



CITY OF PERRIS

CITY COUNCIL

AGENDA SUBMITTAL

MEETING DATE: January 14, 2025

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 the entire property from Community Commercial (CC) to Light Industrial (LI); 2) Tentative Parcel Map to consolidate 10 existing parcels into one lot; and 3) Development Plan Review for review of the site plan and building elevations. Applicant: Noah Shih, Hillwood.

REQUESTED ACTION: Continuance of this item to off calendar

CONTACT: Kenneth Phung, Director of Development Services

PROJECT BACKGROUND:

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 of the entire property from Community Commercial (CC) to Light Industrial (LI); 2) Tentative Parcel Map to consolidate 10 parcels into one acre-parcel; and 3) Development Plan Review for review of the site plan and building elevations.

The Project was scheduled for the City Council hearing on November 12, 2024, for final consideration. On November 12, 2024, the City Council voted 5-0 to continue the agenda to the January 28, 2025. However, the item was moved to the January 14, 2025, City Council meeting, and the applicant was notified.

The applicant has now requested continuance off-calendar in order to re-evaluate the project.

Project Description

The Project is a proposed 412,348-square-foot industrial warehouse building that includes 15,000 square feet of office space and 397,348 square feet of warehouse area. The building features 62 high dock doors (29 on the west and 33 on the east), screened from public view by 14-foot-high walls and landscaped berms. Truck access is restricted to Trumble Road, connecting to the I-215/Ethanac Road Interchange.

The site is vacant land surrounded by a construction company to the north, an approved travel center gas station for trucks and automobiles to the west, a residential neighborhood zoned Business Park (BP) to the east in Menifee along Sherman Road, with no truck access on this street to minimize impact to the existing community; and vacant land with auto repair shops to the south, also zoned BP and Commercial Retail (CR), with approved industrial warehouses further south and southeast (see the Exhibit on the following page).



PLANNING COMMISSION MEETING DISCUSSION

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, In Response to PC Decision

On October 15, 2024, the applicant submitted a letter (Attachment 9) 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

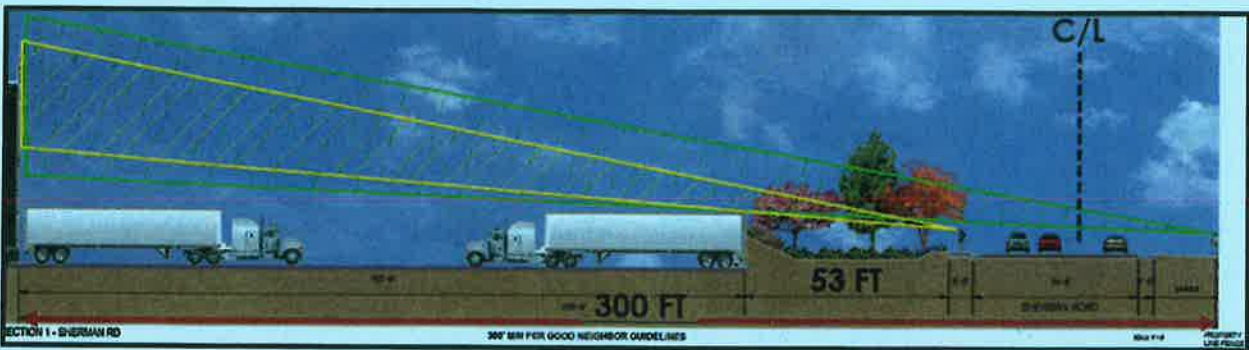
As part of this Project, the developer will contribute a total of \$1,500,000 consisting of the following:

- 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 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 10).

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 10):

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 recommending that the City Council amend the January 28, 2025 continuance date that the City Council selected on November 12, 2024, and continue the item for consideration of the project to off-calendar (i.e., postpone consideration indefinitely) pursuant to the applicant's request in order to allow the applicant additional time to analyze the feasibility of the project and the potential for additional revisions. When the project is ready to be considered by the City Council, a hearing notice will be sent to property owners within 300 feet of the project site in advance of the hearing date in accordance with Government Code Section 65090-65096.

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: WB

Assistant City Manager: ER

Director of Finance: MS

Attachments:

1. Conditions of Approval (Planning, Engineering, Public Works, Building & Safety, and Community Services).
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
2. Vicinity/Aerial Map
3. Existing and Proposed General Plan Map
4. Existing and Proposed Zoning Map
5. 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
6. Tentative Parcel Map TPM 38600
7. 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
8. City Council Staff Report Without Exhibits - Dated 11/12/2024
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
9. Applicant's Response letter
10. 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

11. Final Environmental Impact Report (SCH: 2023090525), 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-422#docan1206_1313_479

12. Notice of Hearing
13. Applicant's Continuance Request

Consent:

Public Hearing: X

Business Item:

Presentation:

Other:

ATTACHMENT 1

Conditions of Approval (Planning, Engineering, Public Works, Building & Safety, and Community Services).

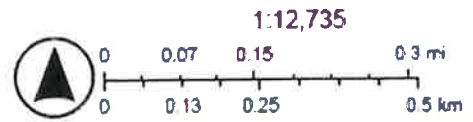
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422#docan1206_1313_479](https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-422#docan1206_1313_479)

ATTACHMENT 2
Vicinity/Aerial Map

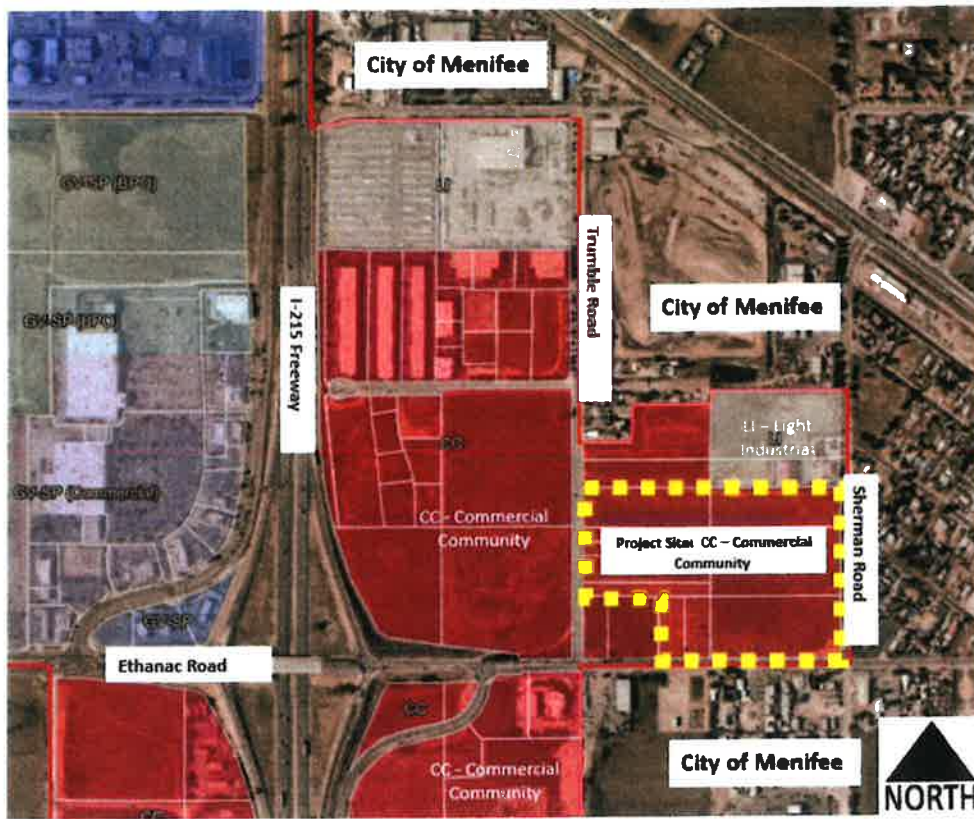


- Parcels
- Perris Boundary

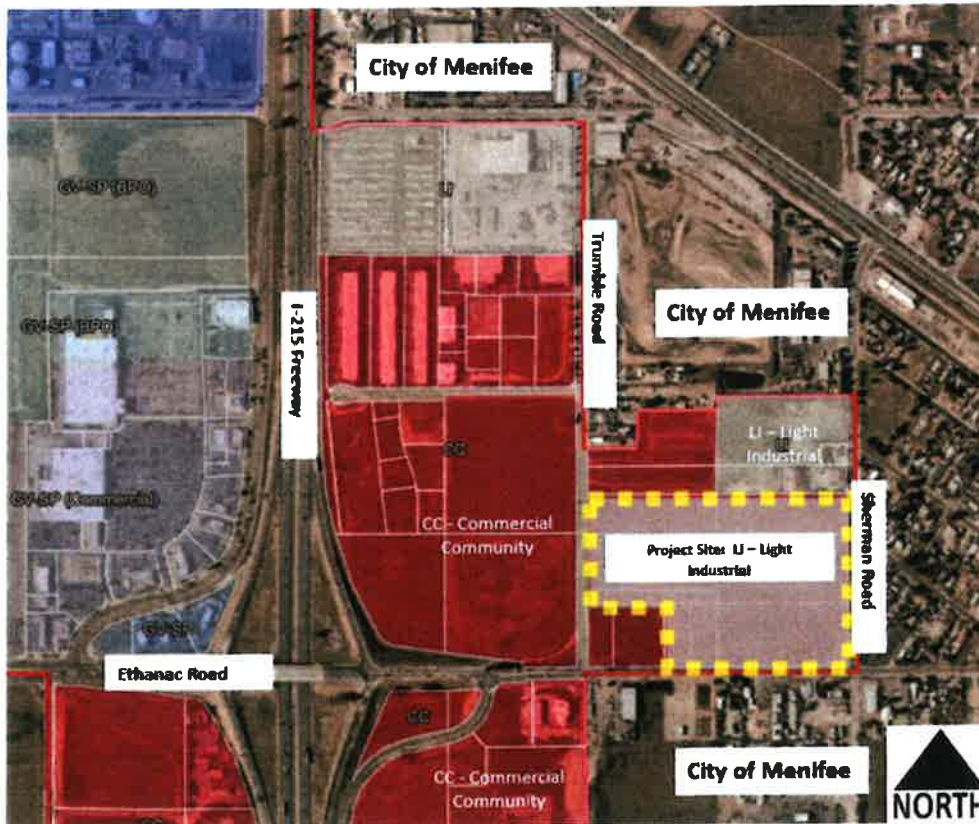


ATTACHMENT 3

Existing and Proposed General Plan Map



Existing General Plan Land Use Map



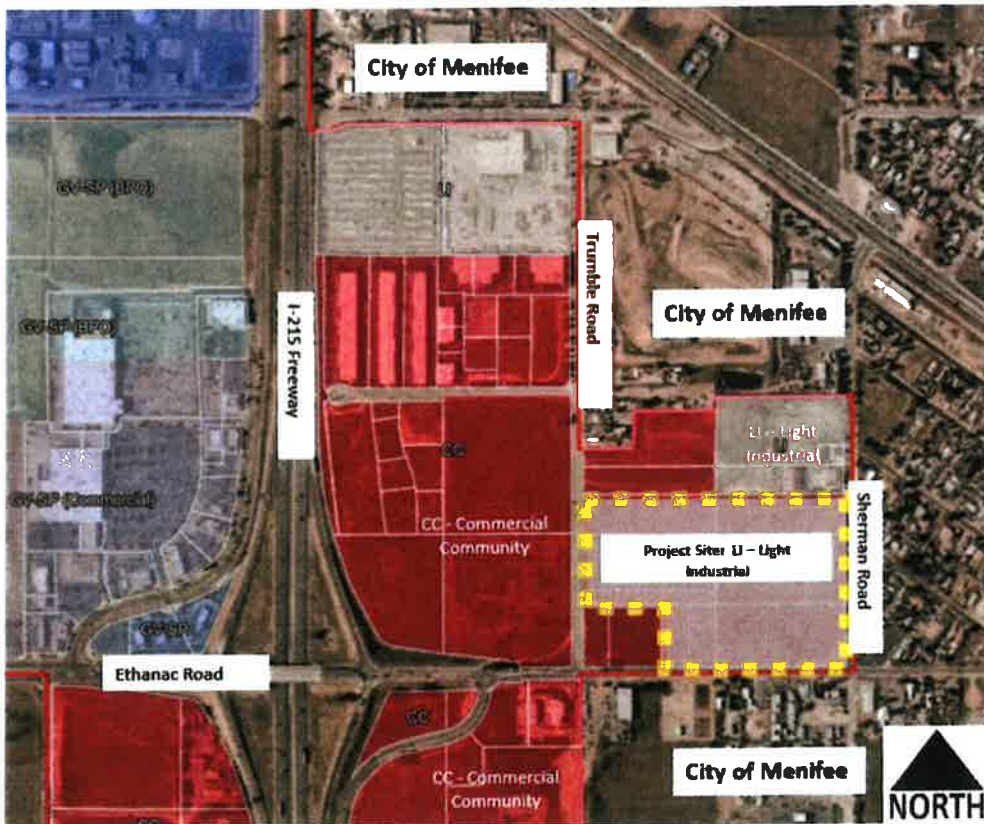
Proposed General Plan Land Use Map

ATTACHMENT 4

Existing and Proposed Zoning Map



Existing Zone Map



Proposed Zone Change Map

ATTACHMENT 5

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)

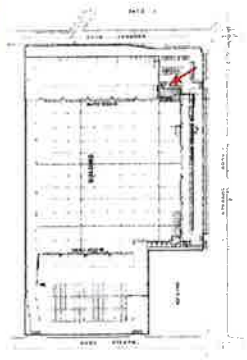
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TEMPERATURE VIEW FROM EAST SIDE VIEW
ETHANAC LOGISTICS CENTER
PERRY, GA





Perspective View 3 - Night Time
ETHANAC LOGISTICS CENTER
 #22011 | 06.26.2016
 Irvine, CA





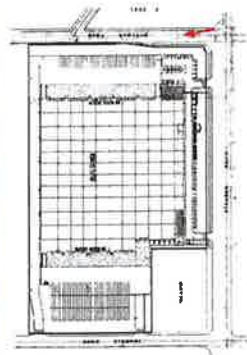
10000 S. W. 6th Street, Suite 1000

ETHANAC LOGISTICS CENTER

PHOTOGRAPHY BY JEFFREY W. HILLWOOD



HILLWOOD
A PERKINS COMPANY



Respect the Worker

ETHANAC LOGISTICS CENTER

#22215 | 08-29-2024



HILLWOOD
A PEROT COMPANY



ASSessor'S PARCEL NUMBER:
2074801011002

ACREAGE:
10.15 ACRES

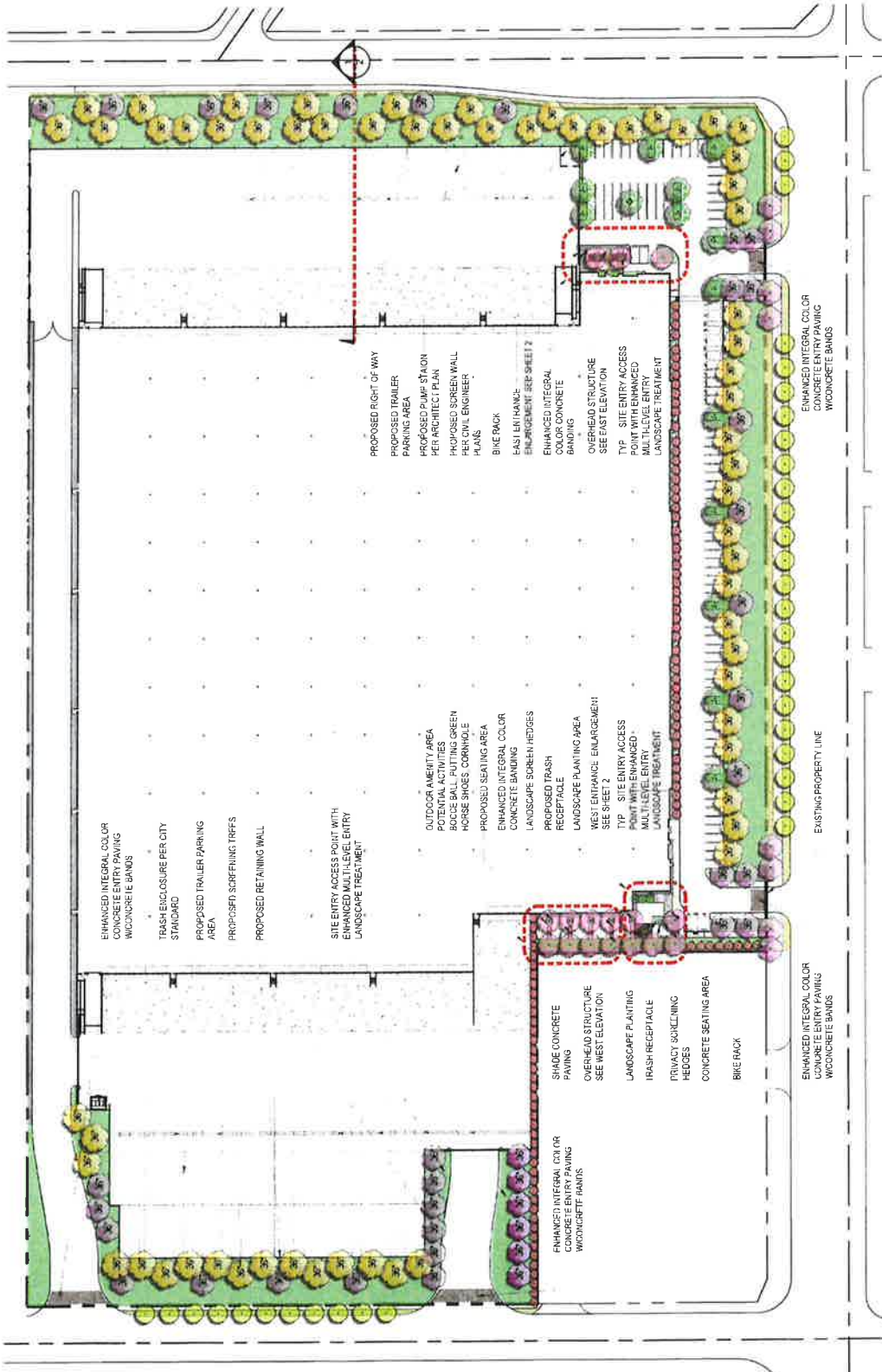
PROJECT DESCRIPTION:
DEVELOPMENT OF A LOGISTICS CENTER
WITH 100,000 SQ. FT. OF BAY FRONT
ON THE SOUTHWEST CORNER OF THE
SITE.

OWNER/APPLICANT:
TALWOOD INVESTMENT PROPERTIES
1411 JEFFERSON
SUITE 200
200 W. BROADWAY
HOUSTON, TX 77002

CIVIL ENGINEER:
ALBERT A. WEBB ASSOCIATES
3786 MCCRAY STREET
HOUSTON, TX 77057
PHONE: (281) 416-1270
FAX: (281) 416-1276

ARCHITECT:
WEBB ASSOCIATES
3786 MCCRAY STREET
HOUSTON, TX 77057
PHONE: (281) 416-1270
FAX: (281) 416-1276

Symbol	Description
(Green circle)	PROPOSED PLANTING
(Yellow circle)	PROPOSED PLANTING
(Purple circle)	PROPOSED PLANTING
(Pink circle)	PROPOSED PLANTING
(Blue circle)	PROPOSED PLANTING
(Red circle)	PROPOSED PLANTING
(Green square)	PROPOSED PLANTING
(Yellow square)	PROPOSED PLANTING
(Purple square)	PROPOSED PLANTING
(Pink square)	PROPOSED PLANTING
(Blue square)	PROPOSED PLANTING
(Red square)	PROPOSED PLANTING
(Green line)	PROPOSED PLANTING
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(Red line)	PROPOSED PLANTING
(Green dot)	PROPOSED PLANTING
(Yellow dot)	PROPOSED PLANTING
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(Blue dot)	PROPOSED PLANTING
(Red dot)	PROPOSED PLANTING

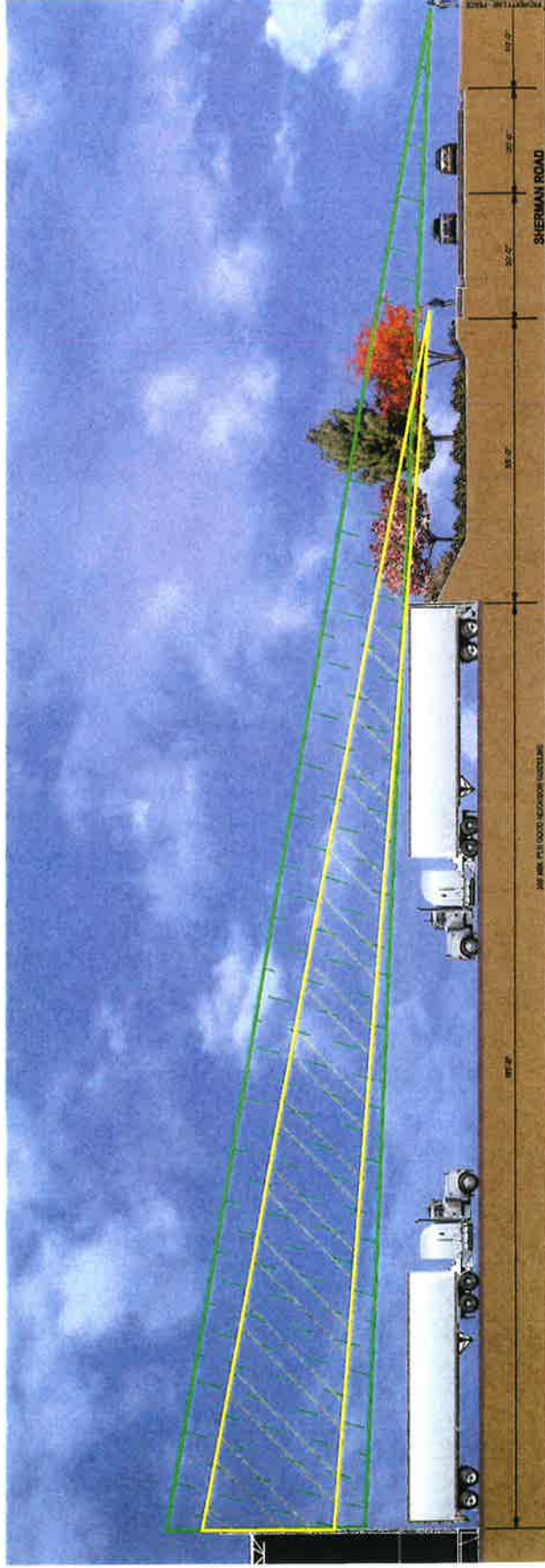


CONCEPTUAL LANDSCAPE PLAN

SHEET 1 OF 3

PROJECT NUMBER: 22-0188 DATE PREPARED/MODIFIED: 10/18/24
ETHANAC LOGISTICS CENTER

ALBERT A. WEBB ASSOCIATES
 ENGINEERING CONSULTANTS
 3786 MCCRAY STREET
 HOUSTON, TX 77057
 PHONE: (281) 416-1270
 FAX: (281) 416-1276



SECTION 1 - SHERMAN RD

ELEVATIONS

SHEET 6 OF 3

PROJECT NUMBER: Z2-0198 DATE PREPARED/MODIFIED: 10/16/24
ETHANAC LOGISTICS CENTER

ENGINEERING CONSULTANTS
 3788 MCCRAY STREET
 RIVERSIDE, CA 92506
 PHONE: (951) 988-1250
 FAX: (951) 988-1256



ATTACHMENT 6

Tentative Parcel Map TPM38600

IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TENTATIVE PARCEL MAP NO. 38600

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



VICINITY MAP

CONTRACTOR
 K&K ASSOCIATES
 40 VIA FERRIS STREET
 SUITE 200, PERRIS, CA 92570
 PHONE: (951) 844-1100
 FAX: (951) 844-1100

PROJECT REPRESENTATIVE
 K&K ASSOCIATES
 40 VIA FERRIS STREET
 SUITE 200, PERRIS, CA 92570
 PHONE: (951) 844-1100
 FAX: (951) 844-1100

ENGINEER
 ALBERT A. MILES ASSOCIATES
 1000 W. 14TH STREET, SUITE 100
 PERRIS, CA 92570
 PHONE: (951) 844-1100
 FAX: (951) 844-1100

SOILS ENGINEER
 SOUTHERN CALIFORNIA GEOTECHNICAL
 CONSULTANTS, INC.
 1000 W. 14TH STREET, SUITE 100
 PERRIS, CA 92570
 PHONE: (951) 844-1100
 FAX: (951) 844-1100

ARCHITECT
 JAMES W. BROWN ARCHITECTS
 1000 W. 14TH STREET, SUITE 100
 PERRIS, CA 92570
 PHONE: (951) 844-1100
 FAX: (951) 844-1100

APX
 216 AC GROSS
 20.0 AC NET

ACREAGE
 216 AC GROSS
 20.0 AC NET

LAND USE
 EXISTING GENERAL PLAN LAND USE
 COMMERCIAL LIGHT INDUSTRIAL (L1)
 PROPOSED ZONING: LIGHT INDUSTRIAL (L1)

LEGEND
 --- EXISTING CENTER LINE
 --- EXISTING EASEMENT
 --- EXISTING SIDE OF PAVEMENT
 --- EXISTING SET LINE
 --- PROJECT BOUNDARY
 --- PROJECT RIGHT OF WAY
 --- PROPOSED BUILDING OUTLINE
 --- PROPOSED GARAGE LINE
 --- PROPOSED DRIVE

SCALE
 1" = 100'



PROPOSED DRIVE
 PROPOSED DRIVE

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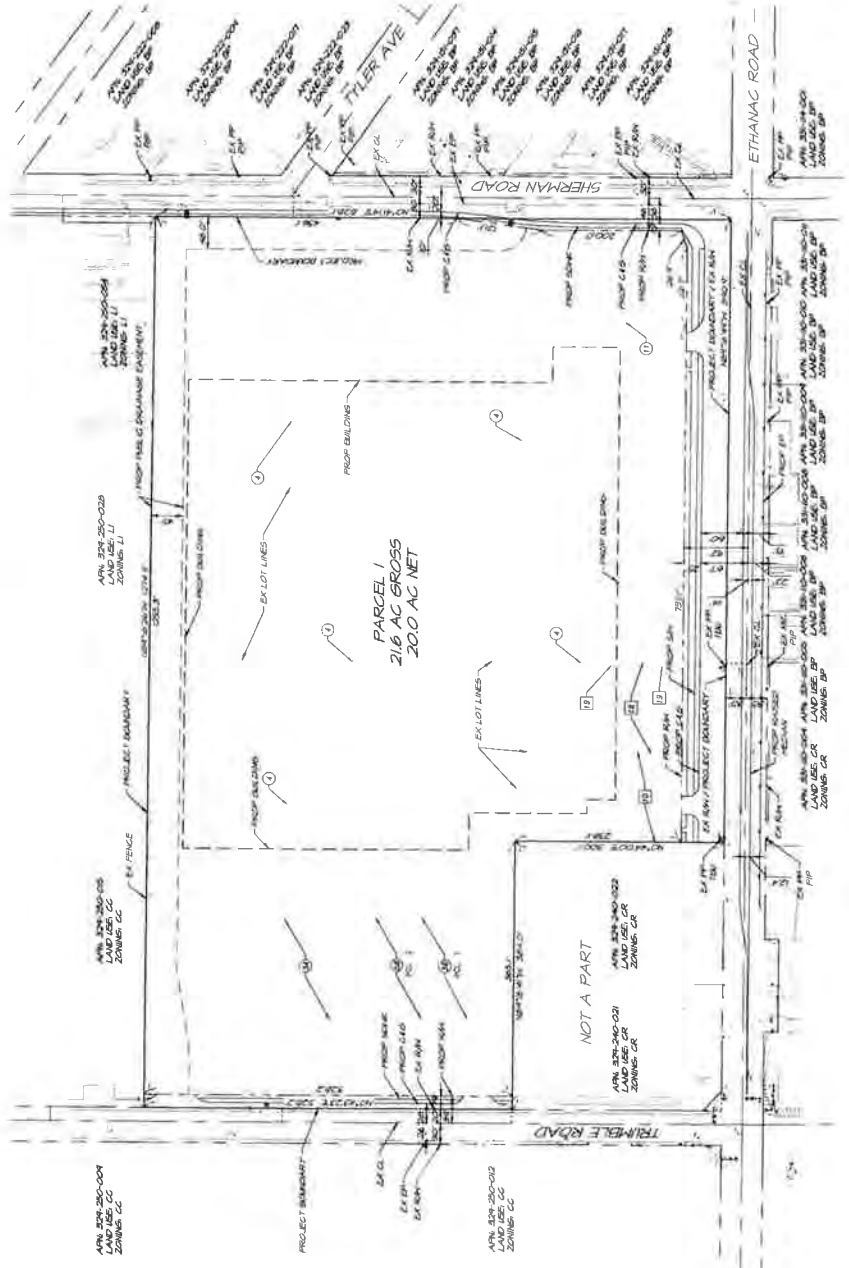
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GENERAL INFORMATION

1. ALL PARCELS WITHIN PROJECT BOUNDARY TO BE DEVELOPED FOR SINGLE MAP.
2. PROJECT IS NOT WITHIN A SPECIFIC PLAN.
3. PROJECT IS NOT WITHIN A SPECIAL STUDY AREA.
4. PARCELS WITHIN PROJECT BOUNDARY ARE NOT WITHIN A SPECIAL STUDY AREA.
5. THERE ARE NO EXISTING WELLS ON THE PROPERTY.
6. LAND HAS NO SUBSTANTIAL FLOOD LOSS POTENTIAL FOR THE PROJECT.
7. THE PROJECT WILL COMPLY WITH ALL APPLICABLE REGULATIONS AND ORDINANCES.
8. PROJECT IS WITHIN AN AERIAL PHOTOGRAPHIC ZONE DATED 02/28/2002.
9. PROJECT IS WITHIN AN AERIAL PHOTOGRAPHIC ZONE DATED 02/28/2002.
10. ARCHITECTURAL SITE PLAN PROVIDED BY K&K ASSOCIATES ON 04/18/04.

ABBREVIATIONS

- C/L CENTER LINE
 C&G GAS AND GUTTER
 F&M FIRE AND MANTLE
 P&S POWER POLE
 P&P PROPOSED
 P&M PROJECT IN PLACE
 R&H RIGHT-OF-WAY
 S&N SIDEWALK
 T&R TO BE RETAINED
 T&B TO BE IMPROVED

EASEMENT NOTES

SEE SHEET 2

LEGAL DESCRIPTION

SEE SHEET 2

SHEET INDEX

SEE SHEET 2, SECTIONS AND LEGAL

CITY OF PERRIS	
ETHANAC COMMERCE CENTER	
TITLE SHEET	
TENTATIVE PARCEL MAP NO. 38600	
DATE	04/18/04
BY	ALBERT A. MILES
CHECKED	ALBERT A. MILES
SCALE	1" = 100'
PROJECT NO.	38600
SHEET NO.	1

PRELIMINARY

ATTACHMENT 7

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



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>
--

<ul style="list-style-type: none">○ Goal II – A well-planned, designed, constructed, and maintained street and highway system that facilitates the movement of vehicles and provides safe and convenient access to surrounding developments.○ Goal V - Efficient goods movement.<ul style="list-style-type: none">- V.A.8: Require streets abutting properties in 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.<ul style="list-style-type: none">● 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.
<p>Consistency with the Zoning Code</p> <p>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.</p>
<p>Consistency with Title 18 – Subdivisions</p> <p>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.</p>
<p>Consistency with the Good Neighbor Guidelines</p> <p>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.</p>
<p>Consistency with the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (MARB/IPA ALUCP)</p> <p>The Project site is located within Zone 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.</p>

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			
	20,000 – 40,000 s.f. (1 space /2000 s.f.)	10 spaces	106 spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	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/ITPA 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.org/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 8

City Council Staff Report Without Exhibits -
Dated 11/12/2024

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

CITY COUNCIL

AGENDA SUBMITTAL

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.

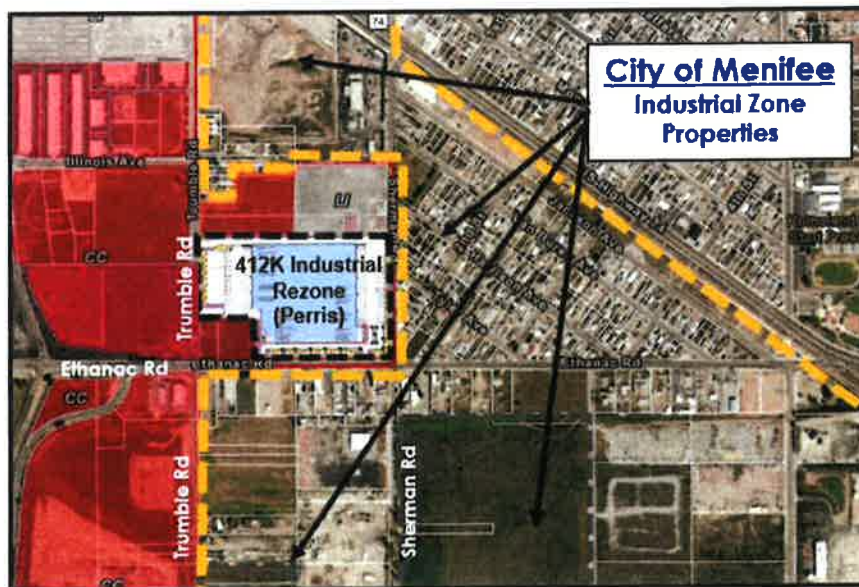
CONTACT: Kenneth Phung, Director of Development Services

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.

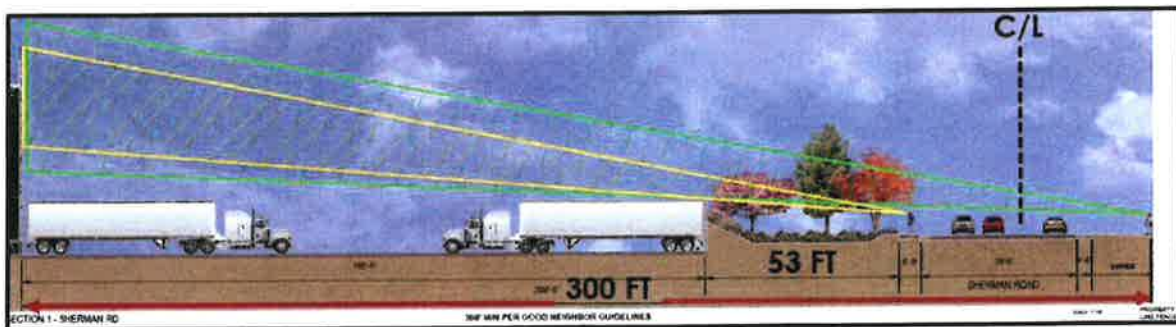
COMMUNITY BENEFITS

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: _____
Assistant City Manager: _____
Director of Finance: _____

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 9
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 10

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 11

Final Environmental Impact Report (SCH: 2023090525), 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-422#docan1206_1313_479

ATTACHMENT 12

Notice of Hearing

PUBLIC HEARING NOTICE

This may affect your property. Please read:

Notice is hereby given that the City Council of the City of Perris will hold a Public Hearing on the following item(s):

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

APPLICANT: Noah Shih, Hillwood
36 Discovery, Suite 130,
Irvine, CA 92618

LOCATION: The project site is located at the northwest corner of Sherman Road and Ethanac Road. (APNs: 329-240-016 through -020 and -023 through -027).

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) Zone Change to rezone 19.9 acres from Community Commercial (CC) Zone to Light Industrial (LI) Zone; 3) Tentative Parcel Map to consolidate 10 existing parcels into one 19.9 acre-parcel; and 4) Development Plan Review for review of the site plan and building elevations.

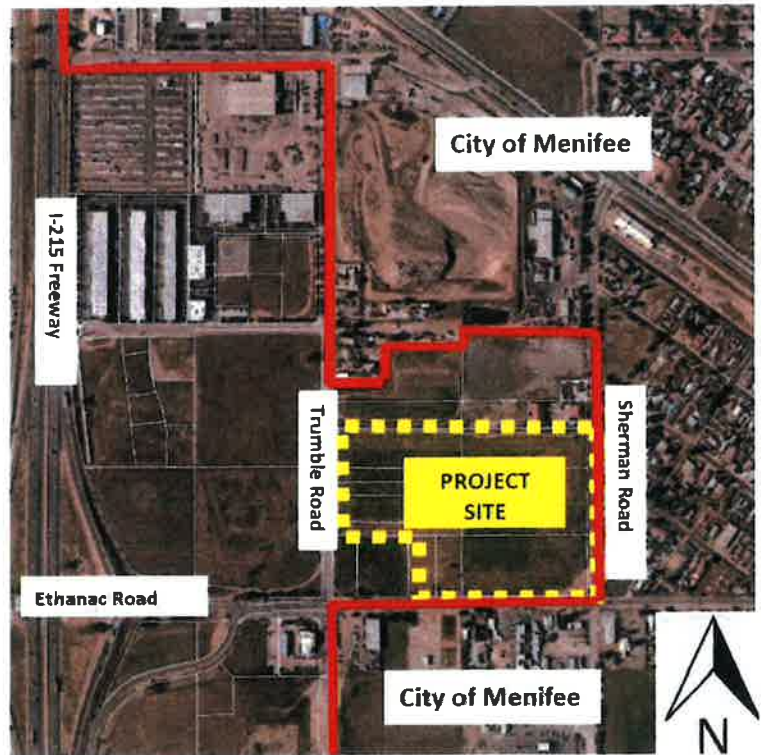
ENVIRONMENTAL DETERMINATION: A Draft Environmental Impact Report (EIR) was prepared in compliance with the CEQA Guidelines. The 45-day public comment review started on February 16, 2024, and ended on April 1, 2024. The potential impacts associated with the project were evaluated in the Draft EIR (State Clearinghouse [SCH] No. 2023090525) and have been reduced to less than significant levels with the incorporation of Project specific mitigation measures and zoning standards and guidelines, except for impacts related to transportation/VMT. This impact would be significant and unavoidable. Adoption of a Statement of Overriding Considerations is required should the City choose to approve the Project.

Where the Draft EIR is Available: The Draft EIR and documents incorporated by reference are available on the City's website at the following location:

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

PUBLIC HEARING: Planning Commission considered the project on September 18, 2024, and recommended to the City Council that the project be **Denied** by a vote of 5 ayes, 0 noes.

Any person affected or concerned by this application may submit written comments to the City Clerk's Office before the City Council hearing. At the time of the public hearing, any person may appear and be heard in support of or opposition to the project. The City Council, at the hearing or during deliberations, could recommend approval of an alternative proposal for the above project, including any changes to the proposal. Any person challenging this project in court may be limited to raising only those issues identified at the public hearing described in this notice or writing delivered to the City Council before the public hearing.



CITY COUNCIL PUBLIC HEARING

CITY COUNCIL CHAMBERS
101 N. D STREET
PERRIS, CA 92570

Date & Time: **January 14, 2025** – 6:30 p.m.
Planner: Nathan Perez, Senior Planner
Contact Information: nperez@cityofperris.org
(951) 943-5003, ext. 279

Si necesita un interprete por favor llámenos al (951) 943-5003

ATTACHMENT 13

Applicant's Continuance Request

From: "Shardlow, Jonathan" <jshardlow@allenmatkins.com>

Date: December 20, 2024 at 10:57:41 AM PST

To: Kenneth Phung <Kphung@cityofperris.org>

Subject: Hillwood - Ethanac

Kenneth,

Please accept this email as a formal request to continue our item, currently to be scheduled for January 14, 2025 off-calendar to a non-specified date in the future. In the meantime, we will be analyzing the feasibility of the project and potential of additional revisions.

Jon

Jonathan Shardlow | Partner

Allen Matkins Leck Gamble Mallory & Natsis LLP
2010 Main Street, 8th Floor, Irvine, CA 92614-7214

Direct (949) 851-5422 | Main (949) 553-1313

jshardlow@allenmatkins.com | [Bio](#)

Allen Matkins