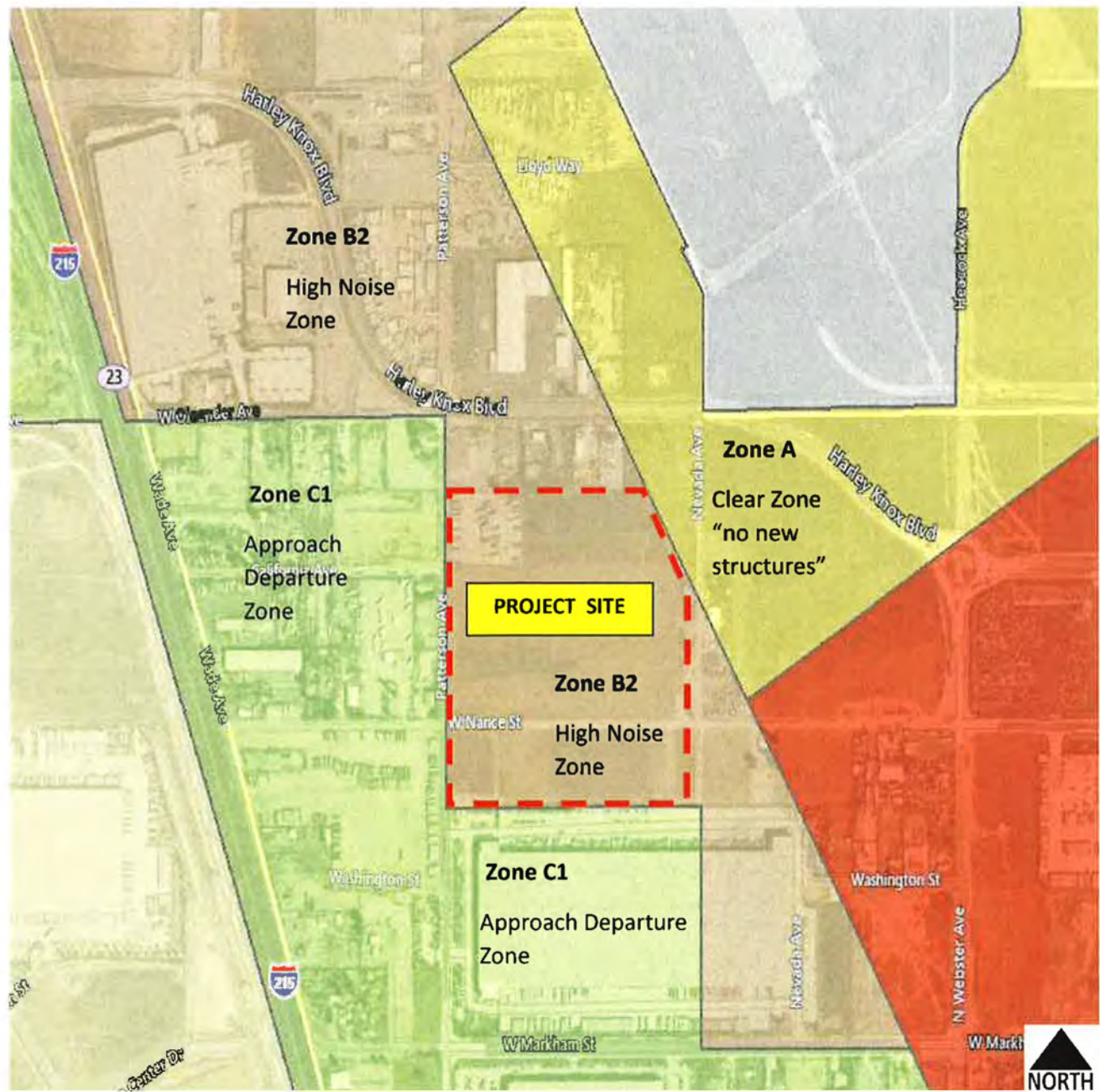


ATTACHMENT 6

MARB/IPA ALUCP Map

MARP/IPA ALUCP Map



ATTACHMENT 7

Proposed Modification to PVCCSP Circulation Plan-Removal of Segments of California Avenue and Nance Street

Due to the size of the files, all figures, except for the existing and proposed Circulation Plan in the PVCCSP, showing the proposed removal of segments of the streets are available online:

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

Existing Circulation Plan

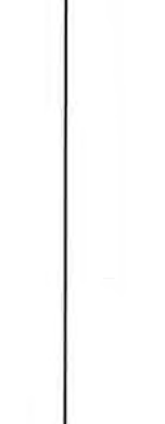
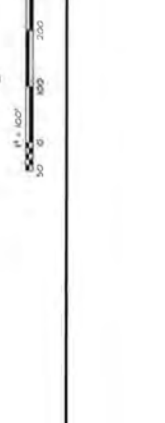
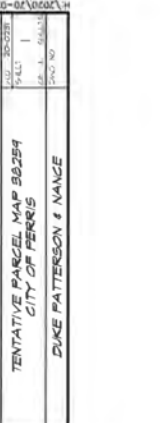
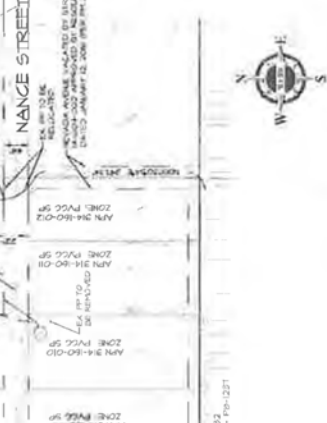
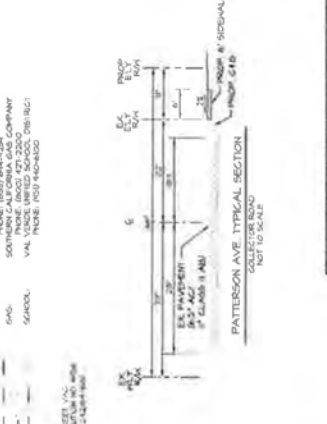
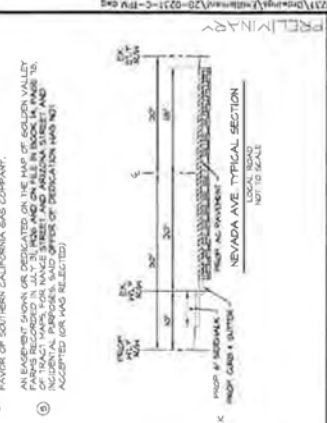
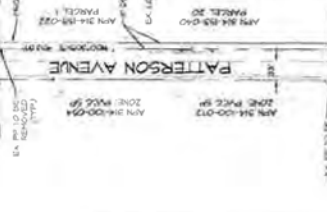
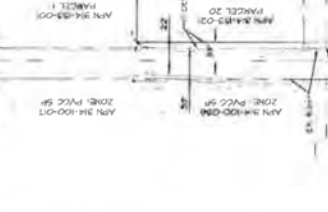


Proposed Circulation Plan



Attachment 8

Tentative Parcel Map TPM-38259



PROPERTY OWNERS

[illegible]

APPLICANT:		ENGINEER:	
COMPANY:	DUE REALTY CORPORATION	COMPANY:	ALBERT A. HESS ASSOCIATES
CONTACT:	D.J. ARELLANO	CONTACT:	STEVE KAHN/USI
ADDRESS:	200 SPECTRUM CENTER DRIVE	ADDRESS:	3700 HICKORY ST
	SUITE 1000 IRVINE, CA 92614		IRVING, CA 92614
PHONE:	(949) 261-3044	PHONE:	(949) 456-4373

APN: 314-03-00 THROUGH 314-03-040
314-03-042, 314-03-044, 314-03-046,

E.O.-09-046 H9702811 SOC-09-418
314-03-046, 1
TIRZUJH 314-MO-07

[illegible]

LOT 10 IN BLOCK E OF GOLDEN VALLEY FARMS, IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA TOGETHER WITH PORTIONS OF MANLY STREET AND NEVADA AVENUE THAT SHOULD PASS WITH A CONVEYANCE OF SAID LOTS, AS PER MAP RECORDED IN BOOK 14, PAGE 78 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

REFER TO TITLE REPORT FOR A MORE DETAILED DESCRIPTION

AND USE	61 AND LI
EXISTING PROPOSED ZONING:	61 AND LI
EXISTING PROPOSED GENERAL PLAN USE:	61 AND LI
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	INDUSTRIAL AND PROFESSIONAL

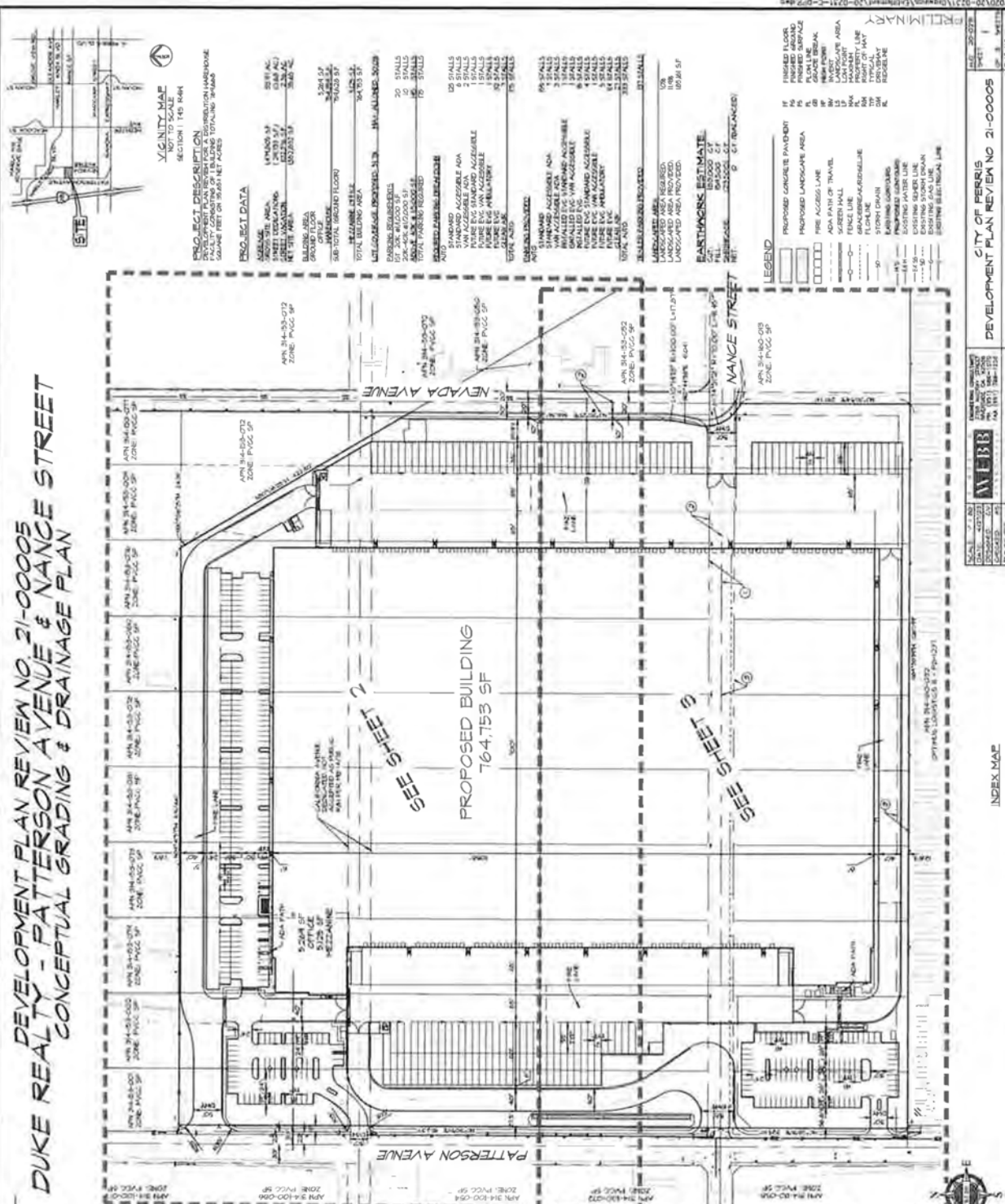
UTILITY COMPANIES

ALABAMA POWER CO.	MOBILE	PHONE: (904) 426-3643
EASTERN TEXAS WATER DISTRICT	HOUSTON	PHONE: (713) 865-0100
EASTERN TEXAS ELECTRIC	HOUSTON	PHONE: (713) 865-0100
SOUTHERN CALIFORNIA Edison COMPANY	LOS ANGELES	PHONE: (213) 463-3000
CHARTER COMMUNICATIONS	LOS ANGELES	PHONE: (213) 463-3000
SOUTHERN CALIFORNIA GAS COMPANY	LOS ANGELES	PHONE: (213) 463-3000
VALLEY ELECTRIC	PORTLAND	PHONE: (503) 248-8000

1. 2007 THOMAS BROTHERS HAV. PAGES 141, GREG D-1, E-1
2. THIS AREA IS SUBJECT TO LOW LEVEL ACTION AND IS SUSCEPTIBLE TO AIRBORNE
3. THIS AREA IS WITHIN THE PURVIS VALLEY COMMERCE CENTER SPECIFIC PLAN (P.C.S. 98)
4. THIS PROJECT IS WITHIN A QUALITY DEVELOPED PRODUCT
5. THIS PROJECT IS WITHIN THE AIRPORT COMPATIBILITY ZONE D-2
6. FEPA COMMENTARY PANEL NO. ORANGECHALK, ZONE X

ALL PARCELS WITHIN PROJECT BOUNDARY TO BE CONFINED VIA PASSEL WAD

[illegible]



INDEX MAP

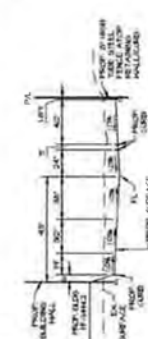
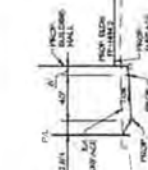
CITY OF PERRIS	DEVELOPMENT PLAN REVIEW NO 21-00005
WEBB THE WEBB GROUP 6800 WILSON AVENUE SUITE 200 WEST VALLEY CITY, OHIO 44124 TEL: (216) 791-1234	DATE: 04/27/21 DRAWN BY: JLD CHECKED BY: SCALE: AS SHOWN SHEET NO.: 1 TOTAL SHEETS: 1

CITY OF PERRIS
DEVELOPMENT PLAN REVIEW NO 21-00005

WEBB	1700 Highway 200 Mantoloking, NJ 08050 Ph. (973) 586-1510 Fax (973) 788-1224
------	---

PROPOSED BUILDING
764,753 SF
FF=1494.3

NOTE: ADD 1400' TO ALL PROPOSED ELEVATIONS FOR ACTUAL ELEVATION



SECTION D-D

SECTION C-C

SECTION B-B

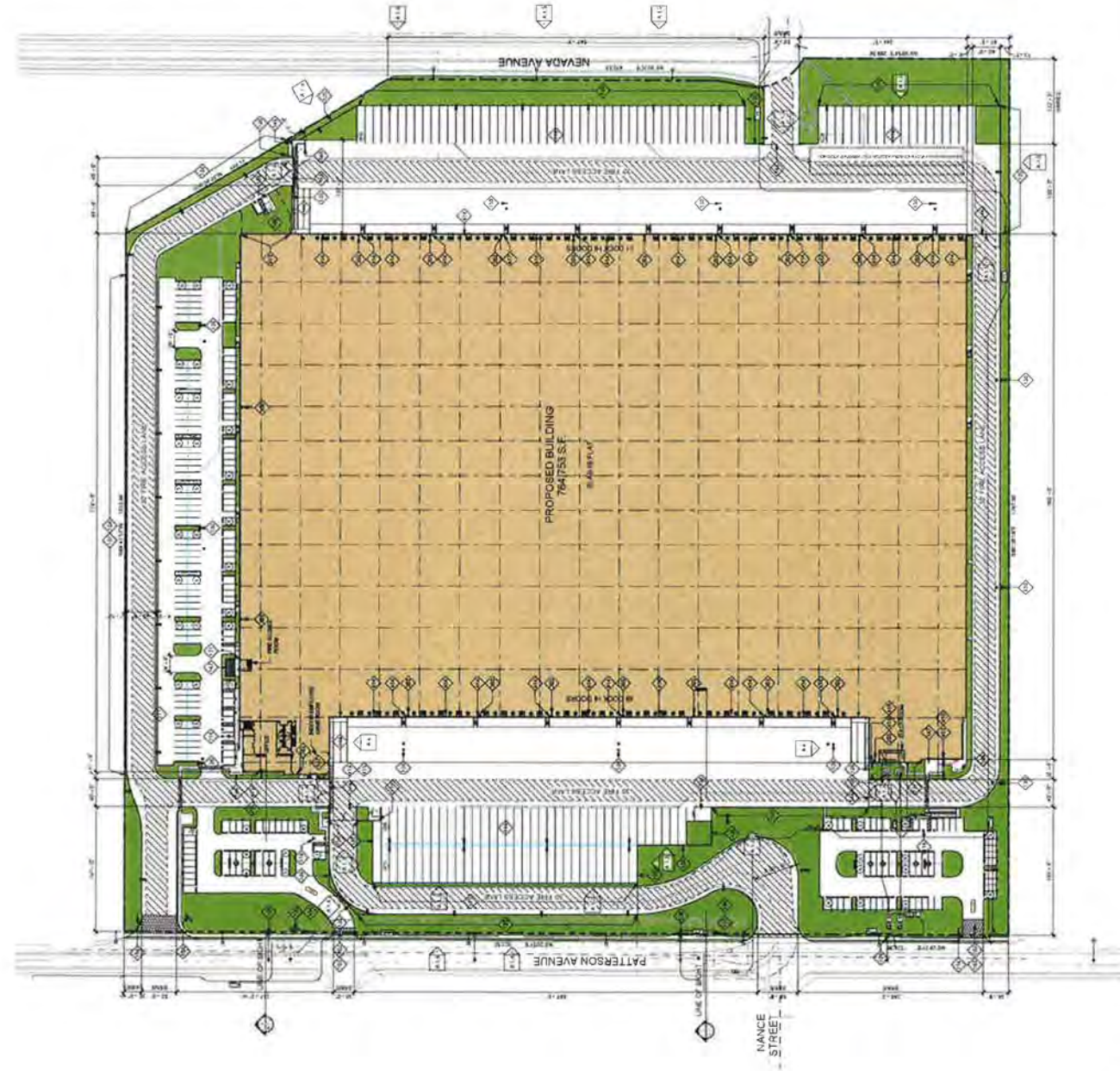
SECTION A-A
N.T.C.

[illegible]

Attachment 9

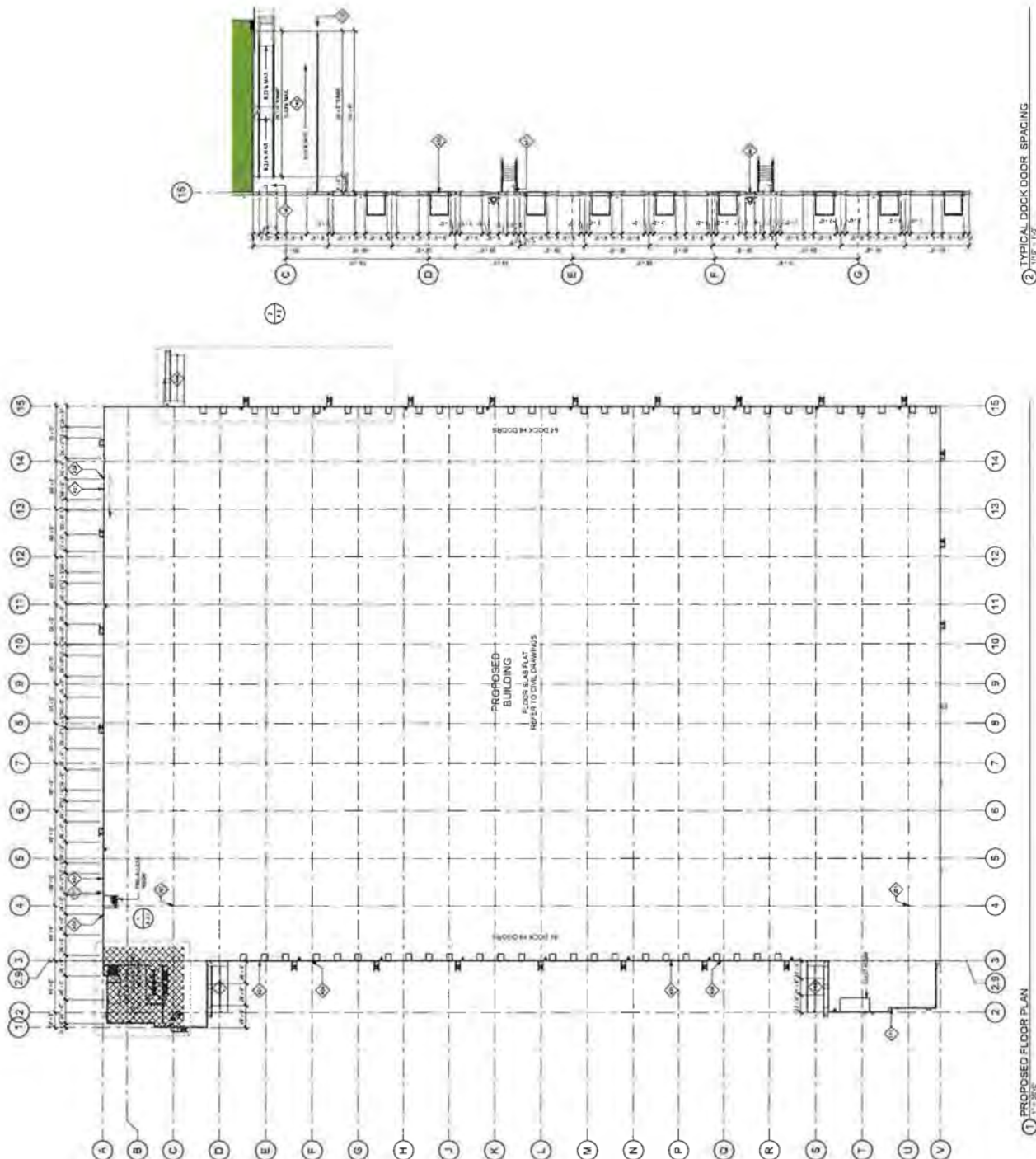
Project Plans

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



② PROPOSED SITE PLAN

[illegible]



2 TYPICAL DOCK DOOR SPACING



HERDMAN
ARCHITECTURE • DESIGN

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





HERDMAN
ARCHITECTURE + DESIGN

PROLOGIS
PATTERSON AND NANCE PERRIS, CA
06.29.2023
H-A+D JOB NO: A21-2001





HERDMAN
ARCHITECTURE + DESIGN

PROLOGIS
PATTERSON AND NANCE PERRIS, CA
06.29.2023
H-A+D JOB NO: A21-2001





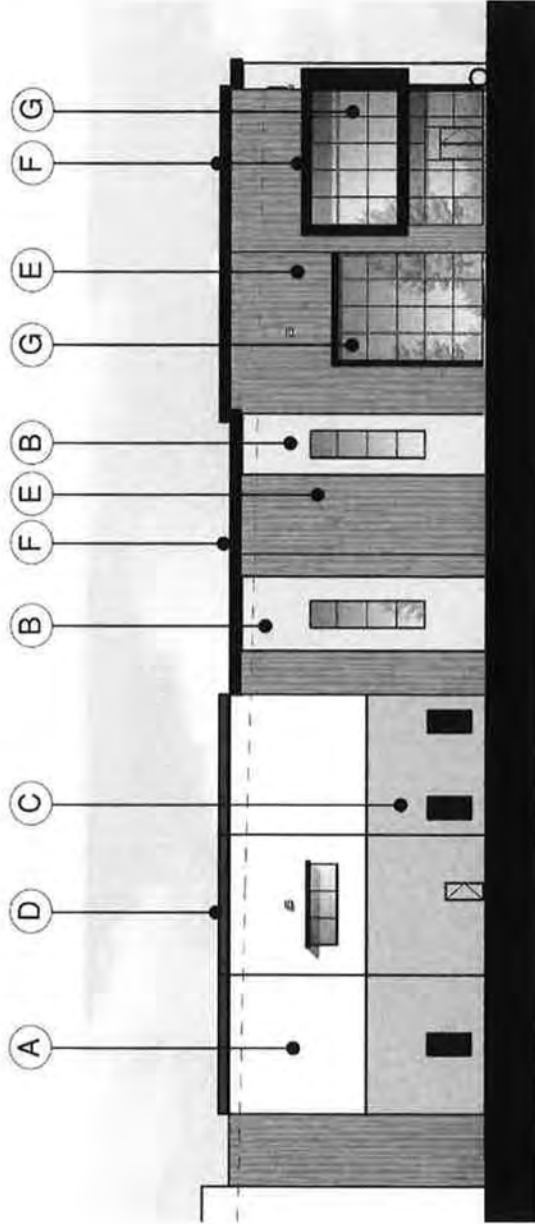
HERDMAN
ARCHITECTURAL
400-700-0000
08.24.2023

MATERIAL
BOARD

A 4.1

REVISIONS

PAINTED CONCRETE PANEL A. SW 7005 PURE WHITE	
PAINTED CONCRETE PANEL B. SW 6252 ICE CUBE	
PAINTED CONCRETE PANEL C. SW 6254 LAZY GRAY	
PAINTED CONCRETE PANEL D. SW 7069 IRON ORE	
E. CONCRETE FORMLINER SW 7650 ELLIE GRAY	
F. BLACK ANODIZED DECORATIVE METAL	
G. STOREFRONT MEDIUM PERFORMANCE BRONZE REFLECTIVE GLAZING & BLACK ANODIZED MULLIONS	



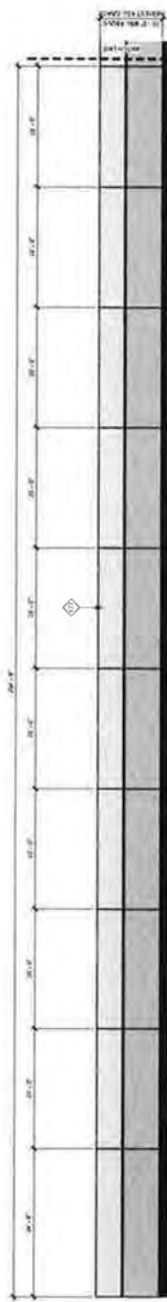
ENLARGED VIEW @ CORNER



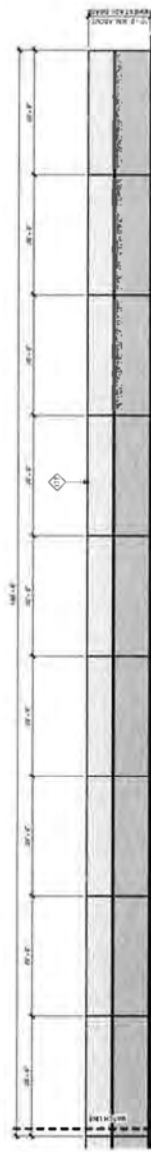
① WEST TRUCK YARD - NORTHWEST GATE ELEVATION
1/8" = 1'-0"



② WEST TRUCK YARD - SCREEN WALL ELEVATION



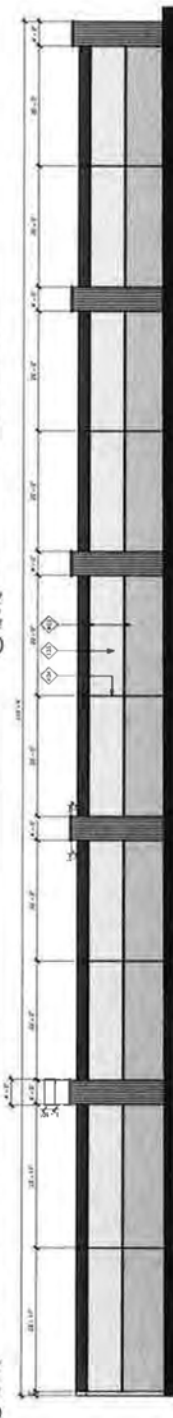
3 WEST TRUCK YARD - SCREEN WALL ELEVATION



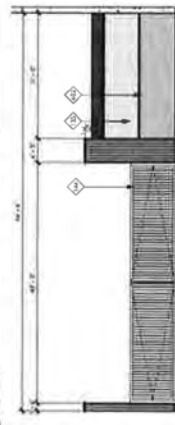
④ WEST TRUCK YARD - SCREEN WALL ELEVATION
1.50' x 1.00'



⑥ WEST TRUCK YARD - SCREEN WALL ELEVATION



③ WEST TRUCK YARD - SCREEN WALL ELEVATION



9 WEST TRUCK YARD - SOUTHWEST GATE ELEVATION
1/8" = 1'-0"



⑩ TYPICAL PILASTER CAP PLAN
1/4" = 1'-0"



5 WEST TRUCK YARD - SCREEN WALL ELEVATION

[illegible]

PLANTING LEGEND

Symbol	Plant Name	Quantity	Notes
(Green Circle)	Small Tree	100	
(Pink Circle)	Flowering Tree	50	
(Yellow Circle)	Shrub	200	
(Blue Circle)	Groundcover	1000	
(Green Square)	Grass	1000	
(Yellow Square)	Flowering Shrub	50	
(Blue Square)	Groundcover	1000	
(Green Triangle)	Small Tree	100	
(Pink Triangle)	Flowering Tree	50	
(Yellow Triangle)	Shrub	200	
(Blue Triangle)	Groundcover	1000	
(Green Diamond)	Small Tree	100	
(Pink Diamond)	Flowering Tree	50	
(Yellow Diamond)	Shrub	200	
(Blue Diamond)	Groundcover	1000	

1. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF PERRIS LANDSCAPE DESIGN SPECIFICATIONS.

2. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF PERRIS LANDSCAPE DESIGN SPECIFICATIONS.

3. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF PERRIS LANDSCAPE DESIGN SPECIFICATIONS.

4. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF PERRIS LANDSCAPE DESIGN SPECIFICATIONS.

5. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF PERRIS LANDSCAPE DESIGN SPECIFICATIONS.

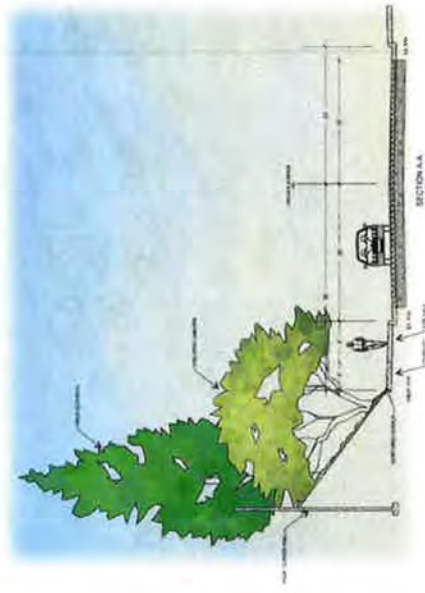
6. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF PERRIS LANDSCAPE DESIGN SPECIFICATIONS.

7. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF PERRIS LANDSCAPE DESIGN SPECIFICATIONS.

8. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF PERRIS LANDSCAPE DESIGN SPECIFICATIONS.

9. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF PERRIS LANDSCAPE DESIGN SPECIFICATIONS.

10. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF PERRIS LANDSCAPE DESIGN SPECIFICATIONS.



HUNTER LANDSCAPE
 711 E. ANA STREET
 PLACENTIA, CA 92670
 714.986.2400 FAX 714.986.2408



PROLOGIS PATTERSON & NANCE

Perris, California

21-031
 03/17/2024 04:20:33
 11/20/21 02:24:54
 03/17/2024 11:24:20

ATTACHMENT 10

City Council Agenda Submittal Without
Attachments –

August 29, 2023

*Due to the size of the documents, only a hard copy
of the staff report is included. The entire staff report
packet is available online at:*

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 PVCC-SP Circulation Plan -Removal of Segments of California Avenue and Justice 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/-order-333#docan1206_1313_479

Tentative Parcel Map

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:

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 Concours St., Suite 100 | Ontario | California | 91764 | United States of America
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ATTACHMENT 12

City Council Agenda Submittal Without
Attachments –

September 26, 2023

*Due to the size of the documents, only a hard copy
of the staff report is included. The entire staff
report packet is available online:*

at: 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: September 26, 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 and September 12, 2023 meeting(s).* – 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.

On August 29, 2023, the City Council was scheduled to consider this project, but instead was continued to the September 12, 2023, meeting at the applicant's request to allow additional time to address the following three letters submitted the day of the public hearing consisting of the following: 1) Letter from Adams Broadwell Joseph & Cardozo on behalf of Californians for a Responsible Economy (CARE CA), 2) Letter from Golden State Environmental Justice Alliance, and 3) Letter from Christine Saunders on behalf of Lake Creek Industrial, LLC. The applicant prepared written responses to comments and are provided in Attachment 14. Additionally, three (3) representatives from CARE CA agreed to the continuance request and spoke in opposition to the project citing that the project Environmental Impact Report (EIR) does not comply with the California Environmental Quality Act for the reasons stated on their comment letter and therefore the project EIR needs to be recirculated. In addition, two (2) members from Iron Workers Union spoke and a representative from the Delegate to the Building Trades Commission spoke in opposition of the project, as the developer has not reached a settlement agreement with their union group. The settlement agreement is a private matter with the Iron Workers Union, not a matter associated with the City. There was a member from LIUNA (Laborers' International Union of North America Labor's Union) who spoke in support of the project, who commented that they have reached a settlement agreement with the developer.

At its meeting of September 12, 2023, the City Council approved further continuance of the project to the September 26 meeting to allow the applicant additional time to finalize the responses to comments. At this meeting, a representative from CARE CA spoke and read into the record that the EIR does not adequately address impacts related to air quality, public health, and construction noise; therefore, the EIR needs to be recirculated.

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) – 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) – 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.

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.

After the DEIR was available for public comment review and subsequent to the Planning Commission hearing on May 17, 2023, and City Council meetings on August 29, 2023 and September 12, 2023, staff received additional comment letters from Blum Collins and Ho. LLP, on behalf of Golden State Environmental Justice Alliance (GSEJA), Adam Broadwell Joseph & Cardoz PC, Attorneys at Law, on behalf of Californians Allied for a Responsible Economy (CARE, CA), and Christine Saunders on behalf of Lake Creek Industrial (LCI). The comment letters from GSEJA repeated comments from their previous letters and did not include additional concerns that have not already been addressed in the previous letters. The comment letters from CARE, CA also repeated comments from their previous letters, except for comments related to the project noise analysis, which have been adequately addressed in the EIR. The comment letter from LCI raised concerns with the knuckle proposed at the Nance Street and Nevada Avenue intersection, which the City Engineer has confirmed can be redesigned in an L-shaped configuration without impacting the future Lake Creek Industrial project. As such, Lake Creek representative expressed satisfaction with the staff's design solution.

In summary, the applicant's consultant prepared responses to the comments received regarding this project and concluded that none of the comments included on the letters raise additional environmental concerns that have not already been analyzed in the EIR.

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, Fire, Public Works, Community Services, and Building & Safety)
3. Ordinance Number (*next in order*) Adopting Specific Plan Amendment 21-05267
4. Location Serial Map
5. PVCC-SF Land Use Map
6. MARB/IPA LUCP Map
7. Proposed Modification to PVCCSP Circulation Plan -Removal of Segments of California Avenue and Nance 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 (Site Plan, Floor Plans, Renderings, Building Elevations, and Conceptual Landscape Plan)
10. City Council Report Without Exhibits – August 29, 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. City Council Continuance Report –September 12, 2023
12. 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
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 available online at:
https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-333#docan1206_1313_479

14. ~~14.1~~ Comment Letters and Responses to Comments ~~to be~~
Due to the size of the files, the documents are available online at:
[https://www.cityofchicago.org/departments/development-](https://www.cityofchicago.org/departments/development-services/planning/environmental/documents-for-public-review/-folder-333#docan1206_1207_479)
[services/planning/environmental/documents-for-public-review/-](https://www.cityofchicago.org/departments/development-services/planning/environmental/documents-for-public-review/-folder-333#docan1206_1207_479)
[folder-333#docan1206_1207_479](https://www.cityofchicago.org/departments/development-services/planning/environmental/documents-for-public-review/-folder-333#docan1206_1207_479)

Consent:
Public Hearing:
Business Plan:
Presentation:
Other:

ATTACHMENT 13

City Council Continuance Report –
October 10, 2023



CITY OF PERRIS

CITY COUNCIL

AGENDA SUBMITTAL

MEETING DATE: October 10, 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 September 12, 2023 and September 26, 2023 meeting(s)*. – 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 November 28, 2023.

CONTACT: Kenneth Phung, Director of Development Services

BACKGROUND/DISCUSSION:

Staff recommends that this item be continued to the November 28, 2023 scheduled City Council meeting, to allow the applicant additional time to adequately address the issues raised on the September 26, 2023 City Council meeting.

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

Prepared by: Mathew Evans, Contract Planner
Reviewed by: Patricia Brenes, Planning Manager

REVIEWED BY:

City Attorney _____

Assistant City Manager _____

Deputy City Manager _____

Attachment:

1. Letter from Applicant – Dated September 28, 2023

Consent:

Public Hearing: X

Business Item:

Presentation:

Other:

From: Torstvet, Nicole <ntorstvet@prologis.com>
Sent: Monday, October 9, 2023 8:29 AM
To: Kenneth Phung <Kphung@cityofperris.org>
Cc: Patricia Brenes <pbrenes@CityofPerris.org>; Mathew Evans <mevans@cityofperris.org>; Lou Monville <lou@raincrosscorp.com>; Cochrun, Christian <ccochrun@prologis.com>; Phillips, Collin <cphillips@prologis.com>
Subject: RE: Patterson and Nance CC meeting 10/10

Good morning Kenneth,

Prologis is requesting a continuance to November 28th to resolve concerns by CareCA.

Thank you,

Nicole Torstvet | Director, Development

3546 Concourse St., Suite 100 | Ontario | California | 91764 | United States of America

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ATTACHMENT 14

Planning Commission Report Without Exhibits –
May 17, 2023

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

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
Consistency with the General Plan 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: ○ 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. - 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.	☒	☐
Consistency with the Perris Valley Commerce Center Specific Plan (PVCCSP) and Title 19 - Zoning Code 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).	☒	☐
Consistency with Title 18 – Subdivisions Code 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).	☒	☐

	Consistent	Inconsistent
Consistency with the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (MARB/IPA ALUCP) The Project site is located within Zone B2 (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.	☒	☐

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	☒	☐
FAR (Floor Area Ratio)	0.75		0.49	☒	☐
Minimum Lot Size	15,000 square feet (0.34 acres)		35.63 acres	☒	☐
Minimum Lot Width	75 feet		779 feet	☒	☐
Minimum Lot Depth	100 feet		1,284 feet	☒	☐
Building Height	50 feet		47 feet	☒	☐
Setbacks	Front Yard: West – Patterson Ave	10 feet	181 feet	☒	☐
	Rear Yard: East – Nevada Ave.	None	252.5 feet		
	Interior Side Yards: North South	None	165 feet 61.5 feet	☒	☐
Landscape Coverage	10 percent – GI Zone		12 percent		
	12 percent – LI Zone		12 percent	☒	☐

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	☒	☐
	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	☒	☐
Total Surplus Parking			158 spaces	☒	☐

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:

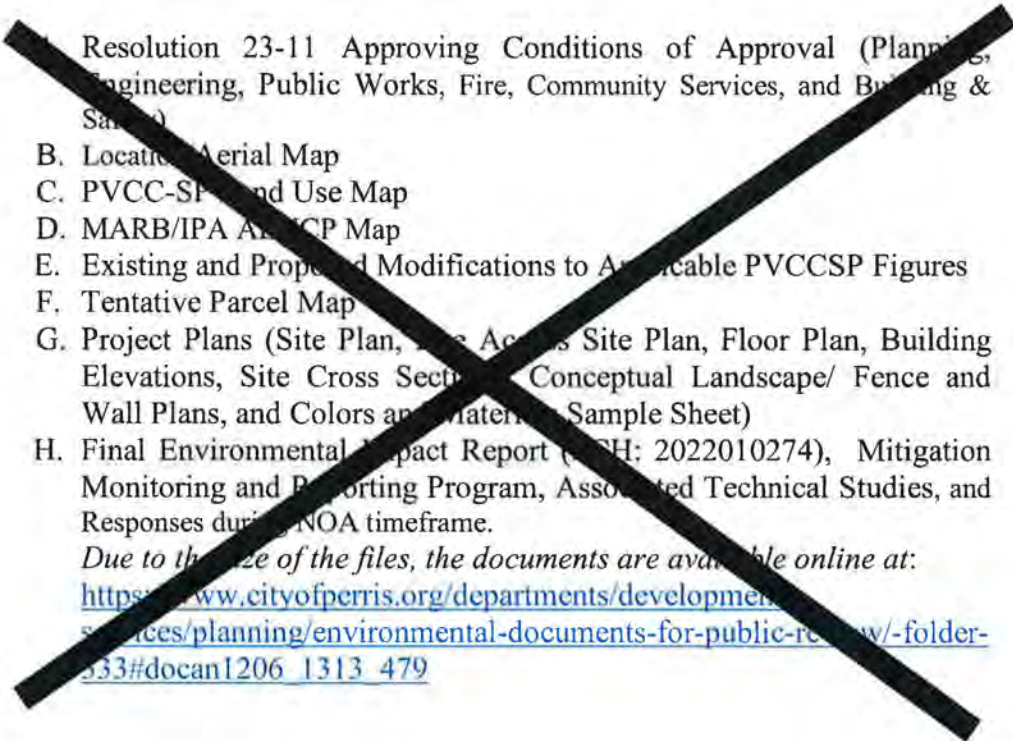
Recommend to the City Council adoption of Resolution 23-11 recommending certification of the Final Environmental Impact Report (SCH 2022010274), adoption of the Mitigation Monitoring and Reporting Program, and approval of the Specific Plan Amendment (SPA) 21-05267, Tentative Parcel Map 21-05086 (TPM-38259), 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-SF and Use Map
 - D. MARB/IPA ACP Map
 - E. Existing and Proposed Modifications to Applicable PVCCSP Figures
 - F. Tentative Parcel Map
 - G. Project Plans (Site Plan, Access Site Plan, Floor Plan, Building Elevations, Site Cross Section, Conceptual Landscape/ Fence and Wall Plans, and Colors and Materials Sample Sheet)
 - H. Final Environmental Impact Report (EIR: 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-533#docan1206_1313_479

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

ATTACHMENT 15

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 16

Late Comment Letters and Responses to Comments

*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 17

**Letter in Support from CARE CA on behalf of
Labor Union Dated November 16, 2023**

ADAMS BROADWELL JOSEPH & CARDOZO

A PROFESSIONAL CORPORATION

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Of Counsel
MARC D. JOSEPH
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November 16, 2023

VIA EMAIL

Douglas Fenn, Contract Planner
Patricia Brenes, Planning Manager
Kenneth Phung, Director of Development Services
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Email: kphung@cityofperris.org

**Re: Notice of Settlement for the Warehouse at Patterson Avenue and
Nance Street Project (SCH No. 2022010274) with Duke Realty
Patterson LP ("Applicant")**

Dear Mr. Fenn, Ms. Brenes, Mr. Phung:

This firm represents the Californians Allied for a Responsible Economy ("CARE CA") with regard to the above-referenced Warehouse at Patterson Avenue and Nance Street Project ("Project"). On December 19, 2022, May 17, 2023, and August 29, 2023, CARE CA submitted comments to the City stating objections and concerns regarding the Environmental Impact Report ("EIR") prepared for the Project.

CARE CA is pleased to report that it has entered into a legally enforceable settlement agreement with the Applicant. The Applicant agreed to an extensive set of additional measures beyond the measures currently proposed in the EIR to address the potential air quality, public health, and greenhouse gas impacts identified in the CARE CA comments. The measures are set forth below.

A. Valley Fever:

1. Respirators: Until construction of the Project is completed, Applicant shall require that the Project general contractor include the below

respirator requirements in all subcontracts entered into for construction of the Project:

- a. Provide half-face respirators equipped with a minimum N-95 protection factor for use during worker collocation with surface disturbance activities. Half-face respirators equipped with N-100 or P-100 filters should be used during digging activities. Employees shall be instructed to wear respirators when working near earth moving machinery.
- b. Provide National Institute for Occupational Safety and Health (NIOSH)-approved respirators for workers with a prior history of Valley Fever or upon worker request.

B. Construction Emissions:

1. Until construction of the Project is completed, Applicant shall require that all diesel off-road construction equipment must meet USEPA Tier 4 off-road emissions standards for equipment rated at 50 horsepower or greater wherever and whenever reasonably available. In the event that Tier 4 construction equipment is not available, the Applicant may utilize Tier 3 construction equipment outfitted with Best Available Control Technology ("BACT") devices, including but not limited to a CARB certified Level 3 Diesel Particulate Filters ("DPF").

C. Operational Emissions.

1. Commencing on the Effective Date, Contractual language in tenant lease agreements shall recommend that tenants adopt one or more of the below measures:

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- i. All heavy duty trucks entering the Project site shall be model year 2014 or later to the extent feasible, and in any event all heavy duty trucks entering the Project site shall be no earlier than model year 2010.
- ii. Provide EV capable infrastructure for a minimum of five medium-duty and/or heavy-duty trucks to accommodate future installation of medium-duty and/or heavy-duty EV charging stations.
- iii. Require that all outdoor cargo handling equipment (including yard trucks, yard goats, pallet jacks, and forklifts) shall be zero emission. The Project site shall include the necessary charging stations for electric cargo handling equipment.

With the Applicant's agreement to implement the additional measures above, CARE CA's objections to the Project and the EIR are fully resolved, and we respectfully request that the City adopt the EIR and approve the Project.

Please let me know if you have any questions.

Sincerely,



Kelilah Federman

KDF:acp