



CITY OF PERRIS

CITY COUNCIL

AGENDA SUBMITTAL

11.J.

MEETING DATE:

November 12, 2024

SUBJECT:

General Plan Amendment (GPA) 22-05326, Zone Change (ZC) 22-05327, TPM 22-05328 (TPM 38600), and Development Plan Review (DPR) 22-00030 – A proposal to consider the following entitlements to facilitate the construction of a 412,348 square-foot industrial warehouse building on 19.9 acres, located at the northwest corner of Sherman Road and Ethanac Road: 1) General Plan Amendment and Zone Change to change the land use designation of 19.9 acres from Community Commercial (CC) to Light Industrial (LI); 2) Tentative Parcel Map to consolidate 10 existing parcels into one 19.9 acre-parcel; and 3) Development Plan Review for review of the site plan and building elevations. Applicant: Noah Shih, Hillwood.

REQUESTED ACTION:

Adopt Resolution Number (*next in order*) affirming the Planning Commission's recommendation to deny General Plan Amendment (GPA) 22-05326, Zone Change (ZC) 22-05327, TPM 22-05328 (TPM 38600), and Development Plan Review (DPR) 22-00030; or

Alternate Resolutions and Ordinance:

Adopt Resolution Number (*next in order*) overturning the Planning Commission's recommendation thereby certifying the Final Environmental Impact Report (SCH 2023090525) and adopting the Mitigation Monitoring and Reporting Program, Statement of Overriding Considerations, and Findings of Fact related to the Project.

Adopt Resolution Number (*next in order*) overturning the Planning Commission's recommendation thereby approving General Plan Amendment (GPA) 22-05326, TPM 22-05328 (TPM 38600), and Development Plan Review (DPR) 22-00030 to facilitate the construction of a 412,348 square-foot industrial warehouse building, based on the findings and the Conditions of Approval; and

Introduce Ordinance Number (*next in order*) approving Zone Change (ZC) 22-05327.

CONTACT:

Kenneth Phung, Director of Development Services

PROJECT BACKGROUND/DESCRIPTION:

On September 18, 2024, the Planning Commission voted 5-0 to recommend to the City Council denial of the proposed 412,348 square-foot industrial warehouse building on 19.9 acres, located at the northwest corner of Sherman Road and Ethanac Road consisting of the following entitlements: 1) General Plan Amendment and Zone Change to change the land use designation and zone of 19.9 acres from Community Commercial (CC) to Light Industrial (LI); 2) Tentative Parcel Map to consolidate 10 existing parcels into one 19.9 acre-parcel; and 3) Development Plan Review for review of the site plan and building elevations.

The proposed industrial warehouse building has a contemporary design and consists of 15,000 square feet of office area and 397,348 square feet of high-cubed warehouse area. A total of 29 high dock doors are proposed on the west side of the building and 33 high dock doors on the east side of the building, which are screened from public view by 14-foot-high screen walls with landscaped berming to provide visual relief from the streets. The site has been designed to allow truck access from Trumble Road. Thus, truck access will be limited to and from the I-215/Ethanac Road Interchange, Ethanac Road, to Trumble Road. No truck access is provided on Sherman Road to avoid impact on the existing residential community in the City of Menifee.

The project site is surrounded by vacant land and construction company to the north; vacant land to the west, currently in the entitlement process to allow a truck travel center with fueling stations for trucks and passenger vehicles; a legal non-conforming residential neighborhood to the east, across Sherman Road within Menifee city limits, zoned Business Park (BP) that allows warehouses; vacant land, a residence, and auto repair shops to the south, across Ethanac Road, within the Menifee city limits, zoned Business Park (BP) that allows warehouses and Commercial Retail (CR). In addition, the City of Menifee has approved industrial warehouse buildings to the south, beyond the existing uses fronting Ethanac Road.



PLANNING COMMISSION MEETING

At the September 18, 2024 meeting, the Planning Commission expressed concerns rezoning commercially zoned property to a zone that would allow industrial warehouse uses and recommended denial of the Project based on the following findings: 1) The proposed Project is not in the proper zone; 2) There are many significant impacts in the EIR that cannot be mitigated; 3) The Project involves a speculative building and cannot confirm the benefits from the Project, such as sales tax, types of jobs (permanent or semi-permanent); 4) The Project would result in cumulative air quality impacts; 5) Lack of timeline or full guarantee the mitigation measures will be implemented; 6) Vehicle Miles Travelled (VMT) is significant and there is no applicable mitigation to reduce impacts; 7) Timeline of Ethanac Road improvements within the City of Menifee's jurisdiction need to be addressed, as it would impact access to the project site; and 8) Alternate uses should be analyzed in more detail including mixed-use development, apartments, commercial/business park.

Applicant Letter Dated October 15, 2024

On October 15, 2024, the applicant submitted a letter (Attachment 11) in response to the Planning Commission's recommendation for denial. A summary of the applicant's responses supporting a recommendation for approval are summarized below:

- The commercially zoned property has been vacant for 20 years despite various development attempts. A commercial project is economically unviable due to inadequate infrastructure and low population density. Additionally, the EIR's analysis of a commercial alternative found it infeasible. Residential development was also ruled out as it wouldn't meet Project objectives. An industrial project is deemed appropriate, as it addresses flooding, transient activity, and illegal dumping while being economically feasible.
- The EIR assessed all relevant topics per CEQA Guidelines, including air quality and Vehicle Miles Traveled (VMT). The Commission noted air quality impacts, but the EIR concluded there would be less than significant with mitigation. However, VMT impacts would remain significant and unavoidable, necessitating a Statement of Overriding Considerations. Mitigation measures are outlined in the EIR Mitigation Monitoring and Reporting Program (MMRP) and must be met at each project milestone.
- The Project will be constructed in one phase, attracting long-term tenants that provide stable, high-paying jobs with competitive benefits. It is expected to boost tax revenue from property taxes, business operations, and secondary spending. In regard to the timing of Ethanac Road, improvements in Menifee, which was a concern of the PC, are uncertain and beyond the control of the project proponent and City; however, truck traffic generated by the Project is only anticipated on Ethanac Road within Perris City limits and not in Menifee.

COMMUNITY BENEFITS

As part of this Project, the developer will contribute a total of \$1,500,000 consisting of the following:

- The developer will contribute \$1,000,000, of which \$500,000 will be paid prior to building permit issuance, and the remaining \$500,000 will be paid prior to occupancy for a new fire station to serve the southern area of the City; the contribution can also be reallocated at the discretion of the City for other community-based related programs.
- The developer will contribute \$500,000 for their fair share contribution for the Barnett Road realignment at Ethanac Road and for the I-215/Ethanac Road Interchange improvements.

COMPLIANCE WITH THE GOOD NEIGHBOR GUIDELINES

The industrial component of the Project was analyzed for compliance with the provisions of the Good Neighbor Guidelines (GNG) related to the 300-foot separation from loading docks to the nearest sensitive receptor (residential properties) within the City of Menifee east of the project site. The Project proposes 300 feet from the loading dock doors to the nearest residential property to the east, which meets the minimum separation requirement. In addition, the setback fronting the residential zone includes a 53-foot landscape setback planted with 36-inch box trees, and a 14-foot high screen wall with a 3:1 berm to reduce the visual wall height to 8 feet along Sherman Road as illustrated below:



PUBLIC COMMENT:

At the September 18 2024, Planning Commission, 23 people spoke regarding this Project. A total of 15 people spoke in support of the Project consisting of 11 Perris residents, three (3) members of LIUNA (Laborers' International Union of North America), and a representative of Local 469 Union Workers. A total of 8 people spoke in opposition to the Project, consisting of five (5) Perris residents, two (2) members of Perris Neighbors in Action, and one (1) member of the Inland Valley Alliance for Environmental Justice. It should be noted that the eight (8) people who opposed the Project spoke in opposition to the industrial component of the Project. Also, prior to the Planning Commission meeting, staff received a total of eight (8) comment letters in opposition to the Project. After the meeting, staff received five (5) additional comment letters in opposition to the Project (Attachment 12).

ENVIRONMENTAL DETERMINATION:

An Environmental Impact Report (SCH 2023090525) has been completed in compliance with the California Environmental Quality Act (CEQA) Guidelines. The EIR concludes that all impacts have generally been reduced to less than significant or have been reduced to below the level of

significance with the implementation of mitigation measures, except for impacts related to Vehicles Miles Traveled (VMT), which have been identified as significant and unavoidable. Adoption of a Statement of Overriding Consideration would be required in order to approve the Project.

A Notice of Availability for the Draft Environmental Impact Report (Draft 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 February 16, 2024, and ended on April 1, 2024. During the 45-day comment period, the City received eight (8) comment letters from the following interested parties (Attachment 12):

1. Southern California Gas Company – The commenter provided information concerning the location of high-pressure supply lines within the Project's vicinity area.
2. Cal Fire – The commenter provided information concerning fire station locations and unacceptable response times.
3. Riverside Transit Agency (RTA) – The commenter recommended incorporating an ADA-compliant bus turnout.
4. City of Menifee – The City alleges that the DEIR failed to adequately analyze, avoid, and mitigate significant environmental impacts, which include aesthetics, air quality, and land use, and that the Project is inconsistent with the Good Neighbor Guideline goals. The commenter also recommended improvements to mitigate traffic impacts.
5. Agua Caliente Band of Cahuilla Indians – The commenter recommended cultural mitigation measures concerning cultural resources.
6. Riverside County Flood Control – Provided a general comment requiring the applicant to enter into a cooperative agreement with the district. The Project is located within the Homeland/Romoland drainage plan for which drainage fees have been adopted, and an encroachment permit is required for any construction related activities within the district right-of-way or facilities.
7. South Coast Air Quality Management District (SCAQMD) – Commented on the use of SCAQMD's mass rate localized significant thresholds (LST) look-up table to analyze the Project's air quality impact is not consistent with guidance for the LST methodology; to consider all existing sensitive receptors that are located on the east side of the site; to comply with the South Coast AQMD Rule 2305 (Warehouse Indirect Source Rule) and Rule 219 (equipment).
8. Advocates for the Environment - Commenter stated the City should require the Project to be Net-Zero emissions. The commenter alleges that GHG analysis is not supported by substantial evidence and should be analyzed with all applicable plans which include the Perris Climate Action Plan (CAP) to reduce GHG.

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. 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.

RECOMMENDATION:

Staff is carrying forth the recommendation of the Planning Commission and recommends that the City Council adopt Resolution (next in order) affirming the Planning Commission's decision thereby denying General Plan Amendment (GPA) 22-05326, Zone Change (ZC) 22-05327, TPM 22-05328 (TPM 38600), and Development Plan Review (DPR) 22-00030 and certification of the Final Environmental Impact Report (SCH 2023090525).

Alternatively, should the City Council choose to approve the Project, two (2) separate Resolutions (next in order) have been prepared for adoption overturning the Planning Commission's recommendation thereby certifying the Final Environmental Impact Report (SCH 2023090525) and approving General Plan Amendment (GPA) 22-05326, TPM 22-05328 (TPM 38600), and Development Plan Review (DPR) 22-00030; and an Ordinance to Introduce the First Reading (next in order) to approve Zone Change (ZC) 22-05327.

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

Prepared by: Nathan Perez, Senior Planner
Reviewed by: Patricia Brenes, Planning Manager

REVIEWED BY:

Assistant City Manager: MP
Assistant City Manager: ER
Director of Finance: MS

Attachments:

1. Resolution Number (next in order) Denying the Project
2. Resolution Number (next in order) certifying the Environmental Impact Report, adopting Mitigation Monitoring and Reporting Program, Statement of Overriding Considerations, Findings of Fact
Due to the size of the files, only the Resolution is included as a hard copy, the environmental documents are available online at:
https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-422#docan1206_1313_479
3. Resolution Number (next in order) Approving the Project, including Conditions of Approval (Planning, Engineering, Public Works, Building & Safety, and Community Services).
Due to the size of the files, only the Resolution is included as a hard copy, the documents are available online at:
https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-422#docan1206_1313_479
4. Ordinance No. (next in order) Approving the Zone Change (ZC) 22-05327
5. Vicinity/Aerial Map
6. Existing and Proposed General Plan Map
7. Existing and Proposed Zoning Map

8. 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)
Due to the size of the plans, only select plans are provided in the staff report package; the complete set of plans are on file with the Planning Department and available online at:
https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-422#docan1206_1313_479
9. Tentative Parcel Map TPM 38600
10. Planning Commission Staff Report Without Exhibits - Dated 09/18/2024
Due to the size of the documents, only the staff report is included as a hard copy. The entire staff report packet is available online at the City's Website:
https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-422#docan1206_1313_479
11. Applicant's Response letter
12. Public Comments and Response to Comments *Due to the size of the file, the documents are available online at:*
https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-422#docan1206_1313_479
13. Final Environmental Impact Report (SCH: 2021120497), 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-371#docan1206_1313_479

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

ATTACHMENT 1

RESOLUTION NUMBER (next in order)
Denying the Project

RESOLUTION NUMBER (Next in Order)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AFFIRMING THE PLANNING COMMISSION'S DECISION THEREBY DENYING GENERAL PLAN AMENDMENT (GPA) 22-05326, ZONE CHANGE (ZC) 22-05327, TENTATIVE PARCEL MAP 38600 (TPM 22-05328), AND DEVELOPMENT PLAN REVIEW (DPR) 22-00030 TO FACILITATE THE CONSTRUCTION OF A 412,348 SQUARE-FOOT INDUSTRIAL WAREHOUSE BUILDING ON 19.9 ACRES LOCATED AT THE NORTHWEST CORNER OF SHERMAN ROAD AND ETHANAC ROAD AND MAKING FINDINGS IN SUPPORT THEREOF.

WHEREAS, the project applicant, Noah Shih, Hillwood, proposes to rezone 19.9 acres from Commercial (C) to Light Industrial (LI) to facilitate the construction of a 412,348 square-foot industrial warehouse building and consolidate ten (10) existing parcels into one (1) 19.9 acre-parcel located at the northwest corner of Sherman Road and Ethanac Road; and

WHEREAS, General Plan Amendment (GPA) 22-05326, Zone Change (ZC) 22-05327, TPM 22-05328 (TPM 38600), Development Plan Review (DPR) 22-00030 (collectively, the "Project") were submitted for consideration to rezone and amend the City of Perris General Plan Land Use Designation to change the zone designation of 19.9 acres from Commercial to Light Industrial, consolidation of ten existing parcels into one, and for the consideration regarding architectural design and site layout for the Project; and

WHEREAS, the proposed GPA 22-05326, ZC 22-05327, TPM 22-05328 (TPM 38600), DPR 22-00030 are considered a "project" as defined by the California Environmental Quality Act ("CEQA"); and

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

WHEREAS, an Environmental Impact Report (State Clearing House No. 2023090525) was prepared for the Project and was publicly reviewed for a forty-five (45) day period in accordance with CEQA, from February 16, 2024, to April 1, 2024; and

WHEREAS, the Riverside County Airport Land Use Commission ("ALUC") conducted a public hearing on June 8, 2023, to consider the Project's consistency with D (Flight Corridor Buffer) Zone and determined that the Project is consistent with the MARB/IPA ALUCP; and

WHEREAS, Section 66411 of the California Government Code (Subdivision Map Act) vests in the legislative bodies of local agencies the regulation and control of the design and improvement of subdivisions; and

WHEREAS, a duly noticed Planning Commission public hearing was scheduled for September 18, 2024, for the Project, and at the meeting, the Planning Commission by a vote of 5-0 recommended denial of the Project to the City Council; and

WHEREAS, On November 12, 2024, the City Council conducted a duly noticed public hearing regarding the Project, at which time all interested persons were given full opportunity to be heard and to present evidence for the City Council's consideration (including all oral and written testimony from members of the public and City staff, including, but not limited to, the City staff reports and accompanying documents and exhibits); and

WHEREAS, before acting, the City Council has heard, been presented with, and reviewed all of the information and data that constitutes the administrative record for the Project approval, including all oral and written evidence presented to the City by members of the public and City staff during all Project meetings and hearings; and

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

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

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

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

Section 2. Based on the forgoing, and all written and oral testimony presented at the public hearing on November 12, 2024, which are all incorporated herein by this reference, the City Council finds as follows regarding General Plan Amendment (GPA) 22-05326, Zone Change (ZC) 22-05327, TPM 22-05328 (TPM 38600), Development Plan Review (DPR) 22-00030:

- a) The Project is proposed to be located in a Commercial Zone, which is not the proper zone for such industrial use;
- b) There are various significant impacts identified in the EIR that cannot be appropriately mitigated;

- c) The Project involves a speculative building and cannot confirm the expected benefits from the Project, such as sales tax, types of jobs (e.g., permanent or semi-permanent) in light of the City's requirement to adopt a Statement of Overriding Considerations for those impacts that are significant and unavoidable;
- d) The Project would result in cumulative air quality impacts affecting public health and safety;
- e) Lack of timeline or full guarantee the mitigation measures will be applied;
- f) The Project would result in significant and unavoidable impacts such as those impacts exceeding the City's adopted impact threshold for Vehicle Miles Travelled (VMT) and there is no applicable mitigation to reduce impacts;
- g) The timeline of the Ethanac Road improvements within the City of Menifee's jurisdiction needs to be addressed, as it would impact access to the Project site; and
- h) Alternate uses should be provided in more detail including mixed-use, apartments, commercial, business park, and ruled out if not feasible.

Section 3. Based on the findings set forth above, and all written and oral testimony presented at the public hearing on November 12, 2024, which are all incorporated herein by this reference, the City Council hereby denies General Plan Amendment (GPA) 22-05326, Zone Change (ZC) 22-05327, TPM 22-05328 (TPM 38600), Development Plan Review (DPR) 22-00030, upholding the Planning Commission's recommendation to deny the Project.

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

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

ADOPTED, SIGNED, and APPROVED this 12th day of November, 2024.

Mayor, Michael M. Vargas

ATTEST:

City Clerk, Nancy Salazar

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

I, **Nancy Salazar**, CITY CLERK OF THE CITY OF PERRIS, DO HEREBY CERTIFY that the foregoing Resolution Number (*next in order*) was adopted by the City Council of the City of Perris at a regular meeting held on the 12th day of November 2024, by the following called vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

City Clerk, Nancy Salazar

ATTACHMENT 2

Resolution Number (next in order) certify Final Environmental Impact Report (SCH: 2023090525), adopting Mitigation Monitoring and Reporting Program, Statement of Overriding Considerations, Findings of Fact. *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-
422#docan1206 1313 479](https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-422#docan1206_1313_479)

RESOLUTION NO. (Next in Order)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, OVERTURNING THE PLANNING COMMISSION'S RECOMMENDATION THEREBY CERTIFYING THE ENVIRONMENTAL IMPACT REPORT (STATE CLEARINGHOUSE NO. 2023090525) PREPARED FOR THE ETHANAC LOGISTICS CENTER CONSISTING OF GENERAL PLAN AMENDMENT (GPA) 22-05326, ZONE CHANGE (ZC) 22-05327, TENTATIVE PARCEL MAP 38600 (TPM 22-05328), AND DEVELOPMENT PLAN REVIEW (DPR) 22-00030, AND ADOPTING THE PROPOSED MITIGATION MONITORING AND REPORTING PROGRAM AND THE FINDINGS OF FACT AND STATEMENT OF OVERRIDING CONSIDERATIONS, BASED UPON THE FINDINGS NOTED HEREIN.

WHEREAS, the project applicant, Noah Shih, Hillwood, proposes to rezone 19.9 acres from Commercial (C) to Light Industrial (LI) to facilitate the construction of a 412,348 square-foot industrial warehouse building and consolidate ten (10) existing parcels into one (1) 19.9 acre-parcel located at the northwest corner of Sherman Road and Ethanac Road; and

WHEREAS, General Plan Amendment (GPA) 22-05326, Zone Change (ZC) 22-05327, TPM 22-05328 (TPM 38600), Development Plan Review (DPR) 22-00030 (collectively, the "Project") were submitted for consideration to rezone and amend the City of Perris General Plan Land Use Designation to change the zone designation of 19.9 acres from Commercial to Light Industrial, consolidation of ten existing parcels into one, and for the consideration regarding architectural design and site layout for the Project; and

WHEREAS, the proposed GPA 22-05326, ZC 22-05327, TPM 22-05328 (TPM 38600), DPR 22-00030 are considered a "project" as defined by the California Environmental Quality Act ("CEQA"); and

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

WHEREAS, the City, as lead agency, determined that an Environmental Impact Report should be prepared under CEQA in order to analyze all potentially significant adverse environmental impacts of the Project; and

WHEREAS, an Environmental Impact Report (State Clearing House No. 2023090525) was prepared for the Project and was publicly reviewed for a forty-five (45) day period in accordance with CEQA, from February 16, 2024 to April 1, 2024; and

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

WHEREAS, on September 18, 2024, the Planning Commission conducted a duly noticed public hearing on the Project, recommended denial of the Project to the City Council; and

WHEREAS, on November 12, 2024, the City Council conducted a duly noticed public hearing on the Project, which includes, without limitation, consideration of public testimony and materials in the staff report and accompanying documents for the Environmental Impact Report (State Clearinghouse No. 2023090525), Findings of Facts and Statement of Overriding Considerations, General Plan Amendment (GPA) 22-05326, Zone Change (ZC) 22-05327, TPM 22-05328 (TPM 38600), and Development Plan Review (DPR) 22-00030; and

WHEREAS, all the requirements of CEQA and the State CEQA Guidelines have been satisfied in the EIR, which is sufficiently detailed so that all of the potentially significant environmental effects of the Project have been adequately evaluated; and

WHEREAS, the EIR prepared in connection with the Project sufficiently analyzes both the feasible mitigation measures necessary to avoid or substantially lessen the Project's environmental impacts and a range of feasible alternatives capable of eliminating or reducing these effects by CEQA and the State CEQA Guidelines; and

WHEREAS, the Final Environmental Impact Report (State Clearinghouse No. 2023090525) was prepared in accordance with Sections 21000 through 21177 of the California Public Resources Code and Sections 15000 through 15387 of the California Code of Regulations (*CEQA Guidelines*); and

WHEREAS, all of the proposed findings and conclusions recommended by this Resolution are based upon the oral and written evidence presented to the City Council as a whole and not based solely on the information provided in this Resolution; 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, including, but not limited to, the Final EIR, Mitigation Monitoring and Reporting Program, and the Findings of Fact and Statement of Overriding Considerations attached hereto and incorporated by reference as if outlined in full; and

WHEREAS, the City Council's certification of the Final EIR reflects its independent judgment and analysis; and

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

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

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of

Perris as follows:

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

Section 2. The majority of potentially significant environmental impacts of the Project identified in the Final EIR have been determined to be less than significant or mitigated to a less than significance level.

Section 3. Certain impacts associated with Transportation/Vehicle Miles Traveled (VMT) have been determined to be significant and unavoidable. The specific impacts are outlined in the Findings of Fact and Statement of Overriding Considerations attached hereto and incorporated herein by reference as if set forth in full. Based on significant economic, social, and technological benefits, as outlined in the Findings of Fact and Statement of Overriding Considerations. Such benefits include, but are not limited to, The Project would provide for uses that would generate tax revenue in the form of property tax, attract new businesses, increase employment opportunities, and achieve goals and objectives established by the Perris General Plan. Accordingly, the City Council finds those effects acceptable and hereby adopts the Findings of Fact and Statement of Overriding Considerations.

Section 4. The City Council finds that the Final EIR (State Clearinghouse No. 2023090525), attached hereto and incorporated by reference as if outlined in full, has been completed in compliance with CEQA and the State CEQA Guidelines and certifies the Final EIR as complete and adequate.

Section 5. The City Council hereby adopts the Mitigation Monitoring and Reporting Program attached hereto and incorporated herein by reference as if set forth in full.

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

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

ADOPTED, SIGNED, and APPROVED this 12th day of November 2024.

Mayor, Michael M. Vargas

ATTEST:

City Clerk, Nancy Salazar

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

I, **Nancy Salazar**, CITY CLERK OF THE CITY OF PERRIS, CALIFORNIA, DO HEREBY CERTIFY that the foregoing Resolution Number (next in order) was duly and regularly adopted by the City Council of the City of Perris at a regular meeting held on the 12th day of November 2024, by the following called vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

City Clerk, Nancy Salazar

Attachments: Draft EIR, Final EIR, Findings of Fact and Statement of Overriding Considerations, and Mitigation Monitoring and Reporting Program
Due to the size of the files this attachment is available online at:
https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-422#docan1206_1313_479

ATTACHMENT 3

Resolution Number (next in order)
Approving the Project, including Conditions
of Approval (Planning, Engineering, Public
Works, Building & Safet, and Community
Services). *Due to the size of the files, only
the Resolution is included as a hard copy,
the documents are available online at:*

[https://www.cityofperris.org/departments/
development-
services/planning/environmental-
documents-for-public-review/-folder-
422#docan1206 1313 479](https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-422#docan1206_1313_479)

RESOLUTION NUMBER NO. (Next in Order)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, OVERTURNING THE PLANNING COMMISSION'S RECOMMENDATION THEREBY APPROVING GENERAL PLAN AMENDMENT (GPA) 22-05326, TENTATIVE PARCEL MAP 38600 (TPM 22-05328), AND DEVELOPMENT PLAN REVIEW (DPR) 22-00030 A PROPOSAL TO CONSIDER THE FOLLOWING ENTITLEMENTS TO FACILITATE THE CONSTRUCTION OF A 412,348 SQUARE-FOOT INDUSTRIAL WAREHOUSE BUILDING: 1) GENERAL PLAN AMENDMENT TO CHANGE THE LAND USE DESIGNATION OF 19.9 ACRES FROM COMMUNITY COMMERCIAL (CC) TO LIGHT INDUSTRIAL (LI); 2) TENTATIVE PARCEL MAP TO CONSOLIDATE TEN EXISTING PARCELS INTO ONE 19.9 ACRE-PARCEL; AND 3) DEVELOPMENT PLAN REVIEW FOR REVIEW OF THE SITE PLAN AND BUILDING ELEVATIONS LOCATED AT THE NORTHWEST CORNER OF SHERMAN ROAD AND ETHANAC ROAD, BASED UPON THE FINDINGS HEREIN AND SUBJECT TO CONDITIONS OF APPROVAL.

WHEREAS, the project applicant, Noah Shih, Hillwood, proposes to rezone 19.9 acres from Commercial (C) to Light Industrial (LI) to facilitate the construction of a 412,348 square-foot industrial warehouse building and consolidate ten (10) existing parcels into one (1) 19.9 acre-parcel located at the northwest corner of Sherman Road and Ethanac Road; and

WHEREAS, General Plan Amendment (GPA) 22-05326, Zone Change (ZC) 22-05327, TPM 22-05328 (TPM 38600), Development Plan Review (DPR) 22-00030 (collectively, the "Project") were submitted for consideration to rezone and amend the City of Perris General Plan Land Use Designation to change the zone designation of 19.9 acres from Commercial to Light Industrial, consolidation of ten existing parcels into one, and for the consideration regarding architectural design and site layout for the Project; and

WHEREAS, the proposed GPA 22-05326, ZC 22-05327, TPM 22-05328 (TPM 38600), DPR 22-00030 are considered a "project" as defined by the California Environmental Quality Act ("CEQA"); and

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

WHEREAS, an Environmental Impact Report (State Clearing House No. 2023090525) was prepared for the Project and was publicly reviewed for a forty-five (45) day period in accordance with CEQA, from February 16, 2024, to April 1, 2024; and

WHEREAS, the Riverside County Airport Land Use Commission ("ALUC") conducted a public hearing on June 8, 2023, to consider the Project's consistency with D (Flight

Corridor Buffer) Zone and determined that the Project is consistent with the MARB/IPA ALUCP; and

WHEREAS, Section 66411 of the California Government Code (Subdivision Map Act) vests in the legislative bodies of local agencies the regulation and control of the design and improvement of subdivisions; and

WHEREAS, a duly noticed Planning Commission public hearing was scheduled for September 18, 2024, for the Project, and at the meeting, the Planning Commission by a vote of 5-0 recommended denial of the Project to the City Council; and

WHEREAS, On November 12, 2024, the City Council conducted a duly noticed public hearing regarding the Project, at which time all interested persons were given full opportunity to be heard and to present evidence for the City Council's consideration (including all oral and written testimony from members of the public and City staff, including, but not limited to, the City staff reports and accompanying documents and exhibits); and

WHEREAS, before acting, the City Council has heard, been presented with, and reviewed all of the information and data that constitutes the administrative record for the Project approval, including all oral and written evidence presented to the City by members of the public and City staff during all Project meetings and hearings; and

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

WHEREAS, before acting, the City Council has heard, been presented with, and reviewed all of the information and data which constitutes the administrative record for the Project approval, including all oral and written evidence presented to the City by members of the public and City staff during all Project meetings and hearings; and

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

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

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

Section 2. Based upon the forgoing, all oral and written communication submitted by members of the public and City staff to the City Council on November 12, 2024, public hearing (including, but not limited to, all staff reports and supporting exhibits), the City Council further finds the following:

General Plan Amendment (GPA) 22-05326

1) *The General Plan Amendment is consistent with the General Plan Land Use Map and applicable General Plan objectives, policies, and programs.*

The proposed General Plan Amendment to rezone 19.9 acres from Commercial (C) Zone to the Light Industrial (LI) Zone is to facilitate the construction of a 412,348-square-foot industrial warehouse facility. The proposed amendment will ensure the Project site is developed in compliance with the LI Zone as envisioned in the General Plan. With the requested zone change, the Project will be consistent with the General Plan and Zoning Code.

In addition, the proposed GPA 22-05326 promotes Goal III of the General Plan Land Use Element, Goals II and V, and Policies V.A and VIII.B of the General Plan Circulation Element:

Goal III (Land Use Element): Commerce and industry to provide jobs for residents at all economic levels of both industrial and commercial retail sectors.

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

Goal V (Circulation Element): Efficient goods movement.

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

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

2) *The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City.*

The proposed amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the City. The amendment to change the General Plan land use designation from Commercial to LI will facilitate the development of a 412,348 square-foot industrial warehouse building. Adequate site access and services are readily available, and future development will be required to adhere to all applicable City codes, standards, and policies and thus, the amendment would not be detrimental to the public interest, health, safety, convenience, or welfare.

3) *In the case of an amendment to the General Plan Land Use Map, the subject parcel(s) is physically suitable (including, but not limited to access, provisions of utilities, compatibility with adjoining land uses, and absence of physical constraints) for the requested land use designation(s) and the anticipated land use development(s).*

As noted above, the Light Industrial (LI) parcel is physically suitable for future industrial uses since Ethanac Road is a designated truck route. Also, there are industrial-zoned parcels to the

north of the Project site. The parcel is also physically suitable for the 412,348 square foot industrial use, as it is of adequate shape and size, and utilities, and City services are readily available to service the site. The property for the Project would gain access from the adjoining public roadways within the City of Perris city limits, including Ethanac Road and Trumble Road. No access to the Project will be on Sherman Road, which currently has residential homes within the City of Menifee city limits. However, such residential parcels are non-conforming (Economic Development Corridor – Northern Gateway) based on the City of Menifee General Plan map. The Project site is relatively flat and does not have any physical constraints, such as steep slopes or watercourses, to prevent industrial development.

Zone Change (ZC) 22-05327

1) The proposed zoning is consistent with the General Plan Land Use Map and applicable General Plan objectives, policies, and programs.

The proposed rezoning of 19.9 acres from the Commercial (C) Zone to the Light Industrial (LI) Zone to facilitate a 412,348-square-foot industrial warehouse facility is consistent with the General Plan Land Use Map and applicable General Plan objectives, policies, and programs. The proposed rezoning will ensure the Project site is developed in compliance with the LI Zone as envisioned in the General Plan. With the requested zone change, the Project will be consistent with the General Plan and Zoning Code.

In addition, the proposed LI zone will be in line with the proposed GPA, which promotes Goal III of the General Plan Land Use Element, Goals II and V, and Policies V.A and VIII.B of the General Plan Circulation Element, as described above.

2) The proposed zoning is compatible with or provides adequate buffering of adjoining uses.

The proposed LI zoning is compatible with the adjoining LI zoning designation to the north of the Project site. Also, the proposed LI rezone is compatible with the City of Menifee's industrial zoning (Economic Development Corridor) to the east and proposed/entitled industrial projects to the south.

3) The proposed zoning is a logical extension of the existing zoning pattern.

As noted above, the proposed LI zoning is compatible with the adjoining LI zoning designation to the north of the Project site. Also, the proposed LI rezone is compatible with the City of Menifee's industrial zoning (Economic Development Corridor) to the east and proposed/entitled industrial projects to the south. Future development is required to be designed in conformance with the LI zoning district, and the City's Zoning Code, and applicable standards, codes, and policies.

Development Plan Review 22-00030

1) The location, size, design, density, and intensity of the proposed development and improvements are consistent with the City's General Plan, the purposes and provisions of the Perris Municipal Code ("PMC"), the purposes of the Zone in which the site is located, and the development policies and standards of the City.

The location, size, design, density, and intensity of the proposed development and improvements

of the Project are consistent with the City's General Plan, the purposes and provisions of the Perris Municipal Code, the purposes of the zones in which the Project site is located, and the development policies and standards of the City. The Light Industrial land use provides for the development of basic industrial use, which may support a wide range of manufacturing and non-manufacturing uses, from large-scale warehouses and warehouse/distribution facilities to outdoor industrial activities. As such, the proposed Project is consistent with the General Plan and the LI zoning designation on the site. The Project, as conditioned, meets or exceeds all design and development criteria of the underlying LI zoning district, which implements the development standards and policies of the City.

2) The proposed Project site is physically suitable, including but not limited to parcel size, shape, access, and availability of utilities and services, for the type of development proposed.

The proposed Project parcel's size and shape can easily accommodate the proposed development, as evidenced by the fact that the proposed site layout and design meet or exceed all design and development standards of the City. In addition, nearby utility service connections are available to service the site and building, and all improvements will be designed, installed, and maintained consistent with City and service agency requirements. As such, the site is physically suitable for the proposed Project in terms of size, shape, access, and availability of utilities and services.

3) The proposed Project and the conditions under which it would be operated or maintained are compatible with abutting properties and will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.

As conditioned, the proposed Project will not be detrimental to the public health, safety, or welfare or injurious to property and improvements in the vicinity or to the general welfare of the City in that the Project is designed in conformance with the City's Zoning Ordinance. Further, the proposed Project meets or exceeds the design and development standards of the City and will integrate into the existing fabric of industrial development that is contemplated for the area.

4) The proposed project's architecture includes updated and enhanced architecture that is compatible with community standards and protects the character of adjacent development.

The proposed architecture of the Project is compatible with and meets Light Industrial development. Enhanced architecture, site design, and landscaping have been provided for the Project. The building design features symmetry and balance with enhanced architectural treatments at the corners to provide a base, body, and cap. The proposed color palette and materials provide variety and interest through the use of color tones ranging from a near-white through shades of grey that are used around the building base and to further accentuate the corner and pop-out façade elements. Overall, the combination of varying colors, veneer, variable roof heights, and mullion system windows are consistent with the architectural standards envisioned for the City.

5) The proposed Project's landscaping plan ensures visual relief and provides an attractive environment for the public's enjoyment.

The proposed Project meets and exceeds the on-site and off-site landscape standards for the Light Industrial (LI) zoning, which requires a minimum of 12% coverage. The site provides 15% coverage exceeding the standards for landscaping. It provides a mix of native and drought-tolerant trees, shrubs, ground cover, and annual color throughout the site to ensure visual relief and effectively frame, soften, and embellish access points, building entries, parking areas, and trash enclosures. As required, all areas not covered by structures, drive aisles, parking or hardscape have been landscaped, which will provide an attractive environment for the public's enjoyment.

6) The safeguards necessary to protect public health, safety, and general welfare have been required for the proposed Project.

The proposed Project provides the safeguards necessary to protect the public health, safety, and general welfare through the conditions of approval, which are incorporated herein by this reference, which will ensure that the Project is developed in compliance with the City's policies and mitigates any potential impacts to the environment.

Tentative Parcel Map No. 38600 (TPM 22-05328)

1. The proposed map is consistent with the applicable General and Specific Plans.

The Project proposes Tentative Parcel Map No. 38600 to consolidate ten (10) existing parcels into one (1) 19.9-acre parcel. The parcel and lot dimensions comply with the minimum lot standards of the requested LI zone. Therefore, the industrial development is consistent with Title 18—Subdivisions and the General Plan.

2. The site is physically suitable for the type and density of the proposed development.

As noted above, the Project proposes a tentative parcel map to consolidate ten (10) existing parcels into one (1) 19.9-acre parcel. The Project has been designed to be consistent with all applicable Perris Municipal Code requirements for industrial projects located in the LI Zone, including lot coverage, floor area ratio, height, setbacks, landscaping, and parking, as noted in the staff report.

3. The map's design or the type of improvements will not cause substantial environmental damage or unavoidably injure fish, wildlife, or their habitat.

The potential environmental impacts associated with the Project were evaluated in the Final Environmental Impact Report (SCH 2023090525). It has been determined that all possible effects of the Project on Air Quality, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hydrology and Water Quality, Land Use, Noise, Tribal Cultural Resources, and Utilities and Service Systems, will be reduced to less than significant levels with the implementation of mitigation measures.

4. The map's design or the type of improvements will not cause serious public health problems.

An Environmental Impact Report (SCH 2023090525) has been completed in compliance with CEQA Guidelines. The EIR concludes that all impacts have generally been reduced to less than significant or have been reduced to below the level of significance with the implementation of mitigation measures, except for impacts related to transportation that have been identified as significant and unavoidable. A written response to four comments were provided ten days prior to the Planning Commission meeting. Comments that do not require a response, pursuant to Section 15088(a) of the State CEQA Guidelines, include those that do not address the adequacy or completeness of the EIR. Additionally, the Project prepared a Health Risk Assessment (HRA) to identify project-specific impacts resulting from the use of diesel trucks. The HRA was prepared for this Project and is included in Appendix B.2 of the Draft EIR. It concluded that the Project will not cause a significant human health or cancer risk to adjacent workers or sensitive receptors. Therefore, the FEIR finds that all impacts have been reduced to below the level of significance with the implementation of the mitigation measures except those identified in the Statement of Overriding Considerations.

Section 3. Based upon the preceding, the Final Environmental Impact Report (SCH: 2023090525), as certified by City Council resolution No. ____, and all oral and written communication submitted by members of the public and City staff to the City Council at the November 12, 2024, public hearing (including, but not limited to, all staff reports and supporting exhibits), the City Council hereby approves General Plan Amendment (GPA) 22-05326, TPM 22-05328 (TPM 38600), Development Plan Review (DPR) 22-00030, subject to the Conditions of Approval attached hereto and incorporated herein by this reference. The City Council declares that such approval of the aforementioned entitlements is contingent upon the City Council's approval of Zone Change (ZC) 22-05327.

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

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

Section 7. This action shall become final and effective the first business day after all applicable appeals periods have lapsed, and only upon, the City Council's approval of ZC 22-05327, as well as certification the Final Environmental Impact Report (SCH 2023090525), unless an appeal is filed with the City Clerk in accordance with the provisions of the Perris Municipal Code.

ADOPTED, SIGNED, and APPROVED on this 12th day of November 2024.

Mayor, Michael M. Vargas

ATTEST:

City Clerk, Nancy Salazar

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

I, Nancy Salazar, CITY CLERK OF THE CITY OF PERRIS, CALIFORNIA, DO HEREBY CERTIFY that the foregoing Resolution Number No. (Next in Order) was duly and regularly adopted by the City Council of the City of Perris at a regular meeting held on the 12th day of November 2024, by the following called a vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

City Clerk, Nancy Salazar

Attachment: Conditions of Approval (Planning, Engineering, Public Works, Community Services, Building and Safety)

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

RECOMMENDED CONDITIONS OF APPROVAL

**General Plan Amendment (GPA) 22-05326,
Zone Change (ZC) 22-05327,
TPM 22-05328 (TPM 38600),
Development Plan Review (DPR) 22-00030**

November 12, 2024

PROJECT: General Plan Amendment (GPA) 22-05326, Zone Change (ZC) 22-05327, TPM 22-05328 (TPM 38600), Development Plan Review (DPR) 22-00030 – A proposal to consider the following entitlements to facilitate the construction of a 412,348 square-foot industrial warehouse building on 19.9 acres, located at the northwest corner of Sherman Road and Ethanac Road: 1) General Plan Amendment and Zone Change to change the land use designation of 19.9 acres from Community Commercial (CC) to Light Industrial (LI); 2) Tentative Parcel Map to consolidate 10 existing parcels into one 19.9 acre-parcel; and 3) Development Plan Review for review of the site plan and building elevations.. Applicant: Applicant: Noah Shih, Hillwood

• **GENERAL CONDITIONS:**

1. **Mitigation Monitoring and Reporting Program.** The project shall comply with all provisions of the adopted Mitigation Monitoring and Reporting Program (MMRP). The Mitigation Monitoring and Reporting Program (MMRP) for Environmental Impact Report (SCH: 2023090525) shall be implemented in accordance with the timeline, reporting, and monitoring intervals listed.
2. **Tentative Parcel Map 38600 (TPM 22-05328).** There is a 24-month time limit in which to satisfy the conditions and record the map after the City Council approval. A maximum of six (6) subsequent one-year time extensions may be granted by the City Council upon request by the applicant. A written request for an extension of time shall be submitted to the Planning Division at least 30 days prior to the expiration of the map.
3. **Approval of 2nd Reading.** The approval of the project is contingent upon the City Council's approval of Zone Change (ZC) 22-05327. If the City Council approval of ZC 22-05327 is not made within 180 days of the adoption of this Resolution, then GPA 22-05326, TPM 22-05328 (TPM 38600), and DPR 22-00030 shall be returned to the City Council for further consideration and a final decision.
4. **Approval Period for General Plan Amendment (GPA) 22-05326, Zone Change (ZC) 22-05327, Development Plan Review (DPR) 22-00030.** Development Plan Review related to an implementing subdivision may be granted time extensions by the City Council up to a total of six (6) years beyond the original approval expiration date prior to the issuance of any building permits. Once a building permit has been issued, the associated approvals will be considered vested and time extensions are no longer required. A written request for an extension of time shall be submitted to the Planning Division at least 30 days prior to the

expiration date. The approval period of these applications shall be extended with the approval period of the Tentative Parcel Map or to align with automatic state extensions for the Tentative Parcel Map.

5. **Indemnification.** The developer/applicant shall indemnify, protect, defend, and hold harmless the City and any agency or instrumentality thereof and/or any of its officers, employees, and agents from any and all claims, actions, or proceedings against the City or any agency or instrumentality thereof, or any of its officers, employees, and agents, to attack, set aside, void, annul, or seek monetary damages resulting from approval of the City, or any agency or instrumentality thereof, advisory agency, appeal board or legislative body including actions approved by the voters of the City concerning **General Plan Amendment (GPA) 22-05326, Zone Change (ZC) 22-05327, TPM 22-05328 (TPM 38600), Development Plan Review (DPR) 22-00030**. The City shall promptly notify the applicant of any claim, action, or proceeding for which indemnification is sought and shall cooperate fully in the defense of the action.
 6. **Notice of Determination.** Within five (5) days of Planning Commission approval, the applicant shall file a Notice of Determination to the Riverside County Clerk and submit appropriate payment of fees in accordance with Section 753.5, (Title 14) of the California Code of Regulations; no project shall be operative, vested, or final until the filing fees have been paid.
- **PLANNING DIVISION**
 7. **Municipal Code and Specific Plan Compliance.** The project shall conform to the applicable standards of the Light Industrial (LI) zone and Chapter 19 of the Perris Municipal Code.
 8. **Expansion of Use.** The site or its use may not be expanded without subsequent reviews and approvals by the Planning Division.
 9. **Conformance to Approved Plans.** Development of the project site, building elevations, and conceptual landscaping shall conform substantially to the plans approved by the Planning Commission on **September 18, 2024**, or as amended by final approval by the Planning Commission. Any deviation shall require appropriate Planning Division consideration.
 10. **Advisory - Signs:** Signs shall be permitted in accordance with Chapter 19.75 Sign Regulations of the Zoning Code. Signs shall be subject to separate review and assessment. A separate application and fee will be required.
 11. **State, County, and City Ordinances.** All tenants shall comply with all State, County, and City ordinances, including, but not limited to, an annual fire inspection and maintenance of a City business license.

Prior to Map Recordation:

12. **Mitigation Measures.** All applicable mitigation measures shall be satisfied.
13. **Final Map Recordation.** Prior to the recording of the Final Tract Map, the developer shall submit two separate applications and fees, one application to the Planning Division and a second application to the Engineering Department for review and approval for City Council action.
14. **Map Recordation.** Prior to the recordation of the Final Map, the developer shall obtain the following clearances, approvals or actions:
 - a. Verification from the Planning Division that all pertinent conditions of approval have been met, as mandated by the Perris Municipal Code, including minimum lot size, and minimum lot width and depth requirements for each parcel.
 - b. Any other required approval from an outside agency.

Prior to Grading Permit Issuance:

15. **Mitigation Measures.** All applicable mitigation measures shall be satisfied.
16. **Grading Plans.** Precise grading plans shall be submitted to the City Engineer for review and approval. Grading plans shall be consistent with approved development plans.
17. **On-site Traffic Control Plan.** A Traffic Control Plan shall be submitted for approval to the City Engineer.
18. **Southern California Edison (SCE).** The developer/owner shall contact the Southern California Edison (SCE) area service planner (951-928-8323) to complete the required forms prior to the commencement of construction.
19. **Eastern Municipal Water District (EMWD).** After the City's approval, the applicant shall also submit landscape and irrigation plans to EMWD for approval and comply with required EMWD inspections. Contact EMWD at 951 928-3777, ext. 4334.
20. **Preliminary Water Quality Management Plan (PWQMP).** A Preliminary WQMP was prepared for the proposed project site. All PWQMPs were determined to be in substantial compliance, in concept, with the 2012 Riverside County WQMP Manual requirements as of March 2024. The following conditions apply:
 - a. The development shall be subject to all provisions of City of Perris Ordinance Number 1194, which establishes stormwater/urban runoff management and discharge controls to improve water quality and comply with federal regulations, and any subsequent amendments, revisions, or ordinances pertaining thereto.
 - b. The structural BMPs selected for this project have been approved in concept. The owner shall submit a final WQMP including plans and details providing the elevations, slopes,

and other details for the proposed structural BMPs including a Contech underground storage chamber system, Contech Bioscape, self-retaining landscape and covered trash enclosures. The Public Works Department shall review and approve the final WQMP text, plans and details.

21. **Final Water Quality Management Plan (FWQMP).** Prior to the issuance of grading permits, an addendum FWQMP is required to be submitted and approved. To mitigate impacts related to pollutant loading to receiving waters and/or increased erosion/siltation resulting from the long-term operation of the project, the applicant shall develop, receive approval from the City, and implement an FWQMP. The FWQMP shall contain measures that will effectively treat all pollutants of concern and hydrologic conditions of concern, consistent with the Preliminary WQMP and developed in compliance with the MS4 permit. The FWQMP shall specifically identify pollution prevention, source control, treatment control measures, and other Best Management Practices (BMPs) that shall be used on-site to control predictable pollutant runoff to reduce impacts to water quality to the maximum extent practicable. The FWQMP shall substantially comply with site design, source control, and treatment control BMPs proposed in the approved Preliminary Water Quality Management Plan (PWQMP).
22. **Planning Clearance.** The applicant shall first obtain clearance from the Planning Division to verify that all pertinent conditions of approval have been met.

Prior to Building Permit Issuance:

23. **Community Contribution.** The developer will contribute \$1,000,000, of which \$500,000 will be paid prior to building permit issuance, and the remaining \$500,000 will be paid prior to an Occupancy Permit. The contribution will be designated for a new fire station to serve the southern area of the City or can be reallocated at the discretion of the City for other community-based related programs.
24. **Recorded Map.** Tentative Parcel Map 38600 shall be recorded.
25. **Mitigation Measures.** All applicable mitigation measures shall be satisfied.
26. **Off-Site Tree Planting or Funding.** To promote the City's tree planting initiative currently underway to make Perris GREEN providing positive benefits to the local environment from air quality to shading, the developer shall plant one 24-inch box tree per 2,500 square feet of the industrial building size to include irrigation lines and controllers at an off-site location to be determined by the City (i.e., City right-of-way, parks, etc.) or provide funding equivalent to such cost at the discretion of the City prior to issuance of the building permit (as required by the Perris Good Neighbor Guidelines Goal1, Policy 20).
27. **Fees.** The developer shall pay the following fees prior to the issuance of building permits:
 - a. Stephen's Kangaroo Rat Mitigation Fees of \$500.00 per acre;
 - b. Multiple Species Habitat Conservation Plan fees;

- c. Current statutory school fees to all appropriate school districts;
 - d. Any outstanding liens and development processing fees owed to the City;
 - e. Appropriate Road and Bridge Benefit District fees;
 - f. Park Development Impact fee;
 - g. Public Art fee;
 - h. Transportation Uniform Mitigation Fees (TUMF); and
 - i. Appropriate City Development Impact Fees in effect at the time of development.
28. **Construction Drawings.** All Planning, Public Works, and Engineering conditions of approval and mitigation measures shall be copied on the construction drawings. The Conditions shall be annotated for ease of reference (i.e. Sheet and detail numbers).
29. **School District.** The proposed project shall adhere to the standard requirements and mitigation fees established by the Romoland School District.
30. **Performance Standards.** The applicant shall comply with all Performance Standards in Chapter 19.44.070 of the Perris Municipal Code.
31. **Site Plan Requirements.** The following shall be shown on the building plan check set for Planning staff review and approval:
- a. **Parking Stalls.** Parking stalls for passenger vehicles shall be striped in accordance with Chapter 19.69.030C.5b of the Zoning Code (double striping).
 - b. **Charging Stations.** The applicant shall install the EV parking spaces as shown on the plans for both sites. Electric Vehicle charging stations for light-duty vehicles, with station locations and specifications, shall be included on the building plans.
32. **Construction Practices.** To reduce potential noise and air quality nuisances, the following items shall be listed as "General Notes" on the construction drawings:
- a. Construction activity and equipment maintenance are limited to weekday hours between 7:00 a.m. and 7:00 p.m. Construction may not occur on weekends or State holidays without the prior consent of the Building Official. Non-noise-generating activities (e.g., interior painting) are not subject to these restrictions.
 - b. Construction routes are limited to City of Perris designated truck routes.
 - c. Water trucks or sprinkler systems shall be used during clearing, grading, earth moving, excavation, transportation of cut or fill materials, and construction phases to prevent dust from leaving the site and to create a crust after each day's activities cease. At a minimum, this would include wetting down such areas in the late morning and after work is completed for the day and whenever wind exceeds 15 miles per hour.
 - d. A person or persons shall be designated to monitor the dust control program and to order increased watering as necessary to prevent the transport of dust off-site. The

name and telephone number of such people shall be provided to the City. Also, a board shall be placed at the subject site to include a person and phone number for the public to call in case of dirt and dust issues.

- e. Project applicants shall provide construction site electrical hook-ups for electric hand tools, such as saws, drills, and compressors, to eliminate the need for diesel-powered electric generators or provide evidence that electrical hook-ups at construction sites are not practical or prohibitively expensive.
33. **ADA Compliance.** The project shall conform to all disabled access requirements in accordance with the State of California, Title 24, and the Federal Americans with Disabilities Act (ADA).
34. **Screening of Roof-Mounted Equipment.** Proper screening shall prevent public views of all HVAC equipment and roof-mounted equipment. Also, all vent pipes and similar devices shall be painted to match the building.
35. **Mechanical Equipment.** All mechanical equipment, including air conditioning units, shall be screened from the public right-of-way by a view-obscuring fence, wall, or landscaping to the satisfaction of the Planning Division.
36. **Downspouts.** Exterior downspouts are not permitted on building elevations facing the public right of way. Interior downspouts are required for these elevations.
37. **Trash Enclosures.** Trash enclosures shall be screened with landscaping (vines and shrubs) and provide decorative solid trellis cover per the development plans presented to the Planning Commission. Furthermore, all Trash Enclosure locations shall have an ADA path of travel from the building to the trash enclosure.
38. **Utilities.** If applicable, all utilities such as cable TV and electrical distribution lines (including those that provide direct service to the project site and/or currently exist along public right-of-way) adjacent to the site shall be placed underground, except for electrical utility lines rated at 65kv or larger. All utility facilities attached to buildings, including meters and utility boxes, shall be painted to match the wall of the building to which they are affixed. These facilities shall also be screened from the public right-of-way by landscaping.
39. **Roof Parapets.** The height of the roof parapet shall fully screen any roof-mounted equipment. All vent pipes and similar devices shall be painted to match the building.
40. **On-site & Off-site Utilities.** All utilities attached to buildings, including meters and utility boxes, shall be painted to match the wall of the building to which they are affixed. These facilities shall also be screened from the public right-of-way by landscaping.
41. **Industrial Employee Amenity Area.** The applicant shall provide the following amenities per the landscape plans dated May 8, 2024: 1) two (2) outdoor shade-covered break areas

with overhead shade trellis located at the southwest and northwest corners of the building;
2) An indoor lunch, and break room located inside of the building.

42. **Landscape and Irrigation Plans.** Submit three (3) copies of the landscape and irrigation plans to the Planning Division for review and approval. Design modifications may be required as deemed necessary. A separate application and applicable fee are required. Landscape plans shall comply substantially with the conceptual plans approved by the City Council. The plans shall be prepared by a California-registered Landscape Architect and conform to the requirements of Chapter 19.70 – Landscaping of the Perris Municipal Code. The following shall be included:

- a. **Conceptual Landscape Plans.** The conceptual on-site and off-site landscape plans are not final construction plans. Off-site landscape plans shall be subject to the review and approval of the Public Works Department, and on-site landscape plans shall be subject to the review and approval of the Planning Division.
- b. **Trumble Road, Ethanac Road, and Sherman Road.** As provided on the conceptual landscape plans, 36” box trees shall be installed within the landscaped setback adjacent to Trumble Road and Sherman Road. In addition, the applicant shall install up-lighting on accent trees within the landscaped setback on Ethanac Road.
- c. **Landscape Berms.** A 6-foot tall, landscaped berm (trees, shrubs, ground cover) shall also be installed in front of the 14-foot-tall screen wall.
- d. **Accent Landscaping.** Large trees (36” box) shall be included in the landscape design at all driveway entrances.
- e. **Passenger Vehicle Parking Areas.** In passenger vehicle parking areas, drive isles and street frontage shall be 36-inch boxes or larger. Also, a minimum of one 36-inch box tree per six (6) parking stalls shall be provided.
- f. **Concealed parking lot areas.** All parking areas along the street frontages shall be screened by a minimum 36-inch-high shrub border using a double-row of 5-gallon shrubs at 3.6 feet off center.
- g. **Employee Amenity Areas.** The outdoor employee break area shall be landscaped to include shade trees and shade structures architecturally similar in colors and materials to the warehouse building. The outdoor employee break area shall be landscaped to include shade trees.
- h. **Enhanced Pavement.** Decorative pavement treatments (accent colors, textures, and patterns) shall be used for the industrial driveway entrances and pedestrian pathways across drive isles.
- i. **BMPs for Water Quality.** If applicable, all BMPs (vegetated swales, detention basins, etc.) shall be indicated on the landscape plans with appropriate planting and irrigation.

- j. **Shade Tree.** The project shall provide shade trees throughout the parking lot.
 - k. **Water Conservation.** Rain-sensing override devices and soil moisture sensors shall be required on all irrigation systems. Landscaping shall comply with Zoning Code Chapter 19.70 (www.cityofperris.org) for mandated water conservation.
 - l. **Maintenance.** All landscaping shall be maintained in a viable growth condition.
43. **Fence and Wall Plan.** Decorative screen walls shall screen views into truck courts from the public right of way (Trumble Road and Sherman Road). Plans and details for the screen walls shall be included in the landscape plan check submittal package for review and approval by the Planning Division. Any changes to the approved wall and fence plan require review and approval of Planning Division staff. The overall wall and fence for each component will follow the conceptual wall and fence plan as depicted on page DAB-A1.1c (dated April 1, 2024), and the following shall apply:
- a. **Loading Dock Areas.** Decorative screen walls shall be 14 feet in height with pilasters at every 100 linear feet and include a decorative cap around the truck loading and trailer stall area, subject to the review and approval of the Planning Division. The span of the screen wall shall be per the conceptual wall and fence plan. The 14-foot wall along the public way shall provide a landscape berm to screen the visible height of the wall to be no taller than 9 feet in height.
 - b. **Perimeter Fencing.** Per the conceptual wall and fence plan, an eight (8) foot wrought iron fence with pilasters every 100 feet shall be installed southerly and westerly along the NAP parcel property line and along the northerly property line to the screen wall of the truck court.
 - c. **Wrought iron Gates.** All tubular steel gates in public view shall be a minimum of eight feet in height and be screened by a high-quality view-obscuring material, subject to Planning review and approval.
 - d. **Additional Fencing.** Any additional fencing not shown on the plan shall be reviewed for consistency with the approved plan set. Additional fencing must be consistent with the fencing on the approved plan set. Only wrought-iron/tube steel fencing with pilasters or concrete/ decorative block is allowed if additional fencing is needed.
 - e. **Graffiti.** All block/tilt-up walls shall be treated with a graffiti-resistant coat.
 - f. **Knox boxes** are required for all gates and shall be approved by the Fire Marshal and issued by the Building Division.
44. **Photometrics Plan (Site Lighting Plan).** The applicant shall submit a Photometrics Plan to the Planning Division for review and approval. The lighting plan shall include photometric, fixture details, and standard light elevations to meet 2700 KV illumination or less (to provide adequate illumination) for all project components. High-efficiency fixtures with full-cut-off shields shall be used to prevent light and glare above the horizontal plane of the bottom of the lighting fixture. At least one foot-candle of light shall be provided in

all parking lots and pedestrian areas for safety and security. All lighting shall be shielded downward to prevent light pollution from spilling onto adjacent parcels or the public right of way.

During Construction:

45. **Waste Hauling and Disposal.** The project shall use only the City-approved waste hauler for all construction and other waste disposal.

Prior To Issuance of Occupancy Permits:

46. **Assessment and Community Facilities Districts.** The project shall be annexed into any assessment, community facilities, or similar district that provides funding for maintenance, services, or public improvements that benefit the project. The costs and benefits shall be described in the applicable district and annexation documents. The developer shall complete all actions required to complete such annexation before issuing a Certificate of Occupancy. This condition shall apply only to districts existing when the project is approved (or all requirements have been met for a certificate of occupancy, as applicable). Such districts may include but are not limited to the following:

- a. Landscape Maintenance District No. 1
- b. Flood Control Maintenance District No. 1 (may include Streets)
- c. Maintenance District No. 84-1 (Street Lights and Traffic Signals)
- d. Any other applicable City Assessment and Community Facilities Districts

47. **On-Site Landscape Inspections.** The project applicant shall inform the on-site project manager and the landscape contractor of their responsibility to call for a final landscape inspection after the installation of all landscaping and irrigation systems is completely operational. Before calling for a final inspection, the City's "Certificate of Compliance" form shall be completed and signed by the designer/auditor responsible for the project and submitted to the project planner. The project planner shall sign off the "Certificate of Compliance" to signify code compliance and acceptance.

48. **Final Inspection.** The applicant shall obtain occupancy clearance from the Planning Division by scheduling a final Planning inspection after final sign-offs from the Building Division and Engineering Department. Planning Staff shall verify that all pertinent conditions of approval have been met. The applicant shall have all the required paving, parking, walls, site lighting, landscaping, and automatic irrigation installed and in good condition.

49. **Dam Inundation Disclosure.** The owner shall disclose to all future tenants indicating the project is adjacent to a dam inundation area making the site subject to flooding in the event of a dam failure.

50. **Maintenance Agreement.** A recorded document in the form of a Covenant Declaration and/or a Maintenance Agreement shall be provided to the Development Services Department to specify maintenance responsibilities for on-site improvements not dedicated to public use including, but not limited to, walkways, decorative pavement, landscaping, storage areas, fences and walls, signage, lighting fixtures, detention basins and water quality BMPs.
51. **Outstanding Fees.** Any outstanding processing fees due to the Planning Division shall be paid prior to building occupancy.
52. **Occupancy Clearance.** The applicant shall have all required paving, parking, screen walls, colors, and materials (per approved elevation plans), site lighting, landscaping, and automatic irrigation installed and in good condition prior to Planning sign-off.

Operational Conditions:

53. **Property Maintenance.** The project shall comply with provisions of the Perris Municipal Code 7.06 regarding perpetual Landscape Maintenance and Chapter 7.42 regarding Property Maintenance in perpetuity for the life of the development. In addition, the project shall comply with the one-year landscape maintenance schedule identified in the Public Works Department Condition of Approval No. 5, **May 29, 2024.**
54. **On-Street Parking.** On-street parking and staging of trucks or trailers associated with the project is strictly prohibited.
55. **Graffiti and Property Maintenance.** The project shall comply with the Perris Municipal Code Chapter 7.42 regarding Property Maintenance. The site shall be maintained graffiti-free state at all times. Graffiti located on site shall be removed within 48 hours. Graffiti shall be painted over in panels and not patches. In addition, it will match the color of the wall or material surface. Furthermore, the applicant shall apply an anti-graffiti coating on the walls.
56. **Truck Routes.** The applicant shall notify all truck drivers of the truck routes adopted by the City Council. Signs shall be provided on-site and within the public right-of-way to direct all trucks to use designated truck routes only as approved by the Engineering and Planning Departments.

For the Industrial Site, truck access shall be limited to the I-215/Ethanac Road Interchange to Trumble Road.
57. **Truck Engine Idling.** The applicant shall place signage at all guard sheds/entrances into the truck/trailer courtyards letting truck drivers know that truck engine idling is limited to no more than 5 minutes.
58. **Future Obligation of Buyers and Lessees.** All future buyers and lessees shall be informed of their obligation to comply with these Conditions of Approval. The applicant shall

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

- **ENGINEERING DEPARTMENT**

59. The project shall adhere to the requirements of the City Engineer as indicated in the attached Engineering Conditions of Approval dated **September 12, 2024**. On and off-site improvement plans shall be submitted for review and approval by the City Engineer.

- **PUBLIC WORKS DEPARTMENT**

60. The project shall adhere to the requirements of the Public Works Administration Department as indicated in the attached Conditions of Approval dated **July 25, 2024**.

- **COMMUNITY SERVICES DEPARTMENT**

61. The project shall adhere to the requirements of the Community Services Department as indicated in the attached Conditions of Approval dated **July 25, 2024**.

- **BUILDING & SAFETY DIVISION**

62. The project shall adhere to the requirements of the Building & Safety Division as indicated in the attached Conditions of Approval dated **November 29, 2022**.

- **BUILDING OFFICIAL/FIRE MARSHAL**

63. The proposed project shall adhere to all requirements of the Building Official/Fire Marshal. Fire hydrants shall be located on the project site pursuant to the Building Official and the approved Fire Access Plan. Water, gas, sewer, electrical transformers, power vaults and separate fire/water supply lines (if applicable) must be shown on the final set of construction plans pursuant to the requirements of the Building Official. All Conditions of Approval shall be included in the building plans. See City of Perris website, Office of the Fire Marshal, for examples and relevant information for access and underground plan available at: <http://www.cityofperris.org>.

- **FIRE MARSHAL**

64. The project shall comply with all requirements set forth by the California Code of Regulations Title 24 Parts 1-12, respectively.

65. The adopted edition of the California Code of Regulations, Title 24, Parts 1 through 12, and the Perris Municipal Code shall apply at the time the architectural plans are submitted for construction permits.

66. Prior to the to the issuance of a grading permits a fire department access plan shall be submitted to the City of Perris for review and approval. The fire department access plan shall comply with the requirements specified by the City of Perris Guideline for Fire Department Access & Water Requirements for Commercial & Residential Development, and the California Fire Code, Chapter 5.
67. A fire department access road complying with the CFC, Chapter 5 and the approved fire department access plans shall be installed prior to building construction.
68. All required fire hydrants shall be installed and operational prior to building construction. All fire hydrants shall remain operational during construction.
69. All required fire hydrants shall be readily visible and immediately accessible. A clear space of not less than 3-feet shall be maintained at all times.
70. A minimum of two points of connection to the public water shall be provided for the private fire-line water.
71. The private underground fire-line system shall be a looped design.
72. The private underground fire-line system shall have indicating sectional valves for every five(5) appurtenances.
73. The Fire Department Connection (FDC) shall be located within 100 feet of a public fire hydrant. The fire hydrant shall be on the same side of the street. A vehicle access roadway/approach shall not be placed between the FDC and fire hydrant.
74. Prior to construction, a temporary address sign shall be posted and clearly visible from the street.
75. The permanent building address shall be provided and either internally or externally lighted during hours of darkness. The address shall be clearly visible from the street fronting the property and comply with California Fire Code Section 505.1 for size and color.
76. The building shall be provided with an automatic fire sprinkler system in accordance with NFPA 13. Construction plans shall be submitted for review and approval to the City of Perris prior to installation.
77. Prior to building final, the building shall be provided with a Knox Lock key box located no more than seven-feet above the finished surfaced and near the main entrance door.
78. Prior to the issuance of a Certificate of Occupancy the building shall be provided with an emergency radio communication enhancement system. The emergency radio

communication enhancement system shall meet the requirements of CFC § 510 and all applicable subsection. The system shall be installed and inspected by the City of Perris Building Department before the Certificate of Occupancy is issued. The requirement can be waived by the Fire Marshal if the building is evaluated by an Emergency Radio Communication Specialist license by FCC, who certifies the building meets the emergency communications capability as specified by the California Fire Code § 510. The certification shall be in the form of a written report which outlines the analysis used in determining the building meets the emergency communications without an enhancement system.

79. City of Perris approval shall be obtained prior to any high pile storage (HPS) as defined by the CFC.

- **RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION**

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

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

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

82. The attached notice shall be provided to all prospective purchasers of the property and tenants of the building, and shall be recorded as a deed notice.
83. Any proposed detention basins or facilities shall be designed and maintained to provide for a maximum 48-hour detention period following the design storm, and remain totally dry between rainfalls. Vegetation in and around the detention basins that would provide food or cover for birds would be incompatible with airport operations and shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature. Landscaping in and around the detention basin(s) shall not include trees or shrubs that produce seeds, fruits, or berries.

Landscaping in the detention basin, if not rip-rap, should be in accordance with the guidance provided in ALUC "LANDSCAPING NEAR AIRPORTS" brochure, and the "AIRPORTS, WILDLIFE AND STORMWATER MANAGEMENT" brochure available at RCALUC.ORG which list acceptable plants from Riverside County Landscaping Guide or other alternative landscaping as may be recommended by a qualified wildlife hazard biologist.

A notice sign, in a form similar to that attached hereto, shall be permanently affixed to the stormwater basin with the following language: "There is an airport nearby. This stormwater basin is designed to hold stormwater for only 48 hours and not attract birds. Proper maintenance is necessary to avoid bird strikes". The sign will also include the name, telephone number or other contact information of the person or entity responsible to monitor the stormwater basin.

84. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.
85. The project has been evaluated to construct 412,348 square foot manufacturing building with mezzanines. Any increase in building area, change in use to any higher intensity use, change in building location, or modification of the tentative parcel map lot lines and areas will require an amended review to evaluate consistency with the ALUCP compatibility criteria, at the discretion of the ALUC Director.

END OF CONDITIONS



CITY OF PERRIS

ENGINEERING DEPARTMENT

CONDITIONS OF APPROVAL

September 12, 2024

PLN 22-05328 – TPM 38600
PLN 22-00030 – DPR
PLN 22-05326 – GPA
PLN 22-05327 – ZC
NWC Ethanac Road & Sherman Road

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

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

General Conditions:

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

2. Prior to commencement of any construction or installation of fencing in public right-of-way, an encroachment permit shall be obtained from the City Engineer's office.
3. In the event that external agencies must review the plans and inspect improvements, the developer/property owner shall be responsible to pay the respective plan check and inspection fees.
4. All trenches shall be securely covered with steel plates until permanent backfill and street repairs have been completed per City of Perris Standards; temporary backfill of trenches is not acceptable.
5. The developer/property owner shall provide for all traffic mitigation measures and improvements as depicted in the Traffic Impact Analysis prepared by Urban Crossroads dated December 15, 2023 and as conditioned below as approved by the City Engineer including but not limited to:
 - a. The site circulation for the industrial site shall be such that auto and truck access, circulation and parking are distinct and separate.
 - b. Truck access to and from the industrial site shall be limited to I-215/Ethanac Road Interchange, Ethanac Road, and Trumble Road.
 - c. To withstand truck traffic impact, Trumble Road at the truck designated points of access/driveways shall be concrete paved per the attached Exhibit A.
 - d. To withstand truck traffic impact, the intersection of Trumble Road and Ethanac Road shall be concrete paved per the attached Exhibit A.
 - e. Two points of access/driveways are permitted on Trumble Road; these two driveways shall be designated for Truck access only.
 - o The northerly driveway shall allow for right-in/left-out movements only.
 - o The southerly driveway shall allow for right-in/left-out movements only.
 - o These driveways shall be stop controlled for the westbound traffic.
 - o The northern curb returns shall be reversed.
 - f. Two points of access/driveways are permitted on Ethanac Road; these two driveways shall be designated for auto access only.
 - o The westerly driveway shall allow for right-in/right-out movements only.
 - o The easterly driveway shall allow for left-in/right-in/right-out movements only.
 - o The centerline of the easterly driveway shall be a minimum of 300 feet from the centerline of Sherman Road.
 - o These driveways shall be stop controlled for the southbound traffic.

- g. Ethanac Road (Expressway 184'/134') between Trumble Road and Sherman Road within dedicated right-of-way shall be improved to provide for the following improvements:
 - o 8-inch curb and gutter 67 feet north of centerline
 - o 60 feet of new pavement north of a new 14-foot-wide raised landscaped median and 14 feet of new pavement on the south of the median using a TI of 12, minimum pavement structural section shall be 8" Asphalt Concrete PG70-10 over 22" Class II Aggregate Base.
 - o Within the projects frontage, the parkway shall be 25 feet wide consisting of a 10-foot-wide non-curb adjacent sidewalk location as approved by Planning Department and Public Works Department, 15 feet of landscaping, and streetlights subject to the result of a photometric study prepared by a Registered Electrical Engineer per City of Perris, County of Riverside and Caltrans standards.
 - o The developer/property owner shall provide the raised landscaped median improvement plans. In the event that the construction of the raised landscaped median is not feasible due to right-of-way constraints on the south side of Ethanac Road the developer/property owner shall pay full in lieu fees in an amount as determined by the City Engineer.
- h. Ethanac Road (Expressway 184'/134') east of Sherman Road shall be improved per Exhibit 1-6 of the approved Traffic Impact Analysis.
- i. Trumble Road (Major Collector 78'/56'), from the project's northerly boundary to Ethanac Road within dedicated right-of-way, shall be improved to provide for the following improvements:
 - o 8-inch curb and gutter 28 feet east of centerline
 - o New pavement from the new curb and gutter to the existing westerly edge of pavement using a TI of 10.0, minimum pavement structural section shall be 8" Asphalt Concrete PG70-10 over 16" Class II Aggregate Base.
 - o Class II bike lane
 - o The parkway shall be 11 feet wide consisting of a 6-foot-wide sidewalk location as approved by Planning Department and Public Works Department, 5 feet of landscaping and streetlights subject to the result of a photometric study prepared by a registered Electrical Engineer per City of Perris, County of Riverside and Caltrans standards.
- j. Sherman Road (Local 60'/40'), from the project's northerly boundary to Ethanac Road shall be improved to provide for the following improvements:
 - o 6-inch curb and gutter 20 feet west of centerline
 - o New pavement from the new curb and gutter to the existing easterly edge of pavement using a TI of 9.0, minimum pavement structural section shall be 8" Asphalt Concrete PG70-10 over 12" Class II Aggregate Base.

- The parkway shall be 10 feet wide consisting of a 6-foot-wide sidewalk location as approved by Planning Department and Public Works Department, 4 feet of landscaping, and streetlights subject to the result of a photometric study prepared by a Registered Electrical Engineer per City of Perris, County of Riverside and Caltrans standards.
 - An additional 16 feet of pavement shall be installed at the intersection of Sherman Road and Ethanac Road to accommodate a dedicated southbound right turn lane. The additional 16 feet shall be a minimum of 200 feet. The curb and gutter and right-of-way transition shall be a minimum of 120 feet.
- k. The traffic signal at the intersection of Ethanac Road and Trumble Road shall be modified and fully operational as depicted in the Traffic Impact Analysis and approved by the City Engineer. Includes widening of the northwest corner and northern side of Ethanac Road west of Trumble Road per Exhibit 1-6 of the approved Traffic Impact Analysis.
 - l. The developer/property owner shall provide bonds for the traffic signal at the intersection of Ethanac Road and Sherman Road in an amount as determined by the City Engineer; the bonds shall remain in place until the traffic signal is installed and operational.
6. The driveways shall be per County of Riverside Standard No. 207A and shall include wet set concrete truncated domes in compliance with ADA standards and requirements. The driveways curb returns shall be within the property limits and shall not infringe on adjacent properties.
 7. The developer/property owner shall provide for all drainage mitigation measures and improvements as depicted in the Preliminary Drainage Study prepared by WEBB Associates dated January 2024 and as conditioned below as approved by the City Engineer including but not limited to:
 - a. The developer/property owner shall collect off-site runoff from Sherman Road via a private drainage course along and within the easterly project boundary and convey across the project to Trumble Road.
 - b. A private drainage easement shall be dedicated as described above for the private drainage course.
 - c. All tributary and generated runoff including runoff from Trumble Road shall be collected and conveyed via an underground drainage system through Trumble Road to Illinois Avenue to the ultimate point of discharge. The existing drainage facilities from Illinois Avenue to the ultimate point of discharge shall be further analyzed and any undercapacity drainage facilities shall be reconstructed to ultimate design as approved by the City Engineer. With this option certain runoff may be conveyed westerly, however, it shall not exceed the existing quantity of runoff.

- d. As an alternative to condition 7.c., in the event that a cost sharing agreement, and any other applicable agreements, is reached between the developer/property owner of this project and the property owner of the properties to the west, identified as APNs: 329-250-012 & -011, all tributary and generated runoff including runoff from Trumble Road shall be collected and conveyed via an underground drainage system through the said properties and discharged into the MDP facility A-11a; this would require construction of MDP A-11a to ultimate design. If an agreement is not reached prior to when the developer/property owner submits for civil construction permits, then this alternative will not be required.
 - e. Catch basin inserts shall be provided as approved by the Public Works Department.
8. The onsite WQMP facilities shall be designed per the approved preliminary WQMP and City of Perris design standards and guidelines as approved by the City Engineer.
9. The developer/property owner shall submit the following to the City Engineer, Fire Department, Eastern Municipal Water District (EMWD), RCFCD and City of Menifee as applicable, for review and approval:
 - a. Grading Plan and Erosion and Sediment Control Plans
 - b. Street and Storm Drain Improvement Plans
 - c. Traffic Signal Plans
 - d. Signing and Striping Plans
 - e. Water and Sewer Improvement Plans
 - f. Street Light Plans prepared by a registered Electrical Engineer per City of Perris Safety Lighting Standards
 - g. Geotechnical Report
 - h. Hydrology and Hydraulic Report
 - i. Final WQMP
 - j. Traffic Control Plans

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

10. The developer/property owner shall coordinate improvements with adjacent proposed and approved developments.
11. The developer/property owner shall obtain a City of Menifee encroachment permit for any work within their City Limits.
12. The project shall be annexed into any assessment, community facilities, or similar district that provides funding for maintenance, services, or public

improvements that benefit the project. The costs and benefits shall be described in the applicable district and annexation documents. The developer/property owner shall complete all actions required to complete such annexation before recordation of the map, but no later than Certificate of Occupancy, as directed by City Engineer. This condition shall apply only to districts in place when the project is ready for a Certificate of Occupancy. Such districts may include but are not limited to the following:

- a. Landscape Maintenance District No. 1
- b. Flood Control Maintenance District No. 1 (may include Streets)
- c. Maintenance District No. 84-1 (Street Lights and Traffic Signals)
- d. Any other applicable City Assessment, Community Facilities Districts, and Road and Bridge Benefit District

Prior to Recordation of the Parcel Map:

13. The following easements and/or rights-of-way shall be offered for dedication to the public or other appropriate agencies in perpetuity and shall continue in force until the City or the appropriate agency accepts or abandons such offers:

- a. Ethanac Road is classified as an Expressway (184'/134') per the General Plan. Adequate right-of-way shall be dedicated on Ethanac Road along the property frontage to accommodate a 92 foot half width dedicated right-of-way as determined and approved by Planning Department, Public Works Department and the City Engineer.
- b. Trumble Road is classified as a Major Collector (78'/56') per General Plan. Adequate right-of-way shall be dedicated to accommodate 39 foot half width right-of-way, as determined and approved by the City Engineer.
- c. Sherman Road is classified as a Local Street (60'/40'). Adequate right-of-way shall be dedicated to accommodate 30 foot half width right-of-way, as determined and approved by the City Engineer. An additional 16 feet of right-of-way at the intersection of Sherman Road and Ethanac Road shall be dedicated to accommodate a dedicated right turn lane. The additional 16 feet should be a minimum of 200 feet. The transition shall be a minimum of 120 feet.
- d. Property line corner cutbacks shall be dedicated per County of Riverside Standard No. 805.
- e. A drainage easement shall be dedicated as described in condition 7 for the private drainage course.

All dedications shall be free from all encumbrances as approved by the City Engineer.

14. The developer/property owner shall relinquish and waive rights of access along the property frontage on Trumble Road, Ethanac Road and Sherman Road on the Map other than the access openings as depicted in Engineering condition number 5.

15. In the event that offsite easements or rights-of-way are required to complete offsite improvements, the developer/property owner shall make a good faith effort to acquire the required property interest for construction of the improvements and if the developer/property owner shall fail to do so, the developer/property owner shall enter into an agreement with the City for acquisition of the easements or rights-of-way. The agreement shall provide for payment by the developer/property owner of all costs incurred by the City to acquire the offsite property interests required in connection with the subdivision. Security of a portion of these costs shall be in the form of a cash deposit in the amount given in an appraisal report obtained by the developer/property owner (at developer/property owner cost). The appraiser shall be approved by the City prior to commencement of the appraisal.
16. The following statement shall be added to the Map:

"Notice of drainage fees" Notice is hereby given that this property is located in the Homeland/Romoland – Line A Area Drainage Plan which was adopted by the City of Perris pursuant to Ordinance and Section 66483, et seq, of the Government Code and that said property is subject to fees for said drainage area. Notice is further given that, pursuant to Ordinance 13-01, payment of the drainage fees shall be paid to the City of Perris prior to issuance of the building permit, and that the property owner prior to issuance of the building permit, shall pay the fee required at the rate in effect at the time of issuance of the actual permit.
17. The developer/property owner shall annex into the City's Lighting and Landscape Districts and City's Flood Control District as appropriate. The proposed and existing facilities including but not limited to streetlights, traffic signals and drainage shall be maintained by the City and cost paid by the developer/property owner through the said annexation.
18. The developer/property owner shall have the aforementioned improvement plans and parcel map approved, executed subdivision agreement and posted securities prior to map recordation.

Prior to Issuance of Grading Permit:

19. The developer/property owner shall submit the following to the City Engineer, Fire Department, EMWD, RCFCD and City of Menifee as applicable, for review and approval:
 - a. Grading Plan and Erosion and Sediment Control Plans
 - b. Street and Storm Drain Improvement Plans
 - c. Traffic Signal Plans
 - d. Signing and Striping Plans
 - e. Water and Sewer Improvement Plans
 - f. Street Light Plans prepared by a registered Electrical Engineer per City of Perris Safety Lighting Standards

- g. Geotechnical Report
- h. Hydrology and Hydraulic Report
- i. Final WQMP
- j. Traffic Control Plans

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

Prior to Issuance of Building Permit:

- 20. The developer/property owner shall process Parcel Map 38600 with the City for review and approval and subsequent recordation.
- 21. The project site is located within the limits of Homeland/Romoland – Line A Area Drainage Plan (ADP) for which drainage fees have been adopted by City. Drainage fees shall be set forth under the provisions of the “Rules and Regulations of Administration of Area Drainage Plan”. Acreage for the project site’s impervious area shall be provided.
- 22. Paved access shall be provided to the proposed buildings per the Precise Grading Plans.
- 23. The developer/property owner shall submit a compaction certification from the Soils Engineer in compliance with the approved geotechnical/soils report and an elevation certification from the Engineer of Record in compliance with the approved plans.

Prior to Issuance of Certificate of Occupancy:

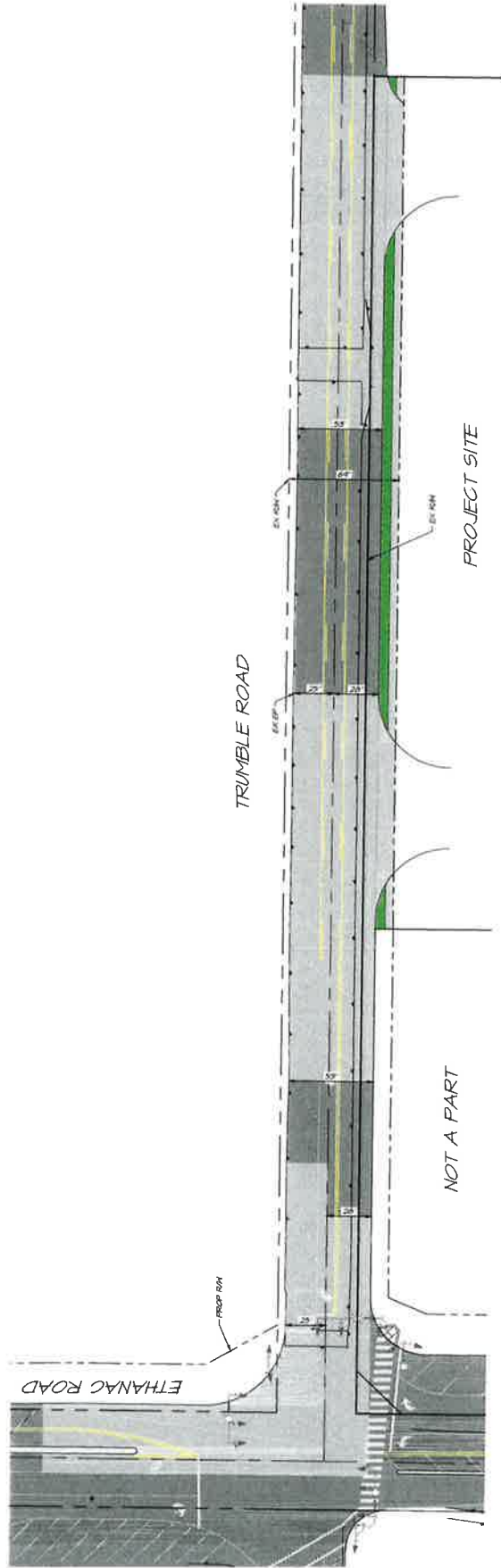
- 24. The developer/property owner shall complete the construction of all public improvements, including but not limited to roadway improvements and drainage improvements, either the drainage improvement specified in condition 7.c. or condition 7.d., as specified above and accepted by the City.
- 25. The developer/property owner shall pay to the City \$500,000 for their fair share contributions for the Barnett Road realignment at Ethanac Road and for the I-215/Ethanac Road Interchange improvements.
- 26. The developer/property owner shall provide for utility trench surface repair as directed by the City Engineer.
- 27. Associated existing signing and striping shall be refreshed and any appurtenances damaged or broken during the development of this project shall be repaired or removed and replaced by the developer/property owner

to the satisfaction of the City Engineer. Any survey monuments damaged or destroyed shall be reset by qualified professional pursuant to the California Business and Professional Code 8771.

Attachment: Exhibit A

Exhibit A

Concrete Pavement Limits





CITY OF PERRIS
PUBLIC WORKS DEPARTMENT

MEMO

Date: July 25, 2024
To: Nathan Perez, Senior Planner
From: Jessica Galloway, Special Districts Supervisor
By: Chris Baldino, Landscape Inspector
Subject: **DPR22-00030, TPM38600**

Conditions of Approval: Proposal to consolidate 8 parcels and specific plan amendment to change from commercial to light industrial to facilitate the construction of a 412,372 industrial building located at the N/E corner of Ethanac Rd and Trumble Rd.

1. **Dedication and/or Landscape Maintenance Easement.** Offer of Dedication and Landscape Maintenance Easement for City landscape maintenance district shall be provided as follows:
 - **Ethanac Rd.** - Provide offer of dedication as needed to provide for full half width Street (92' halfwidth), 10' wide shared use sidewalk (in lieu of a Class IIB), curb gutter, median, and off-site landscaping requirements, per City General Plan, including minimum 25' public parkway from face of curb.
 - **Trumble Rd.** - Provide offer of dedication as needed to provide for full half width Street, (78' ROW, 39' Half Width) curb gutter, sidewalk, and off-site landscaping requirements, per City General Plan, including minimum 11' public parkway from face of curb.
 - **Sherman Rd.** - Provide offer of dedication as needed to provide for full halfwidth street, (30' half width) curb, gutter, sidewalk, and off-site landscaping requirements, per the City General Plan, including a 10' public parkway from face of curb.

2. **Landscape Maintenance Easement and Landscape Easement Agreement** - The developer shall provide, for review and approval, an Offer of Dedication and certificate of acceptance, complete with a legal plat map and legal description to the City of Perris.



CITY OF PERRIS

PUBLIC WORKS DEPARTMENT

In addition, if required by the City of Perris, the Developer shall provide a landscape easement and Landscape easement agreement, acceptable to the City of Perris. The City shall record the same with the Riverside County Recorder's Office, and the recorded instrument shall be returned to the City Clerk of the City of Perris for filing, if needed.

3. **Landscaping Plans** - Three (3) copies of Construction Landscaping and Irrigation Plans for the off-site landscaping, including any medians or other landscape areas along the dedications shall be submitted to the Planning Department for approval and shall be accompanied by the appropriate filing fee. The landscape and irrigation plan shall be prepared by a registered landscape architect and conform to the requirements of Chapter 19.70 of the Municipal Code. The location, number, genus, species, and container size of the plants shall be shown. This landscape plan shall be titled "Off-site Landscape Plan for **DPR22-00030**" and shall be exclusive of any private property, on-site landscaping. Elements of the Landscape Plan shall include but not be limited to:

- a. **Landscape Limits** – Limits of right-of-way areas or easement areas, defined by concrete mow curbs, fully dimensioned, that are to be annexed into the Landscape Maintenance District. A planting palette and hardscape plan intended to meet the design intent of the Landscape Guidelines in effect for the area; or if no such guidelines exist the design intent of neighboring development, as determined by the Special Districts Division, including:

- **Ethanac Road** - Developer shall be required to install new landscape and Irrigation within new parkway as follows: Trees Primary: Platanus acerfolia London Plane, Secondary tree: Lagerstroemia indica "watermelon red" Crape Myrtle. Use of drought resistant shrubs and groundcover intended to complement the existing parkway to the west along Ethanac Road, including but not be limited to the following: Leucophyllum frutescens Texas Ranger, Muhlenbergia Capillaris / Pink Muhly, Rosmarinus Officinalis Huntington Carpet, Cotoneaster D. Coral Beauty, Yucca flaccida Gold Garland, and Lantana Montevicensis purple trailing lantana, Rosa New Generation Scarlet Red Carpet rose. Developer to work with the Planning Department on final monument design located on site at the corner of Ethanac Road and Sherman Road.
- **Ethanac Road Median** – Developer shall be required to install new landscape and irrigation within a new raised median as follows: Trees: Geijera Parviflora "Australian Willow", Lagerstromia Indica – (Indian Tribe Varieties) – Crape Myrtle, Pyrus Calleryana -Bradford Pear Ornamental Pear. Use of drought resistant shrubs and groundcover intended to



CITY OF PERRIS

PUBLIC WORKS DEPARTMENT

compliment the existing landscape median to the west along Ethanac Road: Tulbaghia Fragrans-Society Garlic, Dietes Vegeta-Fortnight Lily, Callistemon Viminalis “Little John” dwarf bottle brush, Nolina Parryi-Parri Mexican Grass, Raphiolepis Indica-Springtime-Indian Hawthorne; Groundcover: Yellow Gazania, and stamped concrete to match median to the west.

- **Secondary Condition:** If the Developer is unable to meet the conditions set forth in Section 3, Sub-Section (a), Bullet-Point “**Ethanac Road Median**”, as determined by the city engineers office, then the aforementioned condition shall be amended to read as follows: “Developer shall be required to pay in lieu fees and provide a design for new landscape and irrigation within a new raised median as follows: Trees: Geijera Parviflora “Australian Willow”, Lagerstromia Indica – (Indian Tribe Varieties) – Crape Myrtle, Pyrus Calleryana -Bradford Pear Ornamental Pear. Use of drought resistant shrubs and groundcover intended to complement the existing landscape median to the west along Ethanac Road: Tulbaghia Fragrans-Society Garlic, Dietes Vegeta-Fortnight Lily, Callistemon Viminalis “Little John” dwarf bottle brush, Nolina Parryi-Parri Mexican Grass, Raphiolepis Indica-Springtime-Indian Hawthorne; Groundcover: Yellow Gazania, and stamped concrete to match median to the west. In addition, Developer shall provide and install a pull box with a mainline stub-out and (6) wires for the future raised landscape median on Ethanac Road parkway on the north side of the street within the public right-of-way.”
 - **Trumble Road - Street Tree Primary:** Pinus Eldarica-Afgan Pine; Use drought resistant shrubs and ground cover intended to complement the proposed parkways along Ethanac Road, including but not limited to the following Kangaroo Paw, Nolia Grasses, Agave, Lantana yellow/purple, Red Yucca, and Red-Hot Poker.
 - **Sherman Road - Street Tree primary:** Cupaniopsis anacardioides. Use drought resistant shrubs and ground cover intended to complement the proposed parkways along Ethanac Road, including but not limited to the following Kangaroo Paw, Nolia Grasses, Agave, Lantana yellow/purple, Red Yucca, and Red-Hot Poker.
- b. Irrigation** – A list of irrigation system components intended to meet the performance, durability, water efficiency, and anti-theft requirements for Special District landscape areas as determined by the Special Districts Division.



CITY OF PERRIS

PUBLIC WORKS DEPARTMENT

Components shall include, but not be limited to Rainbird XBT-20PC w/ Diffuser, or equal on flexible PVC risers, Sentry Guard Cable Guard and Union Guard, and backflow Wilkens Model 375 (or equal). The controller shall include an ET based controller with weather station that is centrally controlled capable and wi-fi ready (Weather Trak Pro3, or equal, with Rain Sensor). At the discretion of the Special Districts Division public landscape areas utilizing no more than 6 valves/stations, programmed to irrigate consecutively, and none simultaneously, may propose the use of an alternative ET based controller with weather station that is centrally controlled capable and wi-fi ready, such as the Weathermatic System or equal. The proposed system shall be complete with wireless weather station, aircard with flow, one year bundle service, blade antenna and flow sensor, and ET programmed.

- c. **Benefit Zone Quantities** – Include a Benefit Zone quantities table (i.e. SF of planting areas, turf, number of trees, SF. of hardscape, etc.) in the lower right-hand corner of the cover sheet for off-site landscape areas, indicating the amount of landscaping the district will be required to maintain.
- d. **Meters** – Each District is required to be metered separately. A meter cannot be shared between Flood Control District #1, Landscape Maintenance District #1, and/or Lighting Maintenance District 84-1, nor can a meter servicing on-site improvements be used to provide water and/or power to off-site improvements. All electrical and water meters shall be in locations that are easily accessible to maintenance staff while not visually obtrusive in the street scene and away from street intersections. Show location of separate water and electrical utility meters intended to serve maintenance district areas exclusively. Show locations of water and electrical meter for landscape district. Show location of water and electrical meter for flood control district. Show location of electrical meter for Traffic signal and street lighting district, on respective plans. Coordinate location of meters on landscape and civil engineering plan.
- e. **Controllers** - The off-site irrigation controllers are to be located within the right of way (preferably within the off-site landscape area). All point of connection equipment including irrigation controller pedestals, electrical meter pedestals, and backflow preventers are to be in locations that are easily accessible to maintenance staff while not visually obtrusive in the street scene, and away from street intersections. Backflow preventers are to be screened on at least three sides with (5) gallon plant material. The fourth side shall be open to the back of the landscape area to allow the backflow cage to be opened without interference with plant materials.



CITY OF PERRIS

PUBLIC WORKS DEPARTMENT

Backflow cages shall meet the required City of Perris Engineering Standards in effect at the time of approval.

- f. **Recycled Water** - If applicable. The project landscape architect shall coordinate with EMWD to verify if the site will be served with recycled water and design all irrigation and landscape plans to meet the requirements of EMWD and provide additional irrigation components as needed.
 - g. **EMWD Landscape Plan Approval** – The project landscape architect shall submit a copy of all irrigation plans and specifications to EMWD for approval. The project landscape architect must confirm with EMWD that the plans have been approved by EMWD and submit written proof of approval by EMWD prior to the City approving the final Landscape Plans. Until the final landscape plan has been approved by the City of Perris, the maintenance areas depicted cannot be accepted by the City for maintenance. The developer shall coordinate both reviews to ensure acceptability of plans by both EMWD and the City of Perris, prior to approval by either agency.
 - h. **Landscape Weed Barrier** - Weed cloth with a minimum expected life of 10-years shall be required under all gravel, rock, or cobble areas.
 - i. **Wire Mesh and Gravel at Pull Boxes** - Provide wire mesh and gravel layer within valve boxes to prevent rodent intrusion.
 - j. **Concrete Maintenance Band at Medians and Mortar Cobble Turn Lane** – Provide 12” wide concrete maintenance band (safety edge) around entire median. At turn pockets provide mortared cobble creek bed, round stone sized 6” to 12”.
 - k. **Perimeter Walls Graffiti Coating** – Provide anti-graffiti coating to all perimeter walls. Acceptable products shall include Vitrocem Anti-Graffiti Coating or equal.
 - l. **Slopes 3:1 Maximum** - Any proposed slope will not exceed a 3:1 ratio. Slopes exceeding a 3:1 ratio shall require construction of appropriate reinforcing garden walls.
4. **Landscape Inspections.** The project applicant shall inform the on-site project manager and the landscape contractor of their responsibility to call for only “OFF-SITE” landscape and irrigation inspections at the appropriate stages of construction. Inspections shall be scheduled for at least two working days (Monday through



CITY OF PERRIS

PUBLIC WORKS DEPARTMENT

Friday) during normal staff hours, prior to the actual inspection. Contact Public Works Special Districts Division at (951) 657-3280 to schedule inspections.

- **Inspection #1** – Trenches open, irrigation installed, and system pressurized to 150 PSI for four hours.
- **Inspection #2** – Soil prepared, and plant materials positioned and ready to plant.
- **Inspection #3** – Landscaping installed, with all equipment and irrigation system fully operational.
- **Inspection #4** – A joint inspection with the Development Inspector and LMD Inspector and Applicant to request for “Start of 1 year Maintenance Period” submitted, with all required turn-over submittal items provided to Public-Works Special Districts Division. **The applicant shall be responsible for ensuring that a 6-month reserve has been secured for the site prior to the City assuming maintenance responsibilities. A site will not be granted the Start of the 1 Year Maintenance Period if there is not adequate funding for the City to assume maintenance responsibilities the following year.**
- **Inspection #5 (Turn-Over)** – On or about the one-year anniversary of Inspection #4, Developer shall call for an inspection to allow the City to review and identify any potential irrigation system defects, dead plants, weed, debris or graffiti; stressed, diseased, or dead trees; mulch condition, hardscape or other concerns with the landscape installation; or to accept final turn over of the landscape installation. At his sole expense, the Developer shall be responsible for rectifying system and installation deficiencies, and the one-year maintenance period shall be extended by the City until all deficiencies are cured to the satisfaction of the City. If in the opinion of the City’s Landscape Inspector the landscape installation is in substantial compliance with the approved landscaping plans, the irrigation and communication system is functioning as intended, and the landscape installation is found to be acceptable to the City, then the Inspector shall recommend to the City’s Special District Coordinator to accept turn-over of water and electrical accounts, wi-fi communication contracts and the entire landscape installation.

5. **One Year Maintenance and Plant Establishment Period** - The applicant will be required to provide a minimum of a one (1) year maintenance and plant establishment period, paid at the sole expense of applicant. This one-year maintenance period commences upon the successful completion of Inspection #4 discussed above, and final



CITY OF PERRIS

PUBLIC WORKS DEPARTMENT

approval by the City. During this one-year period the applicant shall be required to maintain all landscape areas free of weeds, debris, trash, and graffiti; and keep all plants, trees, and shrubs in a viable growth condition. Prior to the start of the one-year maintenance period, the Developer shall submit a weekly Landscape Maintenance Schedule for review and approval by the City's Special Districts Division. The City shall perform periodic site inspections during the one-year maintenance period. The purpose of these periodic inspections is to identify any and all items needing correction prior to acceptance by the City at the conclusion of the one-year maintenance period. Said items needing correction may include but are not limited to replacement of dead or diseased plant materials, weeding, replenishment of mulches, repair of damaged or non-functioning irrigation components, test of irrigation controller communications, etc. During this period, the City shall begin the annual assessment of the benefit zone in preparation for the landscape installation turnover to City maintenance staff.

6. **Street/Off-Site Improvements.** The applicant shall submit street improvement plans, accompanied by the appropriate filing fee to the City Engineering Department. Details of treatments off-site improvements, including lighting, shall meet both the City Engineer's Design Guidelines, and the additional requirements of the Engineering and Special Districts Division. Components shall include, but not be limited to:
 - a. **Street Lighting-**If Street lighting is required, lighting shall meet the type, style, color, and durability requirements necessary for energy efficiency goals, maintenance, and longevity of improvements of the City Engineer's Office. Streetlights will be owned by City of Perris not SCE. Streetlights shall be constructed per LS-3 account billing standard, which shall include an individually metered pedestal for streetlights.
 - b. **Acceptance By Public Works/Special Districts-** Lighting District facilities required by the City Engineer's Office shall be installed and fully operational and approved by final inspection by the City Engineer's Office, and the City's Consulting Traffic Signal Inspection Team (Riverside County TLMA) at (951) 955-6815. Prior to acceptance for maintenance of "Off-site" traffic signal and lighting facilities by the Public Works-Special Districts, the developer shall contact the Public Works Special Districts Division at (951) 657-3280 to schedule the delivery of all required turn-over submittal items. Prior to acceptance into Lighting District 84-1, coordinate turnover information pertaining to Street Lights, and Traffic Signal Electrical/SCE Service Meters with Wildan Financial Services, the City's Special Districts Consulting Firm at (951) 587-3564. (i.e. Provide electrical



CITY OF PERRIS

PUBLIC WORKS DEPARTMENT

meter number, photo of pedestal, and coordinate “request for transfer of billing information” with SCE and City for all new service meters). Developers shall pay 18-month energy charges to the City of Perris for all off-site street lighting. Call Wildan Financial Services, Inc. for the amount due, and to obtain receipt for payment. Obtain and provide a clearance form from Riverside County TLMA indicating completion of all punch list items from traffic signal construction. Submit one large format photocopy of Traffic Signal as-built plans and timing sheets.

7. **Water Quality Management Plans.** The applicant shall submit a Preliminary and Final WQMP, accompanied by the appropriate filing fee to the Planning Department and City Engineering Department, respectively. Details for treatment control facilities shall meet both the Riverside County WQMP Design Guidelines, and the additional requirements of the Engineering and Special Districts Division intended to reduce long term maintenance costs and longevity of improvements. Components shall include, but not be limited to:
- **Storm Drain Screens-**If off-site catch basins are required by the City Engineer’s Office, connector pipe screens shall be included in new catch basins to reduce sediment and trash loading within storm pipe. Connector pipe screens shall meet the type, style, and durability requirements of the Public Work’s Special Districts Division.
 - **WQMP Inspections-** The project applicant shall inform the on-site project manager and the water quality/utilities contractor of their responsibility to call for both “ON-SITE” and OFF-SITE” WQMP Inspections at the appropriate stages of construction. Contact CGRM at (909) 455-8520 to schedule inspections.
 - **Acceptance By Public Works/Special Districts-**Both on-site and off-site flood control/water quality facilities required for the project, as depicted in the Final WQMP, shall be installed and fully operational, and approved by final inspection by the City’s WQMP Consultant, CGRM. The Developer shall obtain a final Clearance Letter from CGRM indicating compliance with all applicable Conditions of Approval for the approved WQMP. The developer shall deliver the same to the Public Works-Special Districts. In addition, prior to acceptance by the City, the developer shall submit a Covenant and Agreement describing on-going maintenance responsibilities for on-site facilities per the approved WQMP, to the Public Works Special Districts Division. The Public Works Special Districts Division will review and approve the Covenant and Agreement. The City shall record the same with the Riverside County Recorder’s Office, and the recorded instrument



CITY OF PERRIS

PUBLIC WORKS DEPARTMENT

shall be returned to the City Clerk of the City of Perris for filing.

8. **Flood Control District #1 Maintenance Acceptance.** Flood Control District facilities required by the City Engineer's Office shall be installed and fully operational, and approved by final inspection by the City Engineer's Office. Prior to acceptance for maintenance of "Off-site" flood control facilities by the Public Works-Special Districts the developer shall contact the Public Works Special Districts Division at (951) 657-3280 to schedule the delivery of all required turn-over submittal items including as-built storm drain plans in electronic PDF format, one large format photo-copy of as-built plans, storm drain video report in electronic format, and hardcopy of video report with industry standard notations and still photos made during video runs (i.e. facilities sizes, off-sets or damage, facility type, dirt and debris, etc.). The flood control facilities shall be turned over in a condition acceptable to the City, and the developer shall make all necessary repairs and perform initial maintenance to the satisfaction of the City.

9. **Assessment Districts.** **PRIOR TO FINAL MAP RECORDATION the developer shall annex into the special districts, posting an adequate maintenance performance bond to be retained by the City as required by the Public Works Department.** The applicant shall deposit \$5,250 per district, \$15,750 total due. Payment is to be made to the City of Perris, and the check delivered to the City Engineer's Office. Upon receipt of deposit and Consent and Waiver Forms, the developer shall work with City to meet all required milestones for annexations. Payment shall be accompanied by the appropriate document for each district indicating intent and understanding of annexation, to be notarized by property owner(s):
 - ***Consent and Waiver for Maintenance District No. 84-1*** - New Street lighting proposed by the project, as determined by the City Engineer
 - ***Consent and Waiver for Landscape Maintenance District No. 1*** – New off-site parkway and median landscape proposed by the project on Ethanac Rd and Trumble Rd.
 - ***Petition for Flood Control Maintenance District No. 1*** - New Off-site Flood Control Facilities proposed by the project, as determined by the City Engineer.

 - Original notarized document(s) to be sent to:
Daniel Louie
Wildan Financial Services



CITY OF PERRIS

PUBLIC WORKS DEPARTMENT

27368 Via Industria, #200
Temecula, CA 92590

- i. City prepares the Engineer's Reports which includes a description of the improvements to be maintained, an annual cost estimate and annual assessment amounts.
- ii. Reports are reviewed and approved by the property owner. The assessment ballots will be based on the Reports.
- iii. The Reports and corresponding resolutions are placed, for approval, on the City Council Meeting Agenda. City Council action will include ordering the assessment ballots and setting a Public Hearing for no sooner than 45 days. Property owner attendance at this City Council Meeting is not required.
- iv. The assessment ballots are sent to the property owner and are opened by the City Clerk at the close of the Public Hearing. With a "YES" vote by the property owner the City Council can move forward with the Resolution that Confirms the Annexation. Property owner attendance at this Public Hearing is not required.
- v. Confirmation by the City Council completes the annexation process, and the condition of approval has been met.



CITY OF PERRIS
COMMUNITY SERVICES

MEMO

Date: June 12, 2024

To: Nathan Perez, Project Planner

From: Sabrina Chavez, Director of Community Services

Cc: Arcenio Ramirez, Assistant Director of Community Services
Arturo Garcia, Parks Manager
Martin Martinez, Management Analyst

Subject: General Plan Amendment (GPA) 22-05326, Zone Change (ZC) 22-05327, TPM 22-05328 (TPM 38600), Development Plan Review (DPR) 22-00030

Community Services Staff reviewed General Plan Amendment (GPA) 22-05326, Zone Change (ZC) 22-05327, TPM 22-05328 (TPM 38600), Development Plan Review (DPR) 22-00030 and offer the following condition(s):

Development Impact Fees

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

Special Districts

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

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

Planning Case File No(s): DEVELOPMENT PLAN REVIEW #22-00030 & TPM 22-05328

Case Planner: Nathan Perez 951-943-5003 EXT. 279

Applicant: John Grace

Location: Northwest corner of Ethanac Road and Trumble Road

Project: Proposal for a TPM to consolidate 8 parcels and a GPA and Zone Change to facilitate the construction of a 412,372 SF industrial building

APN(s): 329-240-016 thru 020 – 023 thru 027

Reviewed By: David J. Martinez, CBO

Date: 11-29-2022

BUILDING AND SAFETY CONDITIONS

1. Shall comply with the latest adopted State of California 2019 editions of the following codes as applicable:
 - A. 2019 California Building Code
 - B. 2019 California Electrical Code
 - C. 2019 California Mechanical Code
 - D. 2019 California Plumbing Code
 - E. 2019 California Energy Code.
 - F. 2019 California Fire Code
 - G. 2019 California Green Building Standards Code.
2. You will be required to provide proper fire access to the entire site.
3. The proposed development will have to comply with the new EV charging station regulations.
4. You will have to comply with the Title 24 and ADA Access regulations for the pool, complex and the entire site,
5. The proposed structures will have to have fire sprinklers
6. The proposed structure can not be built across any property lines. The Parcel Map will have to be recorded prior to the issuance of any building permits
7. If the proposed development plans are submitted for plan review on or after January 1, 2023 the development will have to comply with the 2022 editions of the California Codes.
8. The Parcel Map will have to be recorded prior to the issuance of any building permit.

PRIOR TO ISSUANCE OF BUILDING/CONSTRUCTION PERMITS

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

FIRE CONDITIONS: To Be provided by Dennis Grubb

ATTACHMENT 4

Ordinance No. (*next in order*) First Reading
of Zone Change (ZC)22-05327

ORDINANCE No. (Next in Order)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING ZONE CHANGE (ZC) 22-05327 TO REZONE 19.9 ACRES FROM COMMERCIAL (C) ZONE TO LIGHT INDUSTRIAL (LI) ZONE TO FACILITATE THE CONSTRUCTION OF A 412,348 SQUARE FOOT INDUSTRIAL WAREHOUSE BUILDING, LOCATED AT THE NORTHWEST CORNER OF SHERMAN ROAD AND ETHANAC ROAD, AND MAKING FINDINGS IN SUPPORT THEREOF SUBJECT TO CONDITIONS OF APPROVAL.

WHEREAS, the project applicant, Noah Shih (the “Applicant”), Hillwood, proposes to rezone 19.9 acres from Commercial (C) to Light Industrial (LI) to facilitate the construction of a 412,348 square-foot industrial warehouse building and consolidate ten (10) existing parcels into one (1) 19.9 acre-parcel located at the northwest corner of Sherman Road and Ethanac Road; and

WHEREAS, California Government Code Sections 65864 *et seq.* authorize the City of Perris (“City”) to approve zone changes thereto with persons that have a legal or equitable interest in real property for the development of such property; and

WHEREAS, General Plan Amendment (GPA) 22-05326, Zone Change (ZC) 22-05327, TPM 22-05328 (TPM 38600), Development Plan Review (DPR) 22-00030 (collectively, the “Project”) were submitted for consideration to rezone and amend the City of Perris General Plan Land Use Designation to change the zone designation of 19.9 acres from Commercial to Light Industrial, consolidation of ten existing parcels into one, and for the consideration regarding architectural design and site layout for the Project; and

WHEREAS, the proposed ZC 22-05327 is consistent with the goals, policies, and implementation measures outlined in the General Plan; and

WHEREAS, an Environmental Impact Report (State Clearing House No. 2023090525) was prepared for the Project and was publicly reviewed for a forty-five (45) day period in accordance with CEQA, from February 16, 2024, to April 1, 2024; and

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

WHEREAS, the Riverside County Airport Land Use Commission (“ALUC”) conducted a public hearing on June 8, 2023, to consider the Project’s consistency with D (Flight Corridor Buffer) Zone and determined that the Project is consistent with the MARB/IPA ALUCP; and

WHEREAS, a duly noticed Planning Commission public hearing was scheduled for September 18, 2024, for the Project, and at the meeting, the Planning Commission voted 5-0 to recommend denial the Project to the City Council; and

WHEREAS, On November 12, 2024, the City Council conducted a duly noticed public hearing regarding the Project, at which time all interested persons were given full opportunity to be heard and to present evidence for the City Council's consideration (including all oral and written testimony from members of the public and City staff, including, but not limited to, the City staff reports and accompanying documents and exhibits); and

WHEREAS, before acting, the City Council has heard, been presented with, and reviewed all of the information and data which constitutes the administrative record for the Project approval, including all oral and written evidence presented to the City during all project meetings and hearings; and

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

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF PERRIS hereby ordains as follows:

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

Section 2. 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 of the significant environmental effects of the Project have been adequately evaluated. Further, City Council Resolution No. (next in order) certified the EIR and adopted the Mitigation Monitoring and Reporting Program and the Findings of Fact and Statement of Overriding Considerations. 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 and the Findings of Fact and Statement of Overriding Considerations 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 November 12, 2024, the City Council finds the following concerning ZC 22-05327:

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

The Project proposes to rezone 19.9 acres from Commercial to Light Industrial (LI) to facilitate the construction of a 412,348 square foot industrial warehouse building. The

LI zone will be consistent with the surrounding zoning as mentioned in Section 3.B. With the requested zone change, the Project will be consistent with the General Plan, PVCCSP, and City's Zoning Code.

In addition, the proposed ZC 22-05327 promotes Goal III of the General Plan Land Use Element, Goals II and V, and Policies V.A of the General Plan Circulation Element:

Goal III (Land Use Element): Commerce and industry to provide jobs for residents at all economic levels of both industrial and commercial retail sectors.

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

Goal V (Circulation Element): Efficient goods movement.

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

B. The proposed zoning is compatible with or provides adequate buffering of adjoining uses.

The Project proposes to rezone 19.9 acres from Commercial to Light Industrial (LI) to facilitate the construction of a 412,348-square-foot industrial warehouse building. The Project is subject to the City's Good Neighbor Guidelines (GNG), that require a 300-foot separation from loading dock doors to sensitive receptors. The Project provides this GNG distance separation from the existing non-conforming neighborhood in the City of Menifee. The Project also includes a 53-foot landscape buffer with 14-foot-high screen wall along Sherman Road to buffer the industrial project from the existing neighborhood to the east.

C. The proposed zoning is a logical extension of the existing zoning pattern.

The proposed zone change is a logical extension of the existing approved LI zoning to the north, which is zoned as Economic Development Corridor Northern Gateway (EDC-NG) within the City of Menifee, as well as a logical extension of the Business Park/Light Industrial (BP) zoning to the south and east within the City of Menifee. All aforementioned zones allow the construction of industrial uses.

Section 4. 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 November 12, 2024, the City Council hereby approves Zone Change (ZC) 22-05327 subject to the Conditions of Approval relating to the Project attached hereto 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.

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

ADOPTED, SIGNED, and APPROVED this 12th day of November 2024.

Michael M. Vargas

ATTEST:

City Clerk, Nancy Salazar

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

I, Nancy Salazar, CITY CLERK OF THE CITY OF PERRIS, CALIFORNIA, DO HEREBY CERTIFY that the foregoing Ordinance Number (next in order) was duly and regularly adopted by the City Council of the City of Perris at a regular meeting held the 12th Day of November 2024 by the following called vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

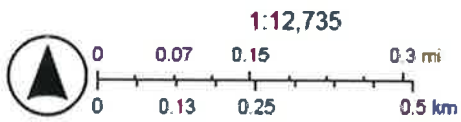
City Clerk, Nancy Salazar

ATTACHMENT 5
Vicinity/Aerial Map



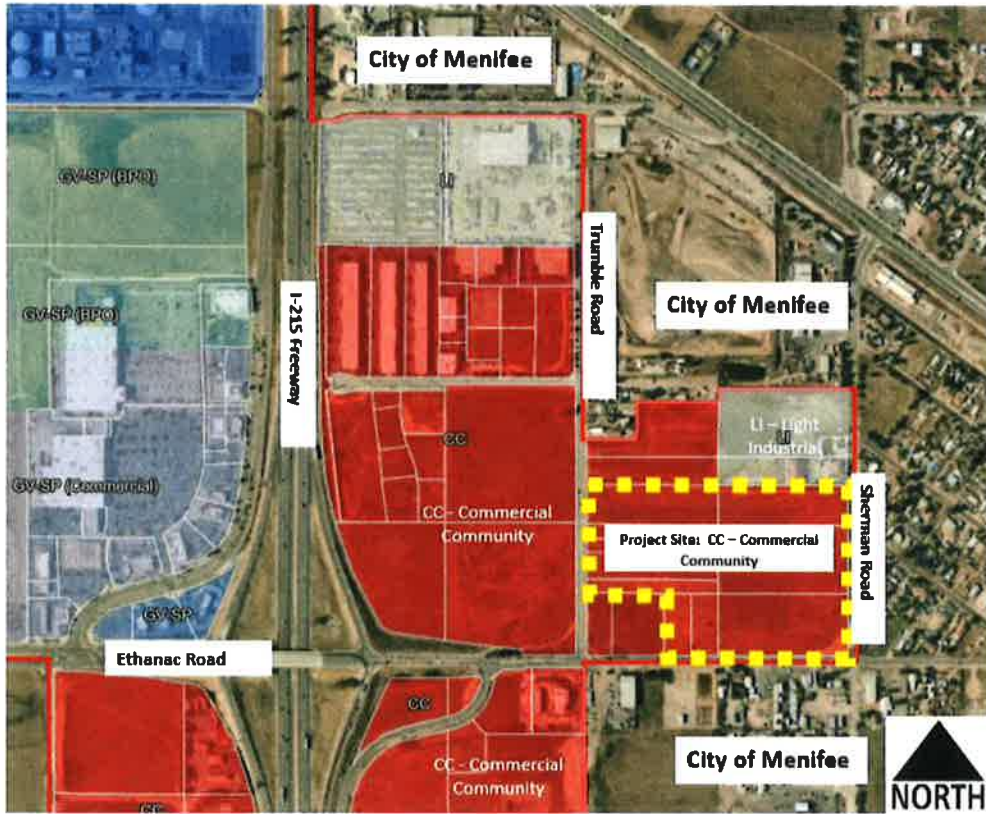
Parcels

 Perris Boundary



ATTACHMENT 6

Existing and Proposed General Plan Map



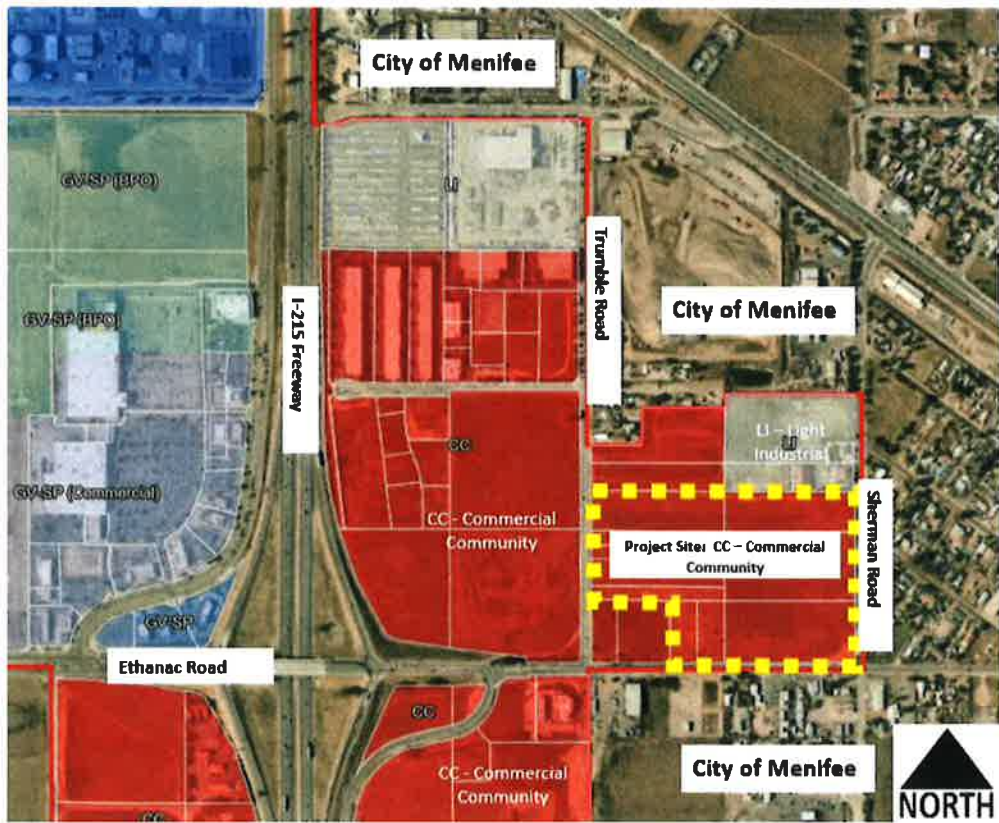
Existing General Plan Land Use Map



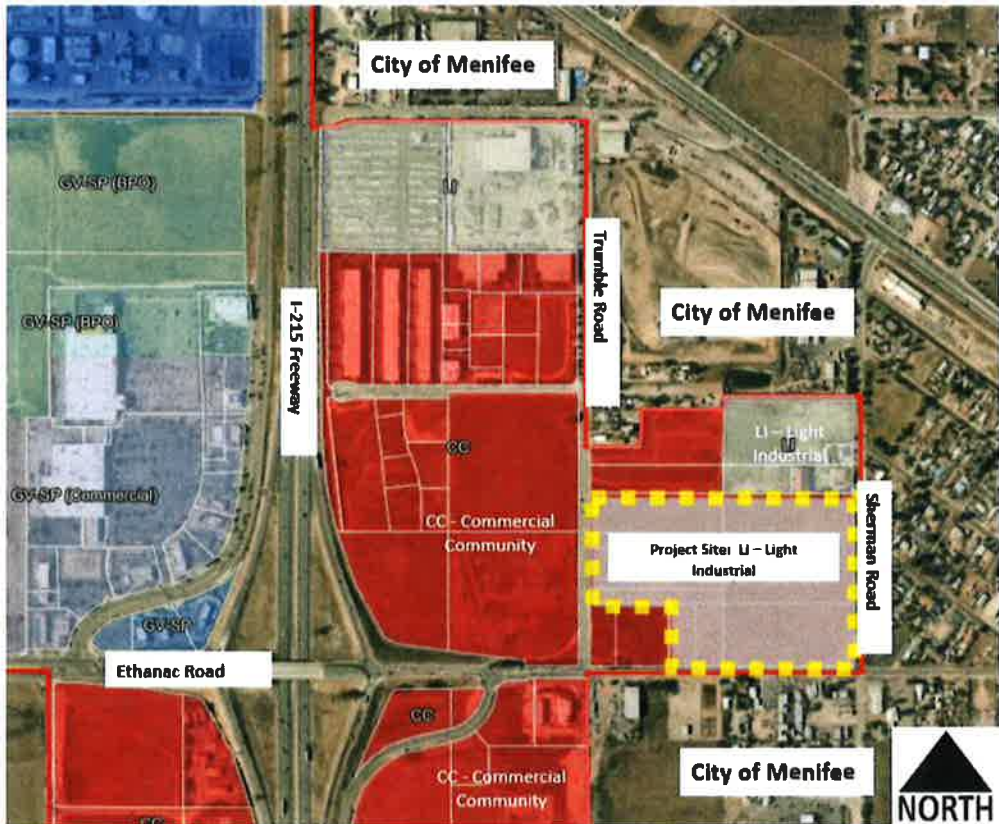
Proposed General Plan Land Use Map

ATTACHMENT 7

Existing and Proposed Zoning Map



Existing Zone Map



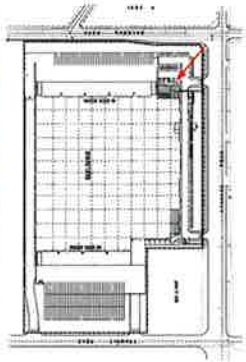
Proposed Zone Change Map

ATTACHMENT 8

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)

Due to the size of the plans, only select plans are provided in the staff report package; the complete set of plans are on file with the Planning Department and available online at:

https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-422#docan1206_1313_479



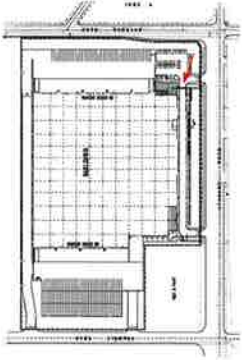
Perspective View: 2 - Click to view



ETHANAC LOGISTICS CENTER
Fremont, CA

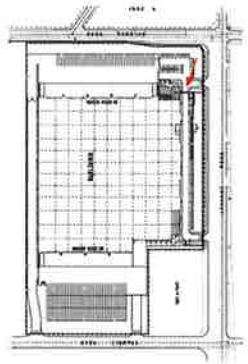


HILLWOOD
A PEROT COMPANY



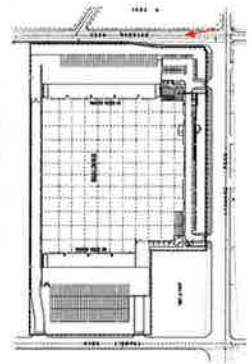
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Perspective View 5 - High Ground Day Inne
ETHANAC LOGISTICS CENTER
Perris, CA #202106 | 06.00.0004

HI HILLWOOD
A PERCOT COMPANY



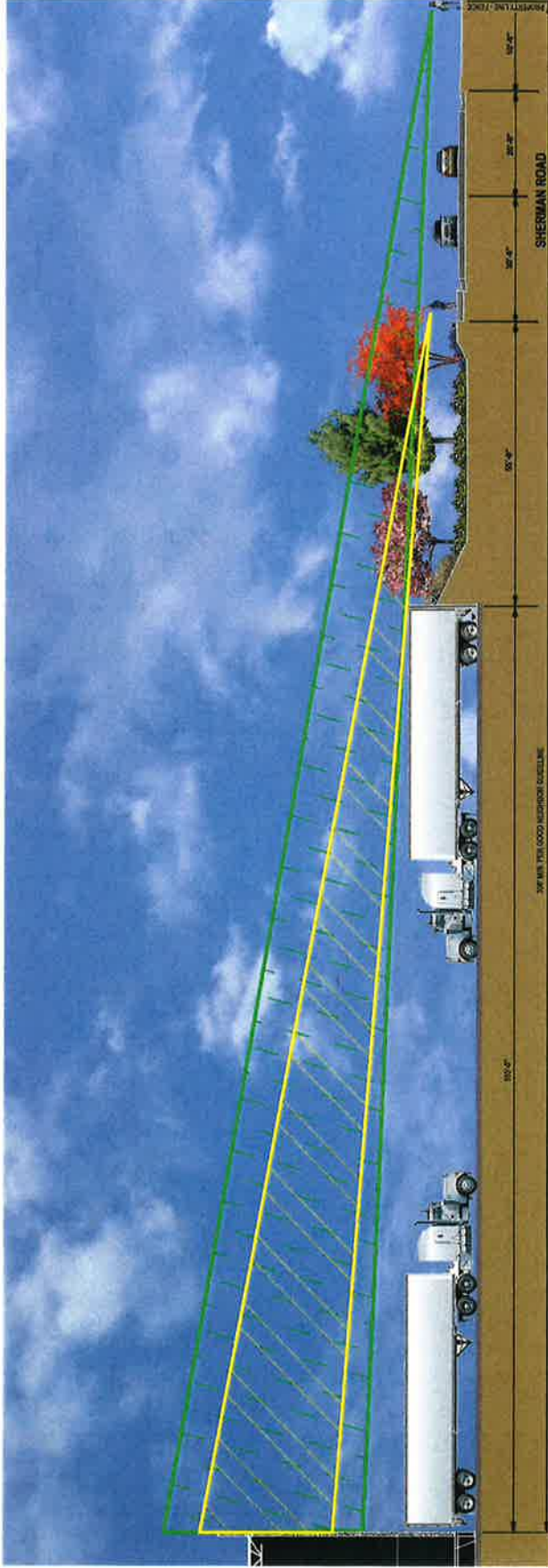
HPA
Perspective View 5 - High Ground (Right 1 line)
ETHANAC LOGISTICS CENTER
Fremont, CA
© 2014 | Oct. 201 - 2014

HI **HILLWOOD**
A FEROT COMPANY



HIPA
ETHANAC LOGISTICS CENTER
PERRIS, CA
#2020E 1 06.03.2020

HILLWOOD
A FERROT COMPANY



SECTION 1 - SHERMAN RD

ELEVATIONS

SHEET 3 OF 3

PROJECT NUMBER: 22-0198 DATE PREPARED/MODIFIED: 10/16/24

ETHANAC LOGISTICS CENTER

ENGINEERING CONSULTANTS
 3785 MCCRAY STREET
 PHOENIX, AZ 85018
 PH (602) 998-1000
 FAX (602) 998-1256

WEBB
 ASSOCIATES



1821 DAVENPORT AVE STE 3100
 SAN ANTONIO, TX 78201
 TEL: 214.343.4643
 FAX: 214.343.4641
 email: info@hpaarch.com



301 W. Pomeroy, Ste 175
 Omaha, NE 68104
 ATTN: John Gandy

Project: **Ethanac Logistics Center**
 Permit: CA

Consultants:
 CIVIL: HERR
 STRUCTURAL: HERR
 ELECTRICAL: CHAD LEE
 PLUMBING: HERR
 LANDSCAPE: HERR
 SIGNAGE: HERR
 SUSTAINABILITY: HERR

Overall Site Plan
 Project Number: 2215
 Drawn by: AT
 Date: 04/11/2024
 Revision:
 1ST SUBMITTAL: 02/18/2022
 2ND SUB P.C.: 01/11/2023
 3RD SUB P.C.: 03/29/2023
 4TH SUB P.C.: 07/26/2023
 5TH SUB P.C.: 08/07/2023
 6TH SUB P.C.: 08/07/2023

Sheet: **DAB-A1.1**
 Title: OVERALL SITE PLAN

PROPERTY OWNER
 HILLWOOD
 201 W. Pomeroy, Ste. 175
 Omaha, NE 68104
 ATTN: John Gandy

ADDRESS OF THE PROPERTY
 812 ETHANAC ROAD AND TRUMBLE ROAD

ASSESSOR'S PARCEL NUMBERS
 812 ETHANAC RD IN 78 23 08 27
 812 ETHANAC RD IN 78 23 08 28

ZONING
 CURRENT: COMMERCIAL, COMMUNITY (C2)
 PROPOSED: LIGHT INDUSTRIAL (LI)

LEGAL DESCRIPTION
 SEE CIVIL DRAWINGS

APPLICANT
 HILLWOOD
 201 W. Pomeroy, Ste. 175
 Omaha, NE 68104
 ATTN: JOHN GANDY

ARCHITECT
 HPA ARCH
 1821 DAVENPORT AVE, SUITE 3100
 SAN ANTONIO, TX 78201
 TEL: 214.343.4643
 FAX: 214.343.4641
 ATTN: JOHN GANDY

CIVIL
 HERR
 1000 S. GARDNER AVE, SUITE 100
 OMAHA, NE 68102
 TEL: 402.491.2322
 FAX: 402.491.1668

PROJECT DATA

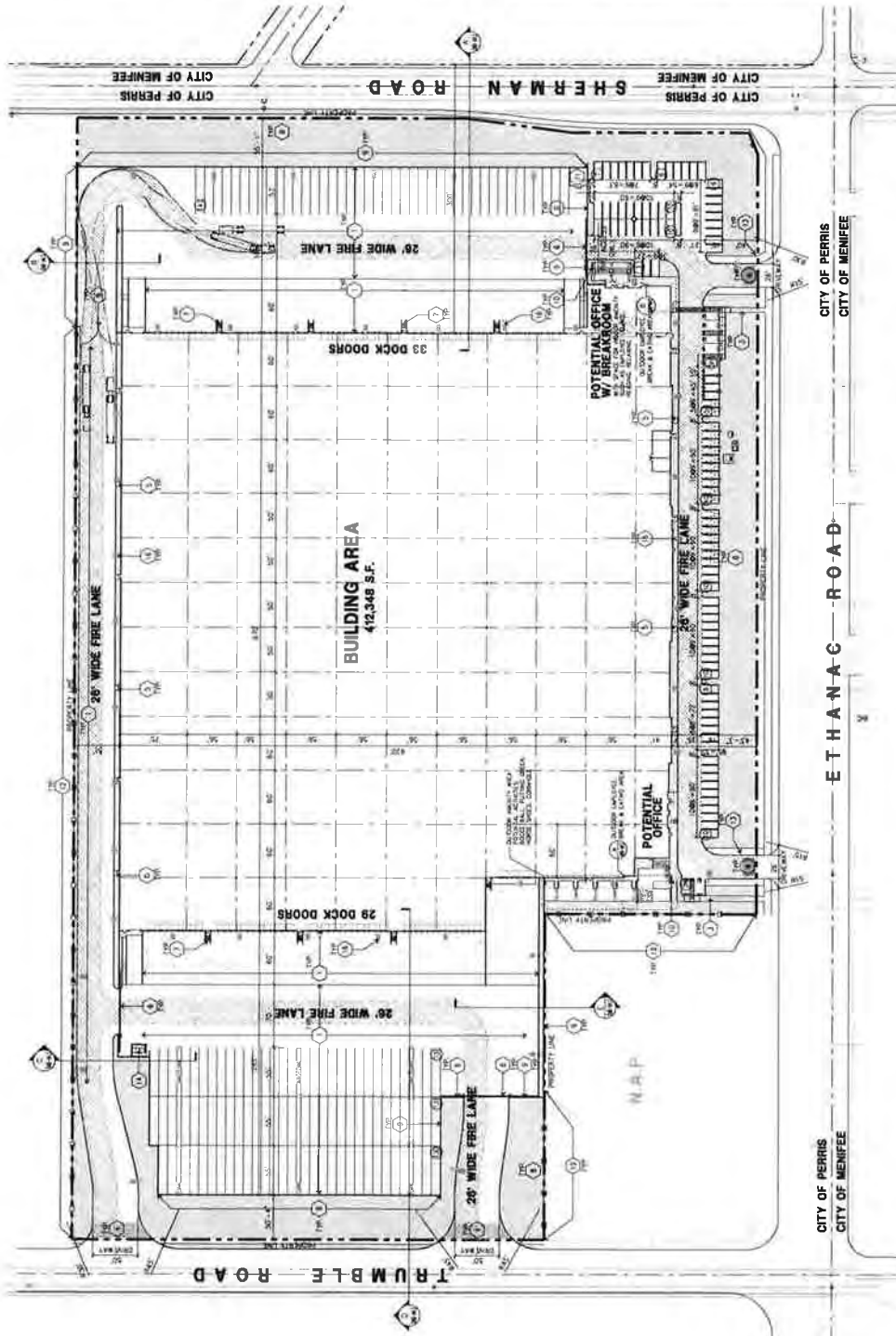
| | |
|----------------|----------------------|
| PERMIT AREA | 412,348 SF |
| PERMIT TYPE | LI |
| PERMIT CLASS | LI |
| PERMIT NUMBER | 2024-05-03-14-0003-1 |
| PERMIT DATE | 05/03/2024 |
| PERMIT STATUS | ISSUED |
| PERMIT EXPIRES | 05/03/2025 |
| PERMIT FEE | 105.54 |
| PERMIT TYPE | LI |
| PERMIT CLASS | LI |
| PERMIT NUMBER | 2024-05-03-14-0003-1 |
| PERMIT DATE | 05/03/2024 |
| PERMIT STATUS | ISSUED |
| PERMIT EXPIRES | 05/03/2025 |
| PERMIT FEE | 105.54 |

PERMITS
 PERMIT TYPE: LI
 PERMIT CLASS: LI
 PERMIT NUMBER: 2024-05-03-14-0003-1
 PERMIT DATE: 05/03/2024
 PERMIT STATUS: ISSUED
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 PERMIT DATE: 05/03/2024
 PERMIT STATUS: ISSUED
 PERMIT EXPIRES: 05/03/2025
 PERMIT FEE: 105.54



- NOTE: INDOOR AND OUTDOOR AMENITIES ARE SUBJECT TO TENANT NEGOTIATION**
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 - 2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 - 3. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
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 - 20. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

- SITE PLAN GENERAL NOTES**
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- SITE PLAN KEYNOTES**
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 19. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 20. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

OFFICIAL USE ONLY

ATTACHMENT 9

Tentative Parcel Map (TPM) 38600

IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TENTATIVE PARCEL MAP NO. 38660

LOCATED IN SECTION II, T. 4S, R. 4N, S.B.M.



VICINITY MAP

GENERAL REPRESENTATIVE
 ALWOOD INVESTMENT PROPERTIES
 401 VIA FERRIS BLVD
 SUITE 100
 PERRIS, CA 92570
 CONTACT: RICARDO BELAIEZ
 PHONE: (951) 866-0700
 FAX: (951) 866-0700

ENGINEERS
 SOILS ENGINEERS
 SOILS ENGINEERS ASSOCIATES
 31501 VIA FERRIS BLVD
 SUITE 100
 PERRIS, CA 92570
 CONTACT: JOHN L. LINDOY
 PHONE: (951) 866-1100
 FAX: (951) 866-1100

ARCHITECTS
 TOPOROVICH ASSOCIATES
 1500 W. 10TH ST
 SUITE 100
 PERRIS, CA 92570
 CONTACT: JEFFREY M. TOPOROVICH
 PHONE: (951) 866-1100
 FAX: (951) 866-1100

LAND USE
 COMMERCIAL GENERAL PLAN LAND USE
 COMMERCIAL ZONING LIGHT INDUSTRIAL (LUI)
 COMMERCIAL ZONING LIGHT INDUSTRIAL (LUI)
 COMMERCIAL ZONING LIGHT INDUSTRIAL (LUI)
 COMMERCIAL ZONING LIGHT INDUSTRIAL (LUI)

APR
 780 / 027
 2.0 AC
 2.0 AC
 1.8 AC

LEGEND
 EXISTING CENTER LINE
 EXISTING EASEMENT
 EXISTING RIGHT-OF-WAY
 EXISTING LOT LINE
 EXISTING RIGHT-OF-WAY
 PROPOSED CENTER LINE
 PROPOSED EASEMENT
 PROPOSED RIGHT-OF-WAY

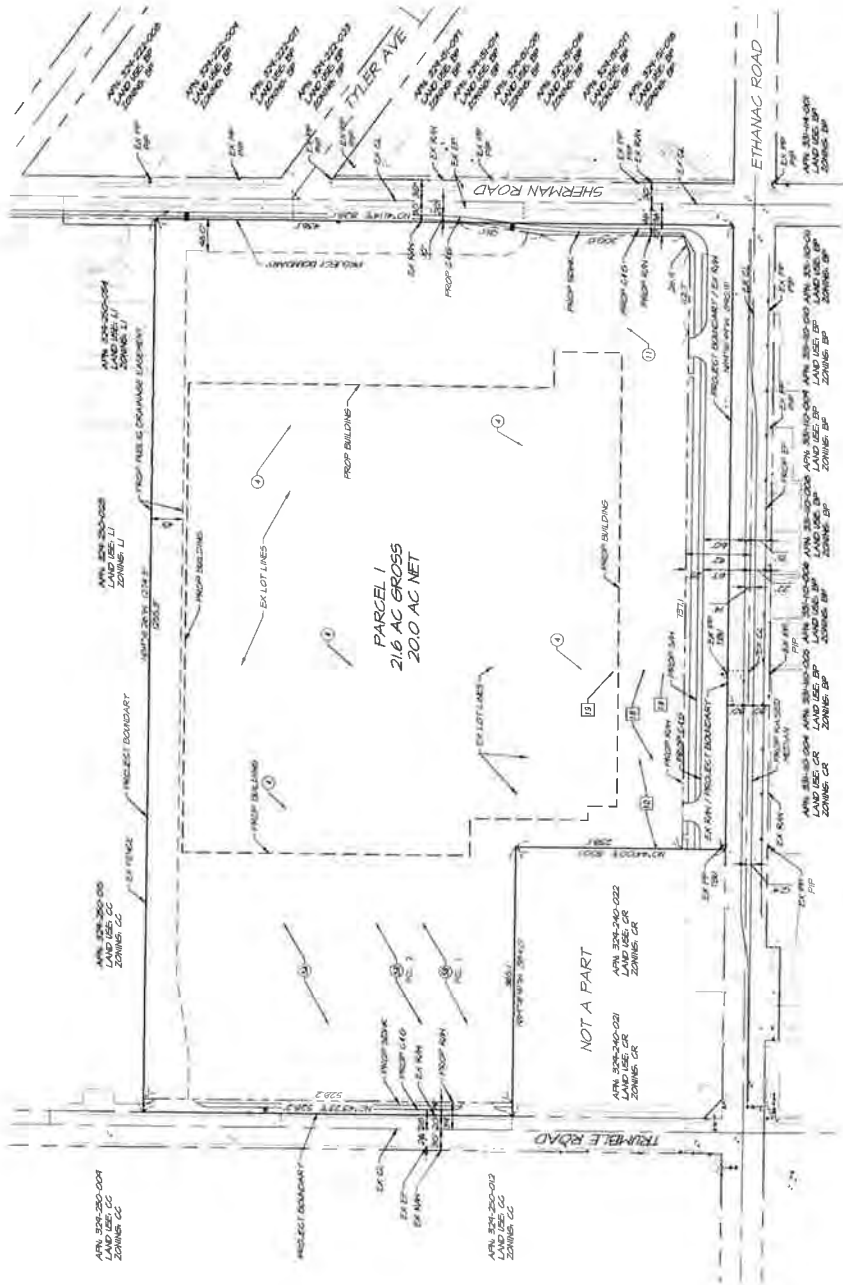
EASEMENT NOTES
 SEE SHEET 2

LEGAL DESCRIPTION
 SEE SHEET 2

SHEET INDEX
 SHEET 2, SECTIONS AND LEGAL



| | | | |
|----------|--------------------------------|--------------|--------------------------------|
| DATE | 11/27/2024 | SCALE | AS SHOWN |
| BY | JL | SHEET | 1 |
| CHECKED | JL | TOTAL SHEETS | 1 |
| DATE | 11/27/2024 | PROJECT | TENTATIVE PARCEL MAP NO. 38660 |
| PROJECT | TENTATIVE PARCEL MAP NO. 38660 | CITY | CITY OF PERRIS |
| CLIENT | ALWOOD INVESTMENT PROPERTIES | TITLE SHEET | ETHANAC COMMERCE CENTER |
| DESIGNER | TOPOROVICH ASSOCIATES | | |



GENERAL INFORMATION

- ALL PARCELS WITHIN PROJECT BOUNDARY TO BE COVERED VIA UTILITY MAP
- PROJECT IS NOT WITHIN A SPECIFIC PLAN
- PROJECT IS NOT WITHIN THE CITY OF PERRIS REDEVELOPMENT PROJECT AREA
- BOUNDARIES OF RECORD ARE PLOTTED HEREIN
- THERE ARE NO EXISTING WELLS ON THE PROPERTY
- LAND IS NOT WITHIN A SPECIAL STUDY ZONE
- LAND HAS HIGH POTENTIAL FOR LIBERATION PER SOCIAL GEO REPORT DATED 02/28/2022
- THE PROJECT WILL COMPLY WITH ALL APPLICABLE REGULATIONS
- PROJECT IS WITHIN AIRPORT LAND USE COMPATIBILITY ZONE D
- ARCHITECTURAL SITE PLAN PROVIDED BY FPA ARCHITECTURE ON CHANG24

ABBREVIATIONS

| | |
|-----|------------------|
| CL | CENTER LINE |
| GS | GRASS AND GRASS |
| EP | EASEMENT |
| PP | PROPOSED |
| PP | PROTECT IN PLACE |
| ROH | RIGHT-OF-WAY |
| SA | SIDEWALK |
| ZB | TO BE REMOVED |
| TSB | TO BE REIMPROVED |

ATTACHMENT 10

Planning Commission Staff Report Without Exhibits - Dated 09/18/2024

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

[https://www.cityofperris.org/departments/
development-
services/planning/environmental-
documents-for-public-review/-folder-
422#docan1206 1313 479](https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-422#docan1206_1313_479)



CITY OF PERRIS

PLANNING COMMISSION AGENDA SUBMITTAL

- MEETING DATE:** September 18, 2024
- SUBJECT:** General Plan Amendment (GPA) 22-05326, Zone Change (ZC) 22-05327, TPM 22-05328 (TPM 38600), and Development Plan Review (DPR) 22-00030 – A proposal to consider the following entitlements to facilitate the construction of a 412,348 square-foot industrial warehouse building on 19.9 acres, located at the northwest corner of Sherman Road and Ethanac Road: 1) General Plan Amendment and Zone Change to change the land use designation of 19.9 acres from Community Commercial (CC) to Light Industrial (LI); 2) Tentative Parcel Map to consolidate 10 existing parcels into one 19.9 acre-parcel; and 3) Development Plan Review for review of the site plan and building elevations.. Applicant: Noah Shih, Hillwood.
- REQUEST:** Adopt Resolution 24-14 recommending that the City Council certify the Final Environmental Impact Report (SCH no. 2023090525), adopt the Mitigation and Monitoring and Reporting Program, and approve General Plan Amendment (GPA) 22-05326, Zone Change (ZC) 22-05327, TPM 22-05328 (TPM 38600), and Development Plan Review (DPR) 22-00030, to facilitate the construction 412,348 square-foot industrial warehouse building on 19.9 acres, based on the findings and the Conditions of Approval.
- CONTACT:** Patricia Brenes, Planning Manager

BACKGROUND

The vacant project site consists of ten (10) vacant parcels, totaling 19.9 acres. The project site is surrounded by vacant land and construction company to the north; vacant land to the west, currently in the entitlement process to allow a truck travel center with fueling stations for trucks and passenger vehicles; a legal non-conforming residential neighborhood to the east, across Sherman Road, within Menifee city limits, zoned Business Park (BP) that allows warehouses; vacant land, a residence, and auto repair shops to the south, across Ethanac Road, within the Menifee city limits, zoned Business Park (BP) that allows warehouses and Commercial Retail (CR). In addition, the City of Menifee has approved industrial warehouse buildings to the south, beyond the existing uses fronting Ethanac Road.

On October 18, 2023, the Planning Commission conducted a public Scoping Meeting to review and discuss the preparation of an Environmental Impact Report for the project. They commented on the environmental topics that should be analyzed for this project. In addition, it was recommended that community outreach be conducted in Spanish and for notification radius to include the residential community to the east; which the applicant has already conducted outreach, and to date, staff has received ten (10) letters of support from residents and businesses (Exhibit J).

Ad hoc Committee

On August 14, 2024, staff conducted an Ad Hoc Committee for this Project. The Ad Hoc Committee expressed the need for the Project to include the following: 1) Plant 36-inch box trees along the southerly, easterly, and westerly property lines; 2) Provide a 6-foot-high berm along the 14-foot-high screen wall to reduce the visual height of the wall to 8 feet; 3) Add metal siding as an accent material to the easterly building elevation; 4) Reduce the size of centrally located windows on the south elevation; 5) Include “Welcome to Perris” and City logo on the proposed monument sign; 6) Center wall sconces on the building elevations; 7) Provide two (2) outdoor amenities to the satisfaction of the Planning staff; 8) Revise the community outreach flyer to include the proposed zone change; and 9) Widen the southerly Trumble Road driveway from 40 feet to 50 feet.

The applicant revised the project plans to address the Ad Hoc Committee's recommendations as follows:

- 36-inch box trees are proposed on the front setbacks along Ethanac Road, Trumble Road, and Sherman Road
- A 6-foot-high berm is proposed to reduce the visual height of the 14-foot-high screen to 8 feet.
- Metal siding has been added to the easterly side of the building.
- Reduced the storefront glass on the southerly side of the building.
- Revised the monument sign to include “Welcome to Perris” and City logo.
- Wall sconces have been centered on the building elevations.
- Two (2) outdoor amenities are provided on the southeast and southwest sides of the building.
- Community flyer was updated to include a zone change exhibit.
- Southerly driveway on Trumble Road has been widened from 40 feet to 50 feet.

PROJECT DESCRIPTION

The applicant is requesting approval of a General Plan Amendment and Zone Change to rezone 19.9 acres from Community Commercial to Light Industrial, a Tentative Parcel Map to consolidate 10 existing parcels into one 19.9-acre parcel, and a Development Plan Review for the site design and building elevations of the proposed industrial warehouse building.

The project site is proposed to be developed with a 412,348-square-foot high-cubed warehouse building. It consists of 10,000 square feet of ground floor office area, 5,000 square feet of mezzanine office area, and 397,348 square feet of high-cubed warehouse area, including 50,000 square feet of potential cold refrigerated storage area. Two offices are proposed on the southeast and southwest corners of the building. A total of 29 high dock doors are proposed on the west side of the building and 33 high dock doors on the east side of the building. A total of 106 parking spaces are proposed for employees and visitors along the south side of the site. In addition, 134 trailer parking spaces are provided on the east side and west side of the site.

Access for passenger vehicles is provided by two 26-foot-wide driveways along Ethanac Road. Truck access is provided by two (2) driveways along Trumble Road. No access is proposed on Sherman Road. The closest proposed loading dock access gates are set back approximately 220 feet from Trumble Road to allow queueing of trucks/trailers prior to entering and exiting the westerly loading dock area. Trucks are anticipated to access the I-215 Freeway by exiting the project site via Trumble Road to Ethanac Road, consistent with the City's adopted truck route.

Community Benefits

As part of this Project, the developer will contribute a total of \$1,500,000 consisting of the following:

- The developer will contribute \$1,000,000, of which \$500,000 will be paid prior to building permit issuance, and the remaining \$500,000 will be paid prior to occupancy for a new fire station to serve the southern area of the City; the contribution can also be reallocated at the discretion of the City for other community-based related programs.
- The developer will contribute \$500,000 for their fair share contribution for the Barnett Road realignment at Ethanac Road and for the I-215/Ethanac Road Interchange improvements.

PROJECT ANALYSIS

The table below summarizes the project's consistency with the General Plan, Zoning Code, Title 18 Subdivision Code, Good Neighbor Guidelines, and March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan.

| |
|--|
| <p>Consistency with the General Plan</p> <p>The Project would be consistent with the proposed Light Industrial (LI) land designation and with the following policies from the General Plan Land Use and Circulation Element goals:</p> <p><u>Land Use Element:</u></p> <ul style="list-style-type: none">○ Policy II - New development consistent with infrastructure capacity and municipal services capabilities.○ Policy III.A - Commerce and industry to provide jobs for residents at all economic levels to accommodate diversity in the local economy. The proposed truck and trailer storage facility would produce jobs within the vicinity of the area. <p><u>Circulation Element:</u></p> |
|--|

- 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 Light Industrial and General Industrial Zones to conform to standard specifications for industrial collector streets to accommodate the movement of heavy trucks.
 - V.A.8: Provide adequate off-street loading areas for all commercial and manufacturing land uses.
 - Policy V.A (Circulation Element): Provide for the safe movement of goods along the street and highway.
 - Policy VIII.B (Circulation Element): Identify Transportation System Management (TSM) strategies to mitigate traffic impacts and maintain the desired level of service along the street and highway system.

Consistency with the Zoning Code

The Project would be consistent with the proposed Light Industrial (LI) Zone, which is intended to support a wide range of manufacturing and nonmanufacturing uses, from warehousing to distribution facilities, and truck and trailer storage facilities. Therefore, the General Plan Amendment and Zoning Change will facilitate the construction of a 412,348-square-foot industrial warehouse building. The proposed amendment and zone change will ensure the project site is developed in compliance with the Light Industrial standards. With the requested zone change, the project will be consistent with the goal and policies of the General Plan, and the development standards of the Zoning Code.

Consistency with Title 18 – Subdivisions

The project proposes Tentative Parcel Map 38600 to consolidate 10 existing parcels into one 19.9 acre-parcel. The project was analyzed for compliance with the minimum Light Industrial (LI) lot standards, lot width, lot depth, and therefore, the project is consistent with the Title 18 – Subdivisions.

Consistency with the Good Neighbor Guidelines

The project was submitted on November 26, 2022, after the adoption of the Industrial Good Neighbor Guidelines (GNG) in September 2022; therefore, it is not required to comply with GNG. Nonetheless, the applicant has designed the project to be consistent with the GNG.

Consistency with the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (MARB/IPA ALUCP)

The Project site is located within Zone D (Flight Corridor Buffer) of the MARB/IPA ALUCP. Compatibility Zone D is considered to have no major impacts to the project. The proposed project was considered by the Airport Land Use Commission (ALUC) on June 8, 2023, for consistency with Zone D and was determined to be **conditionally consistent** with the MARB/IPA ALUCP.

COMPLIANCE WITH APPLICABLE DEVELOPMENT STANDARDS

The table below summarizes compliance with the Light Industrial Zone and Chapter 19.69 – Parking Development Standards of the Zoning Code.

| Development Standards | | | | | |
|--|---|---------|-----------------|-------------------------------------|--------------------------|
| Section 19.44 – Light Industrial Zone | | | | | |
| | Standard | | Proposed | Consistent | Inconsistent |
| Lot Coverage | 50 percent maximum | | 47.1 percent | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| FAR (Floor Area Ratio) | 0.75 | | 0.47 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Lot Size | 15,000 square feet | | 20 acres | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Lot Width | 75 feet | | 528 feet | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Lot Depth | 100 feet | | 1,255 feet | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Building Height | 50 feet | | *51 feet | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Setbacks | Front Yard: West – Trumble Road | 25 feet | 352 feet | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| | Street Side Yard: South – Ethanac Road | 30 feet | 95 feet | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| | Interior Side Yard: North | 0 feet | 51 feet | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| | Street Rear Yard: East - Sherman Road | 30 feet | 233 feet | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Landscape Coverage | 12 percent | | 15.5 percent | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Note: *A parapet wall may be extended by 20 feet above the height limit for buildings in commercial and industrial zones

| Parking Standards | | | | | |
|--|--|-------------------|-------------------|-------------------------------------|--------------------------|
| Chapter 19.69 – Parking Development Standards | | | | | |
| Use | Standard | Required | Proposed | Consistent | Inconsistent |
| Industrial Building | Warehouse: 412,348 s.f. 20,000 s.f. (1space/1000 s.f.) | 20 spaces | 106 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.) | 75 spaces | | | |
| Total Parking | | 105 spaces | 106 spaces | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

COMPLIANCE WITH OTHER APPLICABLE REQUIREMENTS

- **Building Elevations**

The design of the building is modern industrial, with an overall height of 50 feet. The design provides articulation by incorporating a combination of varying rooflines, vertical and horizontal windows, intermittent recessed panels and windows, and additional vertical elements. In addition to cement tilt-up building, three different building materials have been added to the exterior of the building, including decorative Buechel stone, Kenridge Ribbon porcelain tile, Bridgesteel Shiplap metal wall, and steel canopy roofs over the entrances, and blue reflective glazing has been provided for the windows. The proposed color palette combines shades of grey, white, and a mild blue color to provide contrast with the lighter colors. The combination of various colors, articulating footprints, variable roof heights, enhanced architectural treatments, windows, etc., provides visual interest to the building (Exhibit F).

- **Employee Amenity and Recreation Areas**

Industrial buildings over 100,000 square feet must have at least one (1) indoor employee amenity and two (2) outdoor employee amenities. The industrial building proposes two (2) outdoor break areas consisting of a concrete lunch patio and a seating area covered with a trellis structure located at the southwest and southwest sides of the building. An indoor amenity area is provided adjacent to the future office area in the southeast area of the building. As proposed, the project amenities comply with the requirements of the LI Zone (Exhibit F).

- **Landscaping**

The proposed conceptual landscape plan conforms to the Landscaping Ordinance's requirements. The proposed on-site landscaping coverage on the commercial component totals approximately 134,221 square feet or 15.52 percent. The entire site has a rich palette of ground cover, shrubs, trees, and accent trees at the entry points throughout the project site. 36-inch box trees are provided along Ethanac Road, Trumble Road, and Sherman Road to help soften and screen the walls around the truck/trailer courtyard areas. Landscaping has been provided throughout the parking areas, adjacent to the building, and in front of screen wall areas (Exhibit F).

- **Fencing/Walls**

The truck/trailer courtyard/loading areas on the west, north, south, and east sides of the site are proposed to be screened with 14-foot-high decorative screen walls., the project proposes courtyard/loading gates to include a perforated metal mesh to be installed behind the gates to obscure visibility into the loading areas. An 8-foot-high tubular steel fence with pilasters will be used as perimeter fencing along the northerly and southerly property lines in areas. Overall, the proposed fencing and walls comply with the City of Perris development standards (Exhibit F).

ENVIRONMENTAL CONSIDERATIONS AND CEQA PROCESS

An Environmental Impact Report (EIR-SCH 2023090525) has been completed in compliance with the California Environmental Quality Act (CEQA) Guidelines (Exhibit I). The EIR concludes that all impacts have generally been reduced to less than significant or have been

reduced to below the level of significance with the implementation of mitigation measures, except for impacts related to transportation Vehicles Miles Traveled (VMT), which have been identified as significant and unavoidable. Adoption of a Statement of Overriding Consideration would be required in order to approve the project.

A Notice of Availability for the Draft Environmental Impact Report (Draft 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 February 16, 2024, and ended on April 1, 2024. During the 45-day comment period, the City received eight (8) comment letters from the following interested parties (Exhibit I):

1. Southern California Gas Company – The commenter provided information concerning the location of high-pressure supply lines within the project’s vicinity area.
2. Cal Fire – The commenter provided information concerning fire station locations and unacceptable response times.
3. Riverside Transit Agency (RTA) – The commenter recommended incorporating an ADA-compliant bus turnout.
4. City of Menifee – The City alleges that the DEIR failed to adequately analyze, avoid, and mitigate significant environmental impacts, which include aesthetics, air quality, and land use, and that the project is inconsistent with the Good Neighbor Guideline goals. The commenter also recommended improvements to mitigate traffic impacts.
5. Agua Caliente Band of Cahuilla Indians – The commenter recommended cultural mitigation measures concerning cultural resources.
6. Riverside County Flood Control – Provided a general comment requiring the applicant to enter into a cooperative agreement with the district. The project is located within the Homeland/Romoland drainage plan for which drainage fees have been adopted, and an encroachment permit is required for any construction related activities within the district right-of-way or facilities.
7. South Coast Air Quality Management District (SCAQMD) – Commented on the use of SCAQMD’s mass rate localized significant thresholds (LST) look-up table to analyze the project’s air quality impact is not consistent with guidance for the LST methodology; to consider all existing sensitive receptors that are located on the east side of the site; to comply with the South Coast AQMD Rule 2305 (Warehouse Indirect Source Rule) and Rule 219 (equipment).
8. Advocates for the Environment - Commenter stated the city should require the project to be Net-Zero emissions. The commenter alleges that GHG analysis is not supported by substantial evidence and should be analyzed with all applicable plans which include the Perris Climate Action Plan (CAP) to reduce GHG.

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 I). 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 OUTREACH

On February 23, 2024, the applicant conducted public outreach beyond the standard 300-foot notification radius and surveyed 78 residences and businesses in Perris and Menifee. The applicant indicated the residents and businesses were provided informational packets regarding the project in Spanish and English. A bilingual speaker was present to facilitate discussions. For vacant parcels, informational packets were provided by mail.

On September 6, 2024, a follow-up community outreach effort was conducted to give residents additional opportunity to express their comments.

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 24-14 recommending certification of the Draft Environmental Impact Report (SCH no. 2023090525), adoption of the Mitigation and Monitoring and Reporting Program, and approval of the General Plan Amendment (GPA) 22-05326, Zone Change (ZC) 22-05327, TPM 22-05328 (TPM 38600), Development Plan Review (DPR) 22-00030 to facilitate the construction 412,348 square-foot industrial warehouse building on 19.9-acres, based on the findings and the Conditions of Approval.

BUDGET (or FISCAL) IMPACT: There is no fiscal impact associated with this project since all project costs are borne by the applicant.

Prepared by: Nathan Perez, Senior Planner
Reviewed by: Patricia Brenes, Planning Manager

EXHIBITS:

- A. Resolution 24-14 with Conditions of Approval (Planning, Engineering, Public Works, Community Services, and Building & Safety)
- B. Vicinity/Aerial Map
- C. Existing and Proposed General Plan Map
- D. Existing and Proposed Zoning Map
- E. MARB/IMP ALUCP Map
- F. 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)
- G. Tentative Parcel Map TPM 38600
- H. Public Comments and Responses to Comments

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

https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-422#docan1206_1313_479

- I. Final Environmental Impact Report (SCH: 2023090525), Mitigation Monitoring and Reporting Program, Associated Technical Studies, and Responses during NOA commenting period.

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

https://www.cityofperris.ca.gov/departments/development-services/planning/environmental-documents-for-public-review/-folder-422#docan1206_1313_479

- J. Applicant Prepared Outreach Letter and Support Cards

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

ATTACHMENT 11
Applicant's Response Letter

INDUSTRIAL VI ENTERPRISES, LLC
901 Via Piemonte, Suite 175
Ontario, CA 91764

October 15, 2024

City of Perris
Planning Department
101 N. D Street
Perris, CA 92570

RE: General Plan Amendment (GPA) 22-05326, Zone Change (ZC) 22-05327, TPM 22-05328 (TPM38600), and Development Plan Review (DPR) 22-00030

To Whom it May Concern,

Industrial VI Enterprises, LLC (applicant) submitted an application for General Plan Amendment (GPA) 22-05326, Zone Change (ZC) 22-05327, TPM 22-05328 (TPM38600), and Development Plan Review (DPR) 22-00030 for the development of a 412,348-square-foot industrial warehouse building on 19.9 acres, located at the northwest corner of Sherman Road and Ethanac Road (“Project”). On September 18, 2024, the City of Perris Planning Commission held a hearing for the consideration of the proposed project and voted for a recommendation of denial to the City Council for the Project.

The Planning Commission noted the following concerns as reasons for recommending the denial of the Project. Responses to each issue are provided below:

1. The proposed project is not in the proper zone.

***Response:** The subject property has remained vacant under its current Commercial zoning designation for nearly 20 years. Despite various attempts over the years to develop the site with commercial, residential, and mixed- use projects, all proposals have failed. The key barriers to development have included the lack of infrastructure, a low surrounding population density, and surrounding approvals that favor industrial and transit-oriented uses.*

The proposed change of zone to Industrial, along with the corresponding General Plan Amendment, would allow for the productive development of a site that has long remained underutilized. Through outreach to local community members, we have found significant support for the proposed change. Concerns about flooding, transient activity, and illegal dumping on the vacant property are common, and these issues would be addressed through thoughtful development under the new zoning.

Approving this change not only solves these ongoing community challenges but also aligns with the City's broader goals of effective land use planning and economic development.

2. There are many significant impacts in the EIR that cannot be mitigated.

Response: *The Project would have the potential for creating significant adverse impacts but the EIR will require mitigation to reduce impacts to less than significant. Despite implementation of all feasible mitigation measures, transportation impacts related to Vehicle Miles Traveled (VMT) will remain significant and unavoidable in both the Project and cumulative conditions, so the Project requires a Statement of Overriding Considerations. Findings and a Statement of Overriding Considerations have been prepared pursuant to State CEQA Guidelines Sections 15091 - 15093 for consideration.*

3. The project involves a speculative building and cannot confirm the benefits from the project such as sales tax, types of jobs (permanent or semi-permanent).

Response: *The concern about the speculative nature of the proposed industrial warehouse limiting the ability to predict tax revenue generation and job details can be addressed by looking at Hillwood's track record and typical tenant profile. Metrics presented to the Planning Commission were based on data from Fortune 500 companies, who are the primary users of these types of facilities. These companies typically offer stable, high-paying jobs with competitive benefits, providing a strong base for employment predictability.*

Regarding taxes, speculative developments often attract long-term tenants due to the flexible, ready-built nature of the facility. This accelerates tax revenue generation, with expected contributions from property taxes, business operations, and secondary local spending. The financial estimates we provided reflect reliable industry standards and represent a realistic expectation of future tenant profiles.

4. The project would result in cumulative air quality impacts.

Response: *Section 5.1 – Air Quality of the EIR analyzed air quality impacts as a result of the Project and determined that the Project would result in less than significant impacts, such that no mitigation would be required. Section 7.0 – Other CEQA Topics of the EIR addressed cumulative impacts; and specifically, Section 7.1.3 – Air Quality addresses cumulative air impacts from the Project and found that the Project would not result in cumulatively considerable air quality impacts. The Planning Commission did not identify any specific concerns related to air quality impacts that were not addressed in the EIR, so it is unclear what air quality impacts the Planning Commission was referring to.*

5. Lack of timeline or full guarantee the mitigation measures will be applied.

Response: *As identified in Section 3.0 – Project Description of the EIR, “Project construction would not be phased and is anticipated to begin in Fall 2024. Construction is anticipated to be completed in 2025. This construction schedule represents a “worst-case” analysis. The duration of construction activity (and associated equipment) represents a reasonable approximation of the expected construction activities as required per the State CEQA Guidelines.” (DEIR, p. 3.0-31)*

*Furthermore, timing for implementation of each mitigation measure is outlined in **Table 1.0-A, Draft EIR Impact Summary Matrix/Mitigation Monitoring Program** in Section 1.13 – Summary of Environmental Impacts of the EIR (DEIR, pp. 1.0-44 to 1.0-69).*

6. VMT is significant and there is no applicable mitigation to reduce impacts.

Response: *Section 5.9 – Transportation of the EIR analyzed impacts related to VMT. As stated in*

Section 5.9.7 – Environmental Impacts, the Project will create impacts to VMT because the Project will exceed the City’s VMT per service population threshold by 3.12 percent. Mitigation in the form of transportation demand management measures or through participation in a VMT fee program are not yet available. Despite this, the Project will include mitigation measures that could reduce impacts by as much as 8 percent. The mitigation measures consist of a Voluntary Commute Trip Reduction and a Carpool/Vanpool. However, these measures are dependent upon employer/tenant participation. Because the buildings are speculative, with an unknown tenant, any VMT reduction effectiveness cannot be guaranteed. Even if the tenant was known, these mitigation measures are voluntary and there is no requirement that would ensure that the number of trips and associated VMT would actually be reduced by the values needed to reduce the VMT impact to a less than significant level. Therefore, to provide the worst-case scenario, the EIR conservatively assumed that impacts related to VMT would remain significant and unavoidable and would require a statement of overriding considerations.

7. Timeline of Ethanac Road improvements within the City of Menifee’s jurisdiction need to be addressed, as it would impact access to the project site.

Response: *The precise timing of future development that would occur to reach General Plan buildout cannot be determined presently because of the complex nature of land development. It is anticipated that as buildout of the land proceeds, each development will pay for and construct General Plan-level road improvements on roads adjacent to the development sites and would pay “fair share” fees for use by local jurisdictions to construct road improvements necessary to address the cumulative impact of area-wide development. However, the timing of road improvements needed to improve levels of service on a regional basis would be determined by the City of Moreno Valley, County of Riverside, City of Perris, and City of Menifee based upon need and the availability of funding. The priority and timing of these road improvements cannot be determined at this time, nor are they under the sole control of the project proponent and in case of other jurisdictions, the City, to implement. Hence, it is possible that the required improvements will not be constructed in time to mitigate the Project’s cumulative impacts to off-site intersections and roads to below the level of significance. However, CEQA Guidelines Section 15064.3 requires that the determination of significance for transportation impacts be based on VMT instead of a congestion metric such Level of Service (LOS). Therefore, timing of roadway improvements is no longer considered a CEQA issue that needs to be addressed within the EIR analysis.*

8. Alternate uses should be provided in more detail including mixed-use, apartments, commercial, business park and rule out if not feasible.

Response: *The subject property has remained vacant under its current Commercial zoning designation for nearly 20 years. Despite various attempts over the years to develop the site with commercial, residential, and mixed- use projects, all proposals have failed. The key barriers to development have included the lack of infrastructure, a low surrounding population density, and surrounding approvals that favor industrial and transit-oriented uses.*

The purpose of an Alternatives Analysis under CEQA is to analyze land uses that would avoid or substantially lessen any of the significant effects of the proposed project while meeting a majority of the project objectives. Section 8.0 – Alternatives of the EIR provides an Alternatives Analysis. “The City, acting as the CEQA Lead Agency, is responsible for selecting a range of project alternatives for examination and must publicly disclose its reasoning for selecting those alternatives. The range of alternatives addressed in an EIR is governed by a “rule of reason,” which requires the EIR to set

forth only those alternatives necessary to permit a reasoned choice. Of the alternatives considered, the EIR needs to examine in detail only those that the Lead Agency determines could feasibly attain most of the basic objectives of the proposed project but would avoid or substantially lessen any of the significant effects of the proposed project. Per State CEQA Guidelines Section 15364, "feasible" has been defined as "capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, legal, social, and technological factors....State CEQA Guidelines Section 15126.6(a) requires that an EIR "...describe a range of reasonable alternatives to the project, or to the location of the project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project and evaluate the comparative merits of the alternatives." According to this section of the CEQA Guidelines, "...an EIR need not consider every conceivable alternative to a project. Rather it must consider a reasonable range of potentially feasible alternatives that will foster informed decision-making and public participation." An EIR is not required to consider alternatives which are infeasible. The City, as lead agency, is responsible for selecting a range of Project alternatives for examination, and there is no ironclad rule governing the nature or scope of the alternatives to be discussed other than the "rule of reason" (CEQA Guidelines Section 15126.6 (a)). Among the factors that may be considered when addressing the feasibility of alternatives are site suitability, economic viability, availability of infrastructure, general plan consistency, other plans or regulatory limitations, jurisdictional boundaries, and whether the proponent can reasonably acquire, control, or otherwise have access to an alternative site. (CEQA Guidelines Section 15126.6 (f)(1))." (DEIR, pp. 8.0- 1, 8.0-2)

The Alternatives chosen by the City were based in part on the comments that Planning Commission provided during the EIR Scoping session conducted on October 18, 2023. Land uses identified by the Planning Commission during the September 18, 2024 public hearing, were included in the Alternatives Analysis for which an extensive analysis was provided; the exception of which were the suggestions for residential and mixed uses. These two land uses were not suggested during the EIR scoping session nor were any parameters provided by the Planning Commission during the September 18, 2024 public hearing as to the type of residential density or type of mixed uses to be considered in the Alternatives analysis. Similar to the proposed Project, residential uses and mixed land uses would require a zone change. Furthermore, any uses with a residential component would not meet any of the objectives of the Project; and thus, would not satisfy CEQA Guidelines Section 15126.6(a) for an Alternative selection.

Sincerely,

Industrial VI Enterprises, LLC,
a Delaware limited liability company

By:



Scott Morse
Executive Vice President

ATTACHMENT 12

Public Comments and Response to
Comments *Due to the size of the file, the
documents are available online at:*

[https://www.cityofperris.org/departments/
development-
services/planning/environmental-
documents-for-public-review/-folder-
422#docan1206 1313 479](https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-422#docan1206_1313_479)

ATTACHMENT 13

Final Environmental Impact Report (SCH: 2021120497), 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-371#docan1206_1313_479