patterson Avenue. The applicant has agreed to the condition of approval. With the relocation of the screen wall, the truck drive aisle and loading docks, and truck parking area will be screened from Patterson Avenue and in conformance with the design standards of the PVCCSP. Additionally, staff is also recommending a condition of approval requiring the gates to have a perforated metal mesh to help obscure visibility into the loading areas.

A 3-foot-high retaining wall with an 8-foot-high tubular steel fence is proposed along the north property line for separation purposes and will be constructed adjacent to the existing chain link fence and block wall. Staff is also recommending a condition of approval to extend the proposed 8-foot-high tubular steel fence on the north property line to 10 feet from the front property line along Patterson Avenue.

ENVIRONMENTAL CONSIDERATIONS AND CEQA PROCESS

An Environmental Impact Report (SCH 2022010274) has been completed in compliance with the California Environmental Quality Act (CEQA) Guidelines (Exhibit (H)). The EIR concludes that all impacts related to aesthetics, air quality, biological resources, cultural resources, energy, geology and soil, greenhouse gas emissions, hazards, noise, transportation, and tribal cultural resources have been reduced to less than significant or have been reduced to below the level of significance with the implementation of mitigation measures.

A Notice of Availability for the Draft Environmental Impact Report (EIR) was sent to property owners within 300 feet of the Project site, tribes, agencies, and interested parties. The notice 45-day public comment review period started on October 28, 2022, and ended on December 12, 2022. During the 45-day comment period, the City received four (4) comment letters from the following interested parties (Exhibit (H)):

- South Coast Air Quality Management District (SCAQMD) – Commented regarding the analysis approach and modeling assumptions used in the air quality analysis. SCAQMD recommended a qualitative analysis of potential cumulative air quality and health risk impacts and questioned the fleet mix used in CalEEMod. SCAQMD requested clarification regarding the project's operational Health Risk Assessment (HRA) assumptions. Finally, SCAQMD stated that if permits from SCAQMD are required, this should be discussed in the Final EIR, and SCAQMD should be identified as a responsible agency.
- Lake Creek Industrial – Requested an explanation for the change in location of the proposed recycled water line and sewer line described in the Notice of Preparation (NOP) compared to how it was explained in the Draft EIR. This commenter also requested details for the recycled water line proposed by the project.
- Blum Collins & Ho, LLP on behalf of Golden State Environmental Justice Alliance (GSEJA) – The commenter alleges the Draft EIR does not comply with the requirements of CEQA and requests the Draft EIR be revised and recirculated. This commenter addresses multiple topics evaluated in the Draft EIR, but primarily focuses on air quality concerns, airport land use compatibility, general plan policy consistency, transportation, cumulative impact analysis, and alternatives.
- Adams Broadwell Joseph & Cardoz PC, Attorneys at Law on behalf of Californians Allied for a Responsible Economy (CARE CA) – This commenter alleges the Draft EIR does not comply with the requirements of CEQA and requests the Draft EIR be revised and recirculated. The commenter addresses several topics in the Draft EIR, but primarily focused on the information presented in the project description and environmental setting, air quality concerns, biological resources, noise impacts, and the findings necessary for land use entitlements. The commenter asserts the project description is not accurate or complete and does not identify the reasonably foreseeable uses of the Project site.

Responses to Comments were prepared and included in the Final EIR. None of the comments raised additional environmental concerns that have not been addressed in the EIR, constitute "significant new information" or meet any of the conditions in Section 15088.5 of the State CEQA Guidelines that would require recirculation of the EIR (Exhibit H). Per the Public Resources Code Section 21092.5, the City has to provide a written response to the commenting public agency at least ten days before the proposed certification date.

PUBLIC HEARING NOTICE:

A Notice of Public Hearing for the Planning Commission meeting was published in the local newspaper and sent to agencies and property owners within 300 feet of the project site. As of the writing and distribution of the staff report, staff has not received any other letters regarding this project.

RECOMMENDATION:

Recommend to the City Council adoption of Resolution 23-11 recommending certification of the Final Environmental Impact Report (SCH 2022010274), adoption of the Mitigation Monitoring and Reporting Program, and approval of the Specific Plan Amendment (SPA) 21-05267, Tentative Parcel Map 21-05086 (TPM-38259), Development Plan Review (DPR) 21-00005, to

facilitate the construction of a 764,753 square foot industrial warehouse distribution building, based on the findings and the Conditions of Approval.

BUDGET (or FISCAL) IMPACT: This project has no fiscal impact since the applicant bears all project costs.

Prepared by: Douglas Fenn, Contract Planner
Reviewed by: Patricia Brenes, Planning Manager

EXHIBITS:

- A. Resolution 23-11 Approving Conditions of Approval (Planning, Engineering, Public Works, Fire, Community Services, and Building & Safety)
 - B. Location/Aerial Map
 - C. PVCC-SP Land Use Map
 - D. MARB/IPA ALUCP Map
 - E. Existing and Proposed Modifications to Applicable PVCCSP Figures
 - F. Tentative Parcel Map
 - G. Project Plans (Site Plan, Fire Access Site Plan, Floor Plan, Building Elevations, Site Cross Sections, Conceptual Landscape/ Fence and Wall Plans, and Colors and Materials Sample Sheet)
 - H. Final Environmental Impact Report (SCH# 2022010274), Mitigation Monitoring and Reporting Program, Associated Technical Studies, and Responses during NOA timeframe.
- Due to the size of the files, the documents are available online at:*
https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/folder-153#docan1206_1313_479

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

ATTACHMENT 13

Final Environmental Impact Report, Response to
Comments, Mitigation Monitoring and
Reporting program, Associated Technical
Studies

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

https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-333#docan1206_1313_479

ATTACHMENT 14

Late Comment Letters and Responses to
Comments to Date

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

https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-333#docan1206_1313_479

ATTACHMENT 15

City Council Report –

Dated September 26, 2023

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

https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-333#docan1206_1313_479