



# CITY OF PERRIS

## PLANNING COMMISSION

### AGENDA SUBMITTAL

**MEETING DATE:** July 7, 2021

**SUBJECT:** **Major Modification 20-05166** of TPM 35877 and DPR 08-01-0007; **Development Agreement Amendment 21-05053**; **Tentative Parcel Map 37998 (TPM 21-05119)**; **Conditional Use Permit 21-05133**; and **EIR Addendum #2 (21-05054) (aka – IDI South Perris Industrial North)** – A proposal by IDI Logistics Inc., to adjust the parcel sizes, and modify the overall building square footage (SF) of the South Perris Industrial North project's original approval in 2010 (i.e., DPR 08-01-0007 at 3,166,456 SF) and the Major Modification approval in 2020 (MM 19-05332 at 2,358,347 SF) consisting of three industrial buildings totaling 2,840,836 SF with associated changes to the parking, landscaping, and driveway access on a 215.6-net-acre vacant site located at the northeast corner of Redlands Avenue and Ellis Avenue. **Assessor Parcel Nos:** 310-170-006, 007, 008, 310-220-050 and 330-090-027.  
**Applicant:** Steve Hollis, IDI Logistics Inc.

**REQUESTED ACTION:** **Adopt Resolution No. 21-13** recommending that the City Council determine the proposal is covered under EIR SCH. 2008071060 (EIR) and adopt EIR Addendum #2 (21-05054) to the EIR; and approve Major Modification 20-05166, Tentative Parcel Map 37998 (TPM 21-05119), Conditional Use Permit 21-05133, and adopt an ordinance approving Development Agreement Amendment #2 (21-05053) to reconfigure and adjust the parcel sizes of three industrial warehouse buildings, modify overall building square footage (SF) subject to the Conditions of Approval.

**RELATED CASES:** GPA 08-05-0023; SPA 08-05-0024; ZC 09-03-0020; TPMs 35877 & 35886; HANS 09-03-0018; DPRs -0130, 08-04-0006 & 08-01-0007; SV 08-05-0025; DA 08-05-0027, 10-04-0009 & 10-04-0010; EIR (SCH No. 2008071060); MM 19-05332; DA Amendment 20-05063; CUP 20-05064; and EIR Addendum 20-0562.

**CONTACT:** Cathy Perring, Contract Project Planner

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#### PROJECT DESCRIPTION AND BACKGROUND

The major modification proposal ("MM 20-05166" or "the Project") is the second requested modification of the South Perris Industrial Project, Site III project ("Original Project"), which

consisted of four industrial buildings totaling 3,166,456 SF, approved by the City Council on July 13, 2010. The first modification ("2020 Modification" or "MM 19-05322") of the Original Project included two (2) alternative plans, one without a rail spur (Plan A, 2,869,677 SF) and one with a rail spur (Plan B). Plan B with the rail spur was approved by City Council on June 9, 2020. Plan B approved construction of 2,358,347 square feet including a reduction of the original four (4) parcels to three (3) parcels, increased allowable building height, added rail spur service and outdoor storage for the easternmost Parcel 3, amended the development agreement, and included an addendum to the Original EIR.

The current Project retains all aspects of the approved 2020 Modification, including the rail spur, and requests additional adjustments in the three (3) parcel sizes, building square footages, and related improvements. The request is proposed as the rail spur operator (aka Parcel 3) has financial constraints that require a reduction in the lot acreage (i.e., 80.7 acres to 55 acres) and building square footage (i.e., 841,800 SF to 799,522 SF) from the 2020 Modification approval. To offset the loss in lot size and square footage for Parcel 3, the Project will increase the lot size and square footage of the buildings associated with Parcels 1 and 2, as summarized in the table below.

Although, the total building area will be more than permitted under the 2020 Modification, the proposed project area will be significantly less than the Original Project approved in 2010 (i.e., 3,166,609 SF versus 2,840,836 SF).

<b>ORIGINAL APPROVAL 2010</b>			
<b>BLDG A-1 &amp; A-2</b>	<b>BLDG B.</b>	<b>BLDG. C</b>	<b>TOTAL</b>
Bldg A-1: 718,102 SF Bldg A-2: 895,090 SF Combined: 1,613,192 SF	Bldg B: 642,856 SF	Bldg C: 910,408 SF	3,166,609 SF
Lot Acreage: 72.6 acres	Lot Acreage: 30.1 acres	Lot Acreage: 42.7 acres	145.4 acres
<b>MAJOR MODIFICATION APPROVAL 2020</b>			
<b>BLDG 1/PARCEL 1</b>	<b>BLDG 2/PARCEL 2</b>	<b>BLDG 3/PARCEL 3</b>	<b>TOTAL</b>
Bldg 1: 896,170 SF	Bldg 2: 620,377 SF	Bldg 3: 841,800 SF	2,358,347 SF
Lot Acreage: 39.8 acres	Lot Acreage: 27.8 acres	Lot Acreage: 80.7 acres	148.3 acres
<b>PROPOSED PROJECT</b>			
<b>BLDG 1/PARCEL 1</b>	<b>BLD 2/PARCEL 2</b>	<b>BLDG 3/PARCEL 3</b>	<b>TOTAL</b>
Bldg 1: 1,020,657 SF	Bldg 2: 1,020,657 SF	Bldg 3: 799,522 SF	2,840,836 SF
Lot Acreage: 50 acres	Lot Acreage: 56.2 acres	Lot Acreage: 55 acres	161.2 acres

In addition, access has been improved to separate truck traffic from automobile traffic; truck bays/courts no longer front on Redlands Avenue; unused areas of Parcel 3 in the 2020 Modification have been incorporated into Parcel 2 for use as additional truck trailer parking; and trails and employee amenities have been retained from the 2020 Modification approvals. Greater details about required off-site improvements to roads and infrastructure have been determined within the last year so these detailed construction-related activities have been incorporated into EIR Addendum #2.

**ANALYSIS:**

***Zoning and General Plan Consistency***

The existing site is vacant. The General Plan designation and Zoning are Light Industrial. No changes are proposed in the land use of the Project that would change the original finding of consistency with the General Plan. The uses proposed are permitted in this zoning classification except for the outdoor storage, which is conditionally permitted in the Light Industrial zone and which was approved in 2020 Conditional Use Permit 20-05064 (CUP), so a new CUP application has been submitted.

The proposed Project is consistent with this designation. This land use designation is intended for an industrial development that supports a wide range of manufacturing and nonmanufacturing uses, from warehousing and distribution facilities to industrial activities. Information about adjacent properties is as follows:

Surrounding Zoning:

North: Commercial Community (CC)

South: Light Industrial (LI)

East: New Perris Specific Plan (NPSP)

West: Public (P),  
Harvest Landing Specific Plan (HLSP)

Surrounding Land Uses:

North: Vacant

South: Vacant, Paintball, Recycling, San Jacinto River

East: 7 St. Channel, I-215

West: Government, Residential/Salvage

***Conditional Use Permit for Outdoor Storage***

A Condition Use Permit (CUP 21-0533) is required for the outdoor storage area associated with the Parcel 3/Building 3. The operator proposes to store lumber and related building materials in the area east of the building. To make outdoor storage acceptable in the Light Industrial zone, walls are included in the plans to block the area from off-site views and Conditions of Approval prohibit stacking of lumber and other products higher than the wall. The operator will use rail to transport lumber to the site and will deliver lumber via trucks to vendors once an order is issued for distribution purposes. The benefit of this approach is that truck trips to this building will be substantially reduced.

***Development Standards***

The project site is subject to the Light Industrial Zone development standards (Sec. 19.44.030). The proposed major modification Project complies with all development standards of the zoning for the Light Industrial designation. See table below for development standards compliance.

**Table 1. Light Industrial Development Criteria**

	<i>Required</i>	<i>Provided</i>			<i>Complies</i>
		<i>BLDG. 1</i>	<i>BLDG. 2</i>	<i>BLDG. 3</i>	
Lot Coverage	50%max.	46.9%	41.6%	33.4%	Yes
Building FAR	0.75	46.9%	41.6%	33.4%	Yes
Bldg. Height	50 feet	50 feet	50 feet	50 feet	Yes
Front Setback Structures 20 feet tall or less on the public right-of-way shall be set back as follows: <ul style="list-style-type: none"> <li>• Secondary/Arterial Streets = 15 feet<sup>1, 2</sup></li> </ul>	30 feet	180 feet	177 feet	104 feet	Yes
Side & Rear Yards: <ul style="list-style-type: none"> <li>• Adjoining non-residential</li> </ul>	None	--	--	--	Yes

1. Setback requirements are for structures on the public right of way.

2. Front yards for structures shall be increased by 5-feet for each 10 feet of structure height greater than setback from property line/right-of-way to maximum structure height.

***Access & Circulation***

Building 1 proposes two auto-only driveways on Redlands Avenue, the southerly shared with Building 2 and the northerly shared with Building 3, and all truck access provided from Ellis Avenue through Parcel 2. In addition to the shared auto-only driveway on Redlands Ave., Building 2 has a 26-foot-wide auto-only driveway and two 52-foot-wide truck-only driveways from Ellis Avenue. The westerly truck-only drive serves Building 2 and the easterly truck-only drive serves Building 1. Building 3 is proposed to be built east of Buildings 1 and 2 and includes its own private road for truck access onto Ellis Avenue with 52-foot-wide entrance and 32-foot-wide exit lanes. The three auto-only driveways proposed for this Project will include permanent overhead structures that create a height impediment that fire trucks can enter under but that semi-tractor trailers cannot. Truck access will be further deterred from use of northbound Redlands Avenue through signs and "pork-chop" medians at the intersection of Redlands and Ellis Avenues. All truck lanes on-site will have a minimum 30-foot width as required by the Municipal Code, as well as having perimeter access around all the buildings. The Active Transportation Plan ("ATP," Approved December 2020) requires a Buffered Bike Lane on Redlands Avenue.

***Temporary Truck Access to the I-215 Freeway on Redlands Avenue***

The ultimate truck route to and from the site to the I-215 Freeway requires truck traffic to head westerly on Ellis Avenue to Case Road, southeasterly on Case Road to Mapes Road, which connects to Highway 74, where access to I-215 is available. However, the improvements required to make the ultimate truck route adequate for the project include major off-site improvements to the road and mainline rail crossing at the intersection of Ellis Avenue and Case Road that will require road closure of Ellis Ave. west of Redlands for approximately 4 months. This will make use of the ultimate truck route impractical until completed. This is particularly important to the business interested in locating in Building 3 which plans to open prior to the scheduled completion of the Ellis Avenue/Case Road improvements. To allow Building 3 owners to open on schedule,



the applicant is requesting approval of a temporary truck route allowing trucks to travel north on Redlands Avenue to the I-215 freeway until the roadway improvements are completed.

In order to allow the operators of Building 3 to open on schedule, staff supports the temporary truck route on Redlands Avenue subject to the following conditions.

- The second occupancy permit (Building 1 or 2) will be approved only after completion of the Ellis Avenue/Case Road improvements and the ultimate truck route is operable. (ENG COA #21)
- Additional off-site improvements directing traffic west onto Ellis Avenue will include a pork-chop median at the northwest corner of Redlands and Ellis, preventing trucks from turning north on Redlands. These improvements shall be completed prior to occupancy of Buildings 1 and 2.
- Once the ultimate truck route is operable, Building 3 will not be allowed to use Redlands Avenue to access the I-215 Freeway.

***Parking***

The parking requirements for the City are based on proposed uses. As shown in the table below, the 1,261 parking spaces provided on the plan exceed the City's requirements of 618 spaces for high-cube warehouses. In addition, the Project provides 1,194 truck trailer parking stalls within the truck courts, which also meets the requirements for high-cube warehouses, as summarized in the table below.

<b><i>Auto Parking Requirements</i></b>		
<b><i>Parking Ratio Required</i></b>	<b><i>Required for Project</i></b>	<b><i>Parking Provided</i></b>
Warehouse 1 <sup>st</sup> 20K sf @ 1 per 1,000 sf 2 <sup>nd</sup> 20K sf @ 1 per 2,000 sf Over 40K sf @ 1 per 5,000 sf	<b>Building 1 - 221 spaces</b> • 152 Standard • 14 Handicap • 55 Clean air/vanpool/EV	<b>Building 1 – 690 spaces</b> • 621 Standard • 14 Handicap • 55 Clean air/vanpool/EV*
	<b>Building 2 – 221 spaces</b> • 185 Standard • 8 Handicap • 28 Clean air/vanpool/EV	<b>Building 2 – 349 spaces</b> • 313 Standard • 8 Handicap • 28 Clean air/vanpool/EV*
	<b>Building 3 - 176 spaces</b> • 151 Standard • 7 Handicap • 18 Clean air/vanpool/EV	<b>Building 3 – 222</b> • 197 Standard • 7 Handicap • 18 Clean air/vanpool/EV*
<b>TOTAL</b>	<b>618 spaces</b>	<b>1,261 spaces</b>
<b><i>Truck Parking Required</i></b>		
1 per 5,000 sf (not including docks)	Building 1 - 205	Building 1 - 382
	Building 2 – 205	Building 2 – 510
	Building 3 - 160	Building 3 - 302
<b>TOTAL</b>	<b>570 spaces</b>	<b>1,194 spaces</b>

\* Although Clean air/vanpool/Electric Vehicle-ready parking spaces are required by the building code, no specific spaces are specified on the plans. A condition has been included to require this type of parking stall for all buildings.

### ***Landscaping and Lighting***

The conceptual landscape plan conforms to the requirements of the Landscaping Ordinance with respect to percentages of landscaping on the 216 acres that are being developed (net acres). The proposed on-site landscaped areas total approximately 835,795 square feet (19.2 acres), with 10.3% of Building 1 site landscaped, 15% of the Building 2 site landscaped, and 10.2% of the Building 3 site landscaped. This exceeds the minimum 10% landscape requirement within Light Industrial areas. Landscaping has been provided throughout the parking areas, around the site's perimeter, adjacent to the buildings and truck court walls, and within the setbacks and street parkways. All the plants and irrigation systems will conform to the City's water conservation requirements.

### ***Fencing and Screening***

Fourteen-foot-tall tilt-up concrete walls will screen all sides of each of the truck courts. Eight-foot-tall tubular steel security gates with Knox-pad locks per Fire Department standards are provided at truck court entrances. Landscaped areas along streets adjacent to the walls will include 6-foot berms, plants and trees that minimize the length and height of the walls. The tilt-up concrete panels facing public streets are scored both horizontally and vertically, with base and column features that break up the length. The column features are typically 75 feet on center and are slightly taller than the 14-foot-tall walls. The colors and patterns complement the building materials and color palette and provide variation in the visual appearance of the walls, breaking up the long expanses. The gates will include Knox Box padlocks to provide Fire Department access. Eight-foot wrought iron fencing with pilasters at 75-feet on center separates the parcels along internal property lines.

### ***Employee Amenity Areas***

The Project includes employee amenity areas. Trails for employee use run along both streets. Buildings 1 and 2 include half-court basketball facilities and employee break areas next to the potential office areas and/or trail. The break areas will be shaded with trellis structures. Building 3 includes the shaded employee break area(s) but no basketball court.

### ***Building Elevations/Architecture***

The architectural style proposed is modern industrial with a color palette in the cream to warm gray/brown range with Rust colored concrete bricks used at accent locations (corners and pop-outs facing Redlands). The building bases are painted a mid-town gray (Keystone) with sections of lighter, cooler gray (Grey Screen, Online, Network). Some roof caps and other accent locations are a dark gray (Manor House). The horizontal elements are broken up with vertical pop-outs that include stone brick veneer (LEA CONCRETO Rust)) and gray, textured metal panels (Network). Windows with blue reflective glass are included at entries and mid-wall pop-outs to highlight corner entries and break up long expanses of wall. Entries are covered with metal canopies. The building walls visible above the truck court walls are detailed with a cap, varying roof line, windows, and alternating color and scoring patterns. Together, the combination of varying materials, colors and scoring patterns, articulating footprint, variable roof height, brick, metal

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panels, windows, and metal canopies provide visual interest and high quality to the building. The building will be conditioned to meet the City's standard conditions for Green Building Design.

## **ENVIRONMENTAL CONSIDERATIONS AND CEQA PROCESS**

A Final Environmental Impact Report ("EIR") (State Clearinghouse No. 2008071060) for the Original Project was certified by the City Council on July 13, 2010. In 2020, Addendum #1 to the EIR (Addendum 20-0562) was adopted because both alternative plans considered in the 2020 Modification (Plan A and Plan B) consisted of the same use as the Original Project and both Plan A and Plan B resulted in a significant reduction of square footage compared to what was evaluated for Site III in the EIR resulting in no new or increased significant impacts compared to those previously disclosed and analyzed in the certified EIR. The square footage proposed by the Project (MM 20-05166) is less than the maximum that was evaluated in the Original EIR and Addendum #1 however, new information that was not available in 2020 about Project phasing for off-site improvements is now available which will require Ellis Ave. to be temporarily closed necessitating a traffic detour that was not considered in the Original EIR or Addendum #1. Since any new potential impacts caused by the road closure will be temporary, and all potential impacts of a project this size were considered in the Original EIR and Addendum #1, an addendum is the appropriate environmental document for MM 20-05166. The analysis in EIR Addendum #2 confirms that the Project would not result in any new or increased significant impacts not already analyzed in the Original Project EIR. As stated in EIR Addendum #2, the Project would be required to implement all applicable mitigation measures imposed by the EIR, in addition to the Project-specific Conditions of Approval imposed in connection with the City's approval of the MM 20-05166, TPM 21-05119, CUP 21-05133 and DA 21-05053 (which amends the original Development Agreement). Compliance with previously established conditions of approval related to MSHCP compliance are underway and will be completed, as required, prior to the initiation of project construction.

## **AIRPORT LAND USE COMMISSION**

The site is located within Compatibility Zones D and E of the Perris Valley Airport Influence Area, where Zone D restricts non-residential intensity to 150 people per average acre and 450 people per single acre. Non-residential intensity in Zone E is not restricted. The project is also within Compatibility Zones D and E of March Air Reserve Base/Inland Port Airport Influence Area, where both zones do not restrict non-residential intensity. The Riverside County Airport Land Use Commission ("ALUC") reviewed the Development Plan Review for the Original Project (2009) and Modification #1 (2020) and found both consistent with the Perris Valley Airport Land Use Compatibility Plan ("ALUCP") in place at the time of review. An evaluation was also required to be made by the Federal Aviation Administration Obstruction Evaluation Service (FAA OES), which issued a "Determination of No Hazard to Air Navigation," on May 4, 2021. Therefore, on May 6, 2021, ALUC staff found the project consistent with the 2011 Perris Valley ALUCP and the 2014 March Air Reserve Base ALUCP, subject to conditions. ALUC Conditions of approval are included in the project Conditions of Approval.

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**DEVELOPMENT AGREEMENT**

The Development Agreement (DA) for the Original Project was executed on September 30, 2011 between the City of Perris and the developer at the time. The previously approved DA was amended in the 2020 Modification to change the developer of record and make the DA conform to the modified conditions at the time. The current Project DA amendment (DA 21-05053) would update the terms of the DA to reflect a change in developer legal name, the changes in square footage permitted by the current Major Modification, and updated infrastructure obligations and associated credits to be consistent with the modified conditions of approval and exhibits.

On June 29, 2021, staff received a request from the developer that the timeframe of the DA be extended by 24 months, from 15 years to 17 years, which would end September 30, 2028. Additional information and staff recommendation regarding this item will be presented at the hearing on July 7, 2021.

**RECOMMENDATION:**

**Adopt Resolution No. 21-13** recommending that the City Council determine the proposal is covered under EIR SCH. 2008071060 (EIR) and adopt EIR Addendum #2 (21-05054) to the EIR; and approve Major Modification 20-05166, Tentative Parcel Map 37998 (TPM 21-05119), Conditional Use Permit 21-05133, and adopt an ordinance approving Development Agreement Amendment #2 (21-05053) to reconfigure and adjust the parcel sizes of three industrial warehouse buildings, modify overall building square footage (SF) subject to the Conditions of Approval.

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**BUDGET (or FISCAL) IMPACT:** Costs for staff preparation of this item are borne by the Applicant.

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Prepared by: Cathy Perring, Contract Planner  
**REVIEWED BY:** Candida Neal, Interim Director of Development Services  
Kenneth Phung, Planning Manager

Exhibits: Exhibit A - Resolution 21-13 including Conditions of Approval (Planning, Engineering, Public Works, Fire, Community Services and Building) and Draft Development Agreement Amendment  
Exhibit B - Vicinity/General Plan Map  
Exhibit C - Aerial Map  
Exhibit D - Project Plans

Exhibits Available Online include the following:  
Addendum #2 to EIR, available at:

<https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-230>

## EXHIBIT A

### Resolution and Conditions of Approval

## RESOLUTION 21-13

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PERRIS RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ADDENDUM (PLN 21-05054) TO THE PREVIOUSLY CERTIFIED FINAL ENVIRONMENTAL IMPACT REPORT (SCH. NO. 2008071060) RELATING TO SITE 3 OF THE SOUTH PERRIS INDUSTRIAL PROJECT; APPROVE TENTATIVE PARCEL MAP 37998 (TPM 21-05119); MAJOR MODIFICATION 20-05166 AND CONDITIONAL USE PERMIT 21-05133, WHICH FURTHER MODIFY THE ORIGINAL PROJECT (DEVELOPMENT PLAN REVIEW DPR 08-01-0007) TO RECONFIGURE AND REDUCE THE NUMBER OF INDUSTRIAL WAREHOUSE BUILDINGS AND OVERALL BUILDING SQUARE FOOTAGE (SF) AS SPECIFIED THEREIN; AND ADOPT AN ORDINANCE APPROVING A RELATED DEVELOPMENT AGREEMENT 21-05053 (MODIFYING DEVELOPMENT AGREEMENT 10-04-0010); AND ADOPT FINDINGS IN SUPPORT THEREOF.**

*WHEREAS*, on July 13, 2010, the City of Perris (“City”) City Council approved the South Perris Industrial Project (“Original Project”), which was submitted by FR/Cal Ellis, LLC, and approved a related Development Agreement 10-04-0010 (“DA”) in accordance with Perris Municipal Code (“PMC”) Section 18.19.010 et seq. and Government Code Section 65864 et seq. (“Development Agreement 10-04-0010”); and

*WHEREAS*, on June 9, 2020, the City Council approved a Major Modification to the Original Project (MM19-05332), and approved an Amendment (20-05063) to the DA. The Original Project as amended by MM19-05332 and Addendum Amendment (20-05063) to the DA shall hereafter be referred to as the “Amended Original Project”; and

*WHEREAS*, the applicant for the Project (as defined below) is the successor in interest of FR/Cal Ellis, LLC’s interest and rights in the Original Project and Development Agreement 10-04-0010 (“Project Proponent”); and

*WHEREAS*, the Original Project involved three non-contiguous sites and the current action affects only the northernmost of the three non-contiguous sites of approximately 215.7 acres at the northeast corner of Ellis and Redlands Avenues (“site,” or “Site III”); and

*WHEREAS*, the site is located within the Light Industrial zone; and

**WHEREAS**, since the approval of the Amended Original Project, there has not been development on Site III, but additional infrastructure in the area has been constructed, and the surrounding area has generally become more developed/urbanized; and

**WHEREAS**, the City has received an application for a Major Modification (MM 20-05166) and a Conditional Use Permit (CUP 21-05133) for the Amended Original Project relating to Site III of the South Perris Industrial Project (the “Project”) to develop 2,840,836 square feet of industrial warehouse space in three buildings which represents a reduction of 325,773 square feet from the Amended Original Project approval, and includes updated and enhanced architecture; and

**WHEREAS**, the Project includes a rail spur located between Ellis Avenue and Case Road and an outdoor storage area screened by a 14-foot tall concrete wall, which requires the submission of Conditional Use Permit (CUP 21-05133) by the Project Proponent pursuant to the PMC; and

**WHEREAS**, the City of Perris also received an application for an amendment to Development Agreement 10-04-0010 from the Project Proponent concerning development of Site III of the South Perris Industrial Project pursuant to the Amended Original Project in accordance with PMC Section 18.19.010 *et seq.* and Government Code section 65864 *et seq.*, and the Project Proponent further desires to enter into said modification of Development Agreement 10-04-0010 with the City (“Development Agreement 21-05053”); and

**WHEREAS**, the Project is partially located in Western Riverside Multiple Species Habitat Conservation Plan (“MSHCP”) Criteria Cell No. 3470 and participated in the Habitat Evaluation and Acquisition and Negotiation Strategy (“HANS”) negotiation process for Site III required by the MSHCP and City Resolution No. 3162 to determine appropriate conservation areas for habitat preservation; and

**WHEREAS**, the MSHCP Compliance Report was reviewed by the City, the Riverside County Regional Conservation Authority (“RCA”), and the US Fish and Wildlife Service and the California Department of Fish and Game (the “Wildlife Agencies”) through the Joint Project Review process and a Determination of Project Consistency was made by the City for Sites II and III of the Amended Original Project and approved by the RCA; and

**WHEREAS**, through the Joint Project Review process, it was determined that the designated conservation areas for the South Perris Industrial Project will total approximately 76 acres in three discontinuous sites along the San Jacinto River within City limits, and the City intends to convey these parcels to the RCA for permanent conservation; and

**WHEREAS**, on July 13, 2010, the City certified the South Perris Industrial Final Environmental Impact Report (SCH No. 2008071060) (“EIR”) for the Original Project pursuant to CEQA and the State CEQA Guidelines by adopting City Council Resolution No. 4323, and which incorporates the Final EIR, the Draft EIR with changes and revisions thereto, written Responses to Comments made during the CEQA review period, and the Mitigation and Monitoring Program; and

**WHEREAS**, pursuant to CEQA and State CEQA Guidelines, an Addendum to the EIR was prepared for MM 19-05332 and Amendment (20-05063) to the DA (“EIR Addendum

#1”) and it was determined that no new or more severe significant impacts than those addressed in the EIR resulted from MM 19-05332 and Amendment (20-05063) to the DA, which included a rail spur, and a reduced square footage to be developed on the site, when compared with the Original Project, to 2,869,677 or less, therefore reducing a number of associated impacts on the environment compared to those impacts addressed in the EIR; and

**WHEREAS**, pursuant to CEQA and State CEQA Guidelines, an Addendum to the EIR has been prepared for the Project (“EIR Addendum #2”) in relation to Tentative Parcel Map 37998 (TPM 21-05119), Major Modification (MM 20-05166), Conditional Use Permit (CUP 21-05133), and Development Agreement 21-05053 and it has been determined that no new or more severe significant impacts than those addressed in the EIR and EIR Addendum #1 result from the Project, which reduces the square footage that will be developed on the site when compared with the Amended Original Project, therefore reducing a number of associated impacts on the environment compared to those impacts addressed in the EIR; and

**WHEREAS**, the Planning Commission has reviewed the EIR Addendum #2 to the EIR and accompanying attachments; and

**WHEREAS**, prior to taking action, the Planning Commission has heard, been presented with, and/or reviewed all of the information and data which constitutes the administrative record for the above-mentioned approvals, including all oral and written evidence from City staff and members of the public presented at all Project meetings and public hearings, including the previously certified EIR and EIR Addendum #1 for the Amended Original Project; and

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

**NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF PERRIS** does resolve as follows:

**Section 1. Recitals.**

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

**Section 2. Environmental Analysis.**

1) The City of Perris is the lead agency for the Amended Original Project and Project as determined by CEQA and State CEQA Guidelines.

2) On July 13, 2010, the City certified the South Perris Industrial Final Environmental Impact Report SCH No. No. 2008071060 (“EIR”) for the Original Project pursuant to CEQA and the State CEQA Guidelines by adopting City Council Resolution No. 4323, and which incorporates the Final EIR, the Draft EIR with changes and revisions thereto, written Responses to Comments made during the CEQA review period, and the Mitigation and Monitoring Program.



3) City Council Resolution No. 4323 found that all the requirements of CEQA and the State CEQA Guidelines have been satisfied in the EIR and EIR Addendum #1 for the Amended Original Project. EIR Addendum #2 to the EIR, which is sufficiently detailed so that all of the significant environmental effects of the Project and Development Agreement 21-05053 have been adequately evaluated, has met all the requirements of CEQA and State CEQA Guidelines. Based upon the forgoing, including but not limited to the EIR Addendum #2 to the EIR prepared for the Project and Development Agreement 21-05053 and the accompanying technical studies and all oral and written communications from City staff and members of the public presented at the July 7, 2021 public hearing, the Planning Commission finds that:

a. There are no substantial changes to the Amended Original Project or the circumstances under which the Amended Original Project will be carried out that will require major revisions to the previously certified EIR, and that the previously certified EIR remains relevant.

b. The Project will not result in new significant environmental effects or substantial increases in the severity of previously identified significant effects.

c. There is no new information substantial importance, which was known or could have been known with the exercise of reasonable diligence at the time the previous EIR was certified and EIR Addendum #1 was adopted.

d. The Project will not have any significant effects that are not identified and discussed in the previously certified EIR, and there are no newly feasible, or considerably different, mitigation measures or alternatives which would substantially reduce one or more significant effects of the Project which the Project Proponent declines to adopt.

### **Section 3. Tentative Parcel Map (TPM 21-05119)**

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 its public hearing on July 7, 2021, the Planning Commission recommends that the City Council make the following findings regarding Tentative Parcel Map 37998 (TPM 21-05119):

*A. The proposed map is consistent with applicable general and specific plans.*

The proposed tentative parcel map has been reviewed by the City Engineering Department and the Planning Department to ensure compliance with the city codes and all other applicable regulations. The project site is not located within a specific plan, but has land use and zoning designations of "LI" (Light Industrial). The proposed warehouses are permitted in the "LI" zone. According to the General Plan, the proposed development is located in Planning Area 8 "Perris Valley Airport" which is primarily designated for General and Light Industrial land uses. Therefore, City staff has determined that subject sites created by TPM 37998 are consistent with the applicable general and specific plan designations.

*B. That the site is physically suitable for the type and density of the proposed development.*

The proposed Project site is relatively flat and is physically suitable in terms of parcel size, shape, access and availability to utilities and services, as the site is located at the northeast corner of Ellis and Redlands Avenues, which allows for adequate two-way access from both frontages and provides for the logical extension of infrastructure to service the site. Since the approval of the Amended Original Project, there has not been development on Site III, but additional infrastructure in the area has been constructed, and the surrounding area has generally become more developed/urbanized. Utility service connections are available to service the site and will be designed, installed and maintained consistent with City and service agency requirements.

*C. That the design of the map or the type of improvements will not cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat.*

Pursuant to the California Environmental Quality Act and the Guidelines for Implementation of the California Environmental Quality Act, an EIR (State Clearinghouse No. 200807160) was prepared for the Project that determined that less than significant impacts to wildlife and their habitat would occur as a result of the Project with implementation of the required mitigation measures. The site consists of vacant land consisting of mixed tilled soils and overgrown vegetation. The Mitigation Monitoring and Reporting Program is included in the Conditions of Approval, attached to the Final EIR, and is available for review at the City of Perris Development Services Department or on the City website.

*D. That the design of the map or the type of improvements will not cause serious public health problems.*

The Project EIR determined that less than significant impacts to people would occur as a result of the project, except for certain identified environmental impacts that will result from the construction and operation of the proposed Project, even with implementation of mitigation measures. See the EIR and EIR Addendum #1 for the Amended Original Project.

**Section 4. Major Modification (MM 20-05166).**

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 its public hearing on July 7, 2021, the Planning Commission recommends that the City Council make the findings required by PMC Section 19.54.040(f) for approval of the Major Modification (MM 20-05166) of the Original Development Plan Review (“DPR 08-01-0007”) as follows:

*1) The Project (Major Modification 20-05166) is consistent with the findings for the Amended Original Project because location, size, design, and density and intensity of the*

*proposed Project is consistent with the City's General Plan (LI), any applicable Specific Plans (none), the purposes and provisions of the City's Zoning Code, the purposes of the Zone (Light Industrial) in which the site is located, and the development policies and standards of the City.*

There is no change in the size of the site, the architectural design and site circulation have been improved, and the square footage of the Project is substantially reduced from the Amended Original Project. The proposed development is consistent with the General Plan zoning Light Industrial (LI) designation on the site, and with the existing land uses in the area. 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 is physically suitable in terms of parcel size, shape, access and availability to utilities and services, as the site is located at the northeast corner of Ellis and Redlands Avenues, which allows for adequate two-way access from both frontages and provides for the logical extension of infrastructure to service the site. Since the approval of the Amended Original Project, there has not been development on Site III, but additional infrastructure in the area has been constructed, and the surrounding area has generally become more developed/urbanized. Utility service connections are available to service the site and will be designed, installed and maintained consistent with City and service agency requirements.

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

The Project is adjacent to other light industrial, governmental and recreational uses that are compatible with the e-commerce/warehousing uses proposed on the site. The Project would augment the City's economic base, create employment-generating opportunities for the citizens of Perris and surrounding communities, and provide modern industrial distribution centers that allow for the efficient storage and distribution of various goods due to the Project's location adjacent to regional transportation corridors and rail lines.

4) *The architecture of the proposed Project includes updated and enhanced architecture which is compatible with community standards and protects the character of adjacent development.*

As designed, the proposed architecture meets or exceeds the intent of the architectural design standards in the Light Industrial zone. The architecture proposed is an upgrade and update from the architecture approved for the Amended Original Project. Additionally, the proposed architecture will be compatible with and protect the character of the existing and future light industrial uses through the application of enhanced development standards, landscaping, setbacks, site design and improvements, which aesthetically enhance the site and protects the character of the adjacent development.

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

The proposed Project meets or exceeds the on-site and off-site landscape standards for the Light Industrial (LI) zoning district as outlined in Section 19.70 of the Zoning Code, by providing a mix of specimen 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 the 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 and mitigation measures, which will ensure that the project is developed in compliance with City and affected service agency codes and policies and mitigate potential impacts to the environment.

#### **Section 5. Conditional Use Permit 21-05133.**

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 its public hearing on July 7, 2021, the Planning Commission recommends that the City Council make the findings required by PMC Section 19.54.040(c) for approval of the Conditional Use Permit 21-05133 for the outdoor storage associated with the Project as follows:

1) *The proposed location of the conditional use is in accord with the objectives of the Perris Municipal Code and the purposes of the zone in which the site is located.*

The zoning and General Plan designation of the site is Light Industrial. This zone permits light industrial uses and related activities including manufacturing, research, warehouse and distribution, assembly of non-hazardous products/materials, and retail related to manufacturing. The outdoor storage for which the CUP is required is not located adjacent to local streets and is screened from views from I-215 with 14-foot tall concrete screen walls. As conditioned, no materials stored outdoors are allowed to exceed the height of the screen walls; therefore, the Project meets or exceeds the objectives of the Light Industrial zone.

2) *The proposed Project is consistent with the findings for the Amended Original Project and the City's General Plan (LI), and conforms to all specific plans, zoning standards (Light Industrial), applicable subdivision requirements, and other ordinances and resolutions of the city.*

The Project will conform to the applicable Amended Original Project conditions of approval and EIR mitigation measures. The goals of the General Plan and Zoning Code are achieved because the Project complies with the development standards of the Light Industrial Zone and provides reduced environmental impacts, and superior site design and building architecture.

3) *The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.*

The Project is adjacent to other light industrial, governmental and recreational uses that are compatible with the e-commerce/warehousing uses proposed on the site. The outdoor storage for which the CUP is required is located away from adjacent uses and is screened from views from I-215. The Project would augment the City's economic base, create employment-generating opportunities for the citizens of Perris and surrounding communities, and provide modern industrial distribution centers that allow for the efficient storage and distribution of various goods due to the Project's location adjacent to regional transportation corridors and rail lines.

4) *The architecture of the proposed Project includes updated and enhanced architecture which is compatible with community standards and protects the character of adjacent development.*

As designed, the proposed architecture meets or exceeds the intent of the architectural design standards in the Light Industrial zone. The architecture proposed is an upgrade and update from the architecture approved for the Amended Original Project. Additionally, the proposed architecture will be compatible with and protect the character of the existing and future light industrial uses through the application of enhanced development standards, landscaping, setbacks, site design and improvements, which aesthetically enhance the site and protects the character of the adjacent development.

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

Good quality landscaping is provided throughout the site, including street trees along Ellis and Redlands Avenues, multi-layered, drought-tolerant landscaping including flowering trees and shrubs, and trails are provided in large landscape areas along and within the setback areas. ensures visual relief and provides an attractive environment for the public's enjoyment.

#### **Section 6. Development Agreement 21-05053.**

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 its public hearing on July 7, 2021, the Planning Commission recommends that the City Council make the findings required by PMC Section 18.19.100 for approval of the proposed Development Agreement 21-05053 associated with Site III and which amends Development Agreement 10-04-0010 by adopting Ordinance No. (next in order), which is attached hereto as Exhibit 2 and incorporated herein by this reference, as follows:

1) *Development Agreement 21-05053 complies with Government Code section 65867.5(b) in that the provisions of the Development Agreement are consistent with the City's General Plan and any applicable special plans.*

Development Agreement 21-05053 implements the Project which is consistent with the General

Plan and zoning of Light Industrial, and the existing land uses in the area. The location and size, density and intensity of the modified Project and the required improvements are the same or less intense than the approved Amended Original Project for this site, including reduced square footage resulting in reduced traffic.

2) *Development Agreement 21-05053 is consistent with the objectives, policies, general land uses and programs specified in the General Plan and any applicable specific plans.*

In addition to Development Agreement 21-05053 being consistent with the General Plan and zoning, the Project is consistent with General Plan Goal III, Policy III.A, of the General Plan Land Use Element, which seeks to provide jobs for residents at all economic levels through commerce and industry and to diversify the local economy.

3) *Development Agreement 21-05053 is compatible with the uses authorized in, and the regulations prescribed for, the zoning district in which the real property is located.*

See Sections 3, 4 and 5, above.

4) *Development Agreement 21-05053 is in conformity with and will promote public convenience, general welfare and good land use practice.*

Development Agreement 21-05053 implements the Project which is consistent with the General Plan land use guidance and policies. Therefore, the DA promotes the general welfare and good land use practice.

5) *Development Agreement 21-05053 will not be detrimental to the health, safety and general welfare.*

The Project would augment the City's economic base, create employment-generating opportunities for the citizens of Perris and surrounding communities, and provide modern industrial distribution centers that allow for the efficient storage and distribution of various goods due to the Project's location adjacent to regional transportation corridors and rail lines. Combined with the reduction of square footage and truck traffic resulting from implementation of the Project, Development Agreement 21-05053 will not be detrimental to the health, safety and general welfare.

6) *Development Agreement 21-05053 will not adversely affect the orderly development of the property or the preservation of property values.*

The Project implements the General Plan which identifies industrial uses in this portion of the city near Perris Valley Airport which will provide orderly development. The upgraded architecture, quality landscaping and e-commerce user will preserve property values.

7) *Development Agreement 21-05053 will promote and encourage development of the proposed Project by providing a greater degree of requisite certainty.*

Development Agreement 21-05053 assures the current landowner is now responsible for improvements and gives certainty to both the City and developer regarding what is required to develop the land.

**Section 7. Recommendation.**

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 its public hearing on July 7, 2021, the Planning Commission hereby recommends that the City Council:

1) Find that the EIR Addendum #2 to the EIR complies with all the requirements of CEQA and the CEQA Guidelines, as provided above, and approve EIR Addendum #2 to the EIR subject to the Mitigation Monitoring and Reporting Program for the EIR (SCH# 2008071060).

2) Find that Tentative Parcel Map 37998 (TPM 21-05119) complies with the requirements of PMC Section 18.16.010, as provided above, and approve the TPM 21-05119 subject to Engineering Department Conditions of Approval attached hereto as Exhibit 1 and incorporated herein by reference.

3) Find that Major Modification (MM 20-05166) complies with the requirements of PMC Section 19.54.040(e), as provided above, and approve the Major Modification (MM 20-05166) subject to the Planning Division, Fire Department, and Engineering, Public Works, Community Services, and Building Departments' Conditions of Approval attached hereto as Exhibit 1 and incorporated herein by this reference.

4) Find that Conditional Use Permit 21-05133 complies with the requirements of PMC Section 19.54.040(c), as provided above, and approve Conditional Use Permit 21-05133 subject to the Planning Division, Fire Department, and Engineering, Public Works, Community Services, and Building Departments' Conditions of Approval, which is attached hereto as Exhibit 1 and incorporated herein by this reference.

5) Adopt Ordinance No. (next in order) in substantially the form as attached in Exhibit 2 and incorporated herein by this reference, which finds that Development Agreement 21-05053 complies with the requirements of PMC 18.19.100 and Government Code section 65867.5 and approves and adopts Development Agreement 21-05053.

**Section 8.** The Planning Commission declares that should any provision, section, paragraph, sentence, or word of this Resolution be rendered or declared invalid by any court of competent jurisdiction, or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences and words of this Resolution shall remain in full force and effect.

**Section 8.** The Chairperson shall sign this Resolution and the Secretary shall certify to the adoption of this Resolution.

*ADOPTED, SIGNED* and *APPROVED* this 7<sup>th</sup> day of July, 2021.

\_\_\_\_\_  
CHAIRPERSON OF THE PLANNING COMMISSION

ATTEST:

\_\_\_\_\_  
Designee Secretary, Planning Commission

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

I, Kenneth Phung, Designee Secretary of the Planning Commission of the City of Perris, do hereby certify that the foregoing Resolution Number 21-13 was duly adopted by the Planning Commission of the City of Perris at a regular meeting thereof held on the 7<sup>th</sup> day of July, 2021, by the following vote:

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

\_\_\_\_\_  
Designee Secretary of the Planning Commission

Attachments: Exhibit 1 - Planning Division, Fire Department, and Engineering, Public Works, Community Services, and Building Departments' Conditions of Approval, and MMRP

Exhibit 2 – Ordinance (next in order) approving Development Agreement 21-05053



Exhibit 1 - Conditions of Approval

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

**CONDITIONS OF APPROVAL**

~~GPA 08-05-0023, SPA 08-05-0024, ZC 09-03-0020  
TPMs 35877 & 35886; HANS 09-03-0018  
DPRs 07-0130, 08-04-0006 & 08-01-0007~~ City Council July 13, 2010  
~~SV 08-05-0025, DA 08-05-0027,~~ Planning Commission June 16, 2010  
MM 19-05332, DA 20-05063 and CUP 20-05064,  
**MM 20-05166, TPM 21-05119, DA 21-05053, CUP 21-05133,**  
**Addendum to EIR 21-05054** **Planning Commission July 7, 2021**

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**Project:** ~~Site 3 of the Original~~ Environmental review and approval consideration for the proposed the-South Perris Industrial Project, *located at the northeast corner of Ellis and Redlands Avenues will contain three buildings totaling no more than ~~2,358,347~~ 2,840,836 square feet on approximately 216 net acres.* ~~comprised of three (3) discontiguous sites totaling 454 acres in south Perris. Site 1 (Airport DC) will contain one building of 783,700 square feet on 38 acres located at the southwest corner of Mountain Avenue and Goetz Road; Site 2 (South Perris DC) will contain four buildings totaling 3,448,734 square feet on 201 acres located at the southwest corner of Mapes and Goetz Road; Site 3 (South 215 DC) will contain three buildings totaling no more than 2,358,347 square feet on approximately 215 net acres located at the northeast corner of Ellis and Redlands Avenues. Sites 1 and 2 are zoned General Industrial, and Site 3 is currently zoned Light Industrial. An Environmental Impact Report was prepared for this *the Original* project and certified in 2010. An Addendum was prepared for the 2020 modified project *and a second Addendum to the EIR was prepared for the Project (MM 20-05166, et. al.)*. The applicant in 2010 was First Industrial Trust, Inc. and is currently *is* IDI Logistics.~~

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**General Conditions:**

1. **Approvals.** Project approvals are granted subject to these Conditions of Approval for the following cases associated with *Site 3 of* the South Perris Industrial project-sites:
  - General Plan Amendment 08-05-0023
  - Specific Plan Amendment 08-05-0024
  - Zone Change 09-03-0020
  - Tentative Parcel Maps 35877 and 35886
  - Habitat Acquisition and Negotiation Strategy (HANS) 09-03-0018
  - Development Plan Reviews 07-0130, 08-04-0006, and 08-01-0007
  - Street Vacation 08-05-0025
  - Development Agreements 08-05-0027, 10-04-0009, 10-04-0010, **20-05063 and 21-05053**
  - Major Modifications 19-05332, ~~Development Agreement 20-05063~~ and **20-05166**
  - Conditional Use Permits 20-05064 **and 21-05133**
  
2. **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 further 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.

3. **Change or Expansion of Use.** No change or expansion of the site or the use shall occur without subsequent reviews and approvals from the Planning Division.
4. **Conformance to Approved Plans.** ~~Development of the project Sites 1 and 2, building elevations, colors and materials, conceptual grading and landscaping shall conform substantially to the approved sets of plans for DPR 07-0130 prepared by Martinez Design Group in Tustin, California, dated February 18, 2010, and the approved sets of plans for DPRs 08-04-0006 and 08-01-0007 prepared by HPA, Irvine, California, dated February 22, 2010, and as approved by the City Council, or as amended by these conditions. Any deviation shall require appropriate Planning Division review and approval.~~

Development of the project Site 3 site plan, building elevations, colors and materials, conceptual grading and landscaping shall conform substantially to the sets of plans for Major Modification 19-05332 as approved by the City Council, or as amended by these conditions. Any deviation shall require appropriate Planning Division review and approval.

5. **Approval Period for Development Plan Review 07-0130, 08-01-0007 and, 08-04-0006, and Major Modifications 19-05332 and 20-05166, and CUPs 20-05064 and 21-05133.** In accordance with PMC Section 19.50.080, Expiration and Extension of Time, this approval shall expire three (3) years from the date of City Council approval, or as provided by the term of the Development Agreement. Within three years of expiration by statute or the approved Development Agreement, the applicant shall demonstrate the beginning of substantial construction as contemplated by this approval, to thereafter be diligently pursued to completion, or substantial utilization. A maximum of three (3) one-year extensions may be requested. Any written request for extension shall be submitted to the Planning Division at least ten (10) days prior to the initial (and any subsequent extension) expiration of the Development Plan Review.
6. **The Approval Period for Tentative Parcel Maps ~~35877, and 35886 and 37998~~** shall be in accordance with the Subdivision Map Act and are extended to run concurrently with the term of the Development Agreements.
7. **Building Official/Fire Marshal.** The project shall adhere to all requirements of the Building Official/Fire Marshal, *including requirements of the Fire Consultant Conditions of Approval dated January 14, 2021*. Fire hydrants shall be located on the project site pursuant to the Fire Marshal, and a fire access and fire underground plan submitted for approval prior to submittal of construction drawings. Water, gas, sewer, electrical transformers, power vaults and separate fire/water supply lines shall be shown on the final set of construction plans. See the City of Perris website, Office of the Fire Marshal: [www.cityofperris.org](http://www.cityofperris.org).
8. **City Engineer.** The project (*MM 20-05166*) shall adhere to the requirements of the City Engineer as indicated in the attached Revised Conditions of Approval dated ~~May 19, 2010 for Site 1, Airport DC; May 19, 2010 for Site 2, South Perris DC; and May 20, 2020~~ **June 14, 2021** for Site 3, South 215 DC.

9. **Public Works Department.** *The project shall comply with all requirements of Public Works Conditions of Approval dated June 17, 2021.*
10. **Community Services Department.** *The project shall comply with all the requirements of the Community Services Department Conditions of Approval dated March 22, 2021.*
11. **Indemnification.** The developer/applicant shall indemnify, protect, defend, and hold harmless, the City and any agency or instrumentality thereof, and/or any of its officers, employees and agents from any and all claims, actions, or proceedings against the City, or any agency or instrumentality thereof, or any of its officers, employees and agents, to attack, set aside, void, annul, or seek monetary damages resulting from an approval of the City, or any agency or instrumentality thereof, advisory agency, appeal board or legislative body including actions approved by the voters of the City concerning Environmental Impact Report (SCH #2008071060) and all cases associated with the South Perris Industrial Project. The City shall promptly notify the applicant of any claim, action, or proceeding for which indemnification is sought, and shall further cooperate fully in the defense of the action.
12. **Dam Inundation Disclosure.** The owner shall disclose to all future tenants indicating all three sites of the South Perris Industrial Project are located within the dam inundation area, subjecting the sites to flooding in the event of a dam failure.
13. **Southern California Edison (SCE).** The applicant shall contact the Southern California Edison ~~for Savings by Design information (Dave Holly, Technical Specialist at 909 357-6509) and the SCE area service planner (951 928-8323)~~ to explore energy conservation benefit options and to complete the required forms prior to commencement of construction. No grading permits shall be issued until a letter from SCE is received by the City Engineer indicating electrical service will be underground.
14. **Waste Hauling and Disposal.** The project shall use only the City-approved waste hauler for all construction and other waste disposal.
15. **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. Existing graffiti located on the site shall be removed within 48 hours. *In addition, the project shall comply with the one-year landscape maintenance schedule identified in Public Works Department Condition of Approval No. 4, dated May 10, 2021.*
16. **Utilities.** 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.
17. **Performance Standards.** The applicant shall comply with all Performance Standards for Large Industrial Buildings as listed in PMC Chapter 19.44.070.
18. **Solar/Photo Voltaic Panels.** The project shall be designed with load bearing capacity for the roof top installation of photovoltaic arrays of at least 1.5 megawatts.
19. **Roof Parapet.** 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.

20. **Downspouts.** Exterior downspouts are not permitted on elevations of any building facing the public right of way. Interior downspouts are required for these elevations.
21. **Parking Stall Configuration.** Design of parking stalls shall comply with PMC 19.69.030C.5b (double striping). Premium parking stalls provided voluntarily or as required for LEED (or other green building rating system) for Low Emission Vehicles (LEV)/Zero Emission Vehicles (ZEV) and carpools shall be designated as such.
22. **Sign Program.** A sign program is required for each site and shall include, at a minimum, entry statements, including theme walls, monumentation, and enhanced landscaping at each entrance. Theme walls and monuments shall be placed no closer than five feet from the public right-of-way.
23. **Environmental Impact Report Mitigation Monitoring Program.** The project shall at all times comply with all provisions of the adopted Mitigation Monitoring Program of the certified Environmental Impact Report (SCH #2008071060), as incorporated herein, and as may be modified by these conditions.
24. **Payment of State Fish and Game Fees.** Within three (3) days of City Council approval, the applicant shall submit a check to the City payable to "Riverside County Clerk-Recorder", in the amount of \$2,832.25 for payment of the State Fish and Game fee. No project shall be operative, vested, or final until the filing fees have been paid (State Fish and Game Code Section 711.4).

**Green Building Practices:**

25. **Sustainable Building.** The following sustainable building practices contribute to an energy-efficient, environmentally responsible building, over and beyond California building code requirements. The following green compliant options shall be considered collaboratively among the design and construction team very early in the design phase:

BUILDINGS

- a. Install "Cool Roof" roofing to keep buildings cool.
- b. Use "Energy Star" and high efficiency equipment.
- c. Use higher "R" value insulation and glazing beyond Code requirements to minimize electricity loads.
- d. Use a highly efficient HVAC system (heat pump, variable air handling unit, evaporative cooler for dry climates).
- e. Use renewable energy (solar photovoltaics, "green" utility power) for electricity.
- f. Incorporate passive daylighting design techniques (clerestory windows, skylights).
- g. Use passive ventilation (ceiling fans, floor and ceiling vents) for a healthier indoor environment.
- h. Shade openings during summer and allow sun to enter during winter.
- i. Install architectural elements (fins, light shelves, awnings, overhands, etc.) that look attractive and serve a green building purpose.
- j. Specify products created with rapidly renewable materials (bamboo, cork, cotton batt insulation, etc.).

- k. Specify Forest Stewardship Council (FSC) Certified wood products (sustainably managed forests per the FSC).

### INTERIORS

- l. Install ultra-low flow fixtures that use less water than required by code (sinks & water closets).
- m. Install insta-hot water heaters to minimize water usage and electrical demands.
- n. Install lighting controls (motion/day lighting sensors) to turn off lights when not needed.
- o. Use high efficiency light fixtures and lamps (such as CFLs and LEDs) to minimize electrical demands.
- p. Use paints & adhesives with low V.O.C.s (volatile organic compounds); also composite wood products (cabinetry) with low V.O.C.s.

### SITE

- q. Use water efficient landscaping and irrigation, such as using reclaimed water where available.
- r. Provide features that encourage alternative transportation, such as bike racks and public transportation stops.
- s. Provide preferred parking for carpools and hybrid, electric and alternative fuel vehicles.
- t. Orient building to take advantage of natural resources such as sunlight, wind, views, drainage, etc.
- u. Provide on-site recyclable collection areas.
- v. Utilize site features to absorb and filter storm water run-off such as permeable asphalt or grass swales (bioswales).

### CONSTRUCTION

- w. Recycle & salvage construction waste to minimize waste.
  - x. Reuse existing site or building as much as possible in remodels to minimize waste.
  - y. Use recycled-content (fly ash in concrete, steel, gypsum board).
  - z. Use regional materials (concrete, C.M.U., roof tiles), products that are created with local raw materials, and locally manufactured.
26. **Green Building Rating System/LEED.** In support the General Plan's goals for sustainability, compliance with a nationally-recognized green building program is highly recommended. The US Green Building Council's LEED (Leadership in Energy and Environmental Design) rating system recognizes highly performing, healthy, durable, affordable, and environmentally sound buildings and site design. The project applicant has indicated the South Perris Industrial buildings will pursue **LEED Silver** certification. If LEED Silver certification is not ultimately granted by the USGBC, the project shall comply with the requirements for LEED building certification (at minimum) according to the edition of the NC Reference Manual (USGBC) in effect at time of project registration.
27. **Compliance with LEED Categories and Credits.** The successful implementation of the performance standards described in the New Construction (NC) reference guide result in

LEED Certification at the chosen level. LEED success is dependent upon the collaboration and cooperation of all members of the project team very early in the design process, with oversight by LEED-accredited professionals. In some sections, City codes will facilitate compliance. See the current US Green Building Council NC Rating System reference guide, or the guide in effect at time of project registration. The building(s) and facilities shall be maintained in the condition that awarded LEED certification.

**Project Specific Requirements:**

28. **Corrections to Tentative Parcel Maps 35877 and 35886.** ~~Prior to dissemination of the City Council packets for the July 13, 2010 meeting,~~ The following revisions shall be made to the Sheets 1-4 of the Tentative Parcel Maps, as appropriate:

**Tentative Parcel Map 35877 (Site 3)**

- a. Reference to Parcel 4 “potential borrow site” shall be removed from the plan and detailed site and landscape plans are provided to the Planning Division to satisfy concerns that the aesthetical treatment of any approved “borrow pit” does not degrade public views from surrounding properties, streets, and the 215 Freeway.
- b. A minimum 24-acre parcel shall be dedicated through the Habitat Acquisition Negotiation Strategy (HANS 09-03-0018) to satisfy MSHCP requirements for impacts to Criteria Cell 3173. Sheet 1 now indicates Parcel 5 as “Proposed MSHCP Conservation Reserve Area Limits” with insufficient acreage of 15.73. The map shall be corrected to clearly label an appropriately sized lot for conservation purposes with the acreage required.

**Tentative Parcel Map 35886 (Site 2)**

- ~~a. A minimum 24.6 acre parcel shall be dedicated through the Habitat Acquisition Negotiation Strategy (HANS 09-03-0018) to satisfy MSHCP requirements for impacts to Criteria Cell 3470. Parcel 5 on Sheet 1 does not clearly indicate the required conservation area or the required acreage. Insufficient acreage of 17.89 is shown. The map shall be corrected to clearly label an appropriately sized lot for conservation purposes with the acreage required.~~

29. **MSHCP Compliance/HANS.** Three lots (24.6, 24, and 27.1 acres, respectively) shall be set aside for environmental conservation as determined by Habitat Acquisition Negotiation Strategy (HANS 09-03-0018). An irrevocable offer of dedication to the City of Perris shall be applied to all conservation lots, and it shall be the City’s determination when to accept such offers. The City intends to convey these and other parcels along the San Jacinto River to the Regional Conservation Authority (RCA) for permanent conservation.

For Site 3 Project (only), requirements of the RCA for the development of the rail spur on land between Ellis Avenue and Case Road shall be met, as follows:

Prior to the issuance of grading permits, the project developer shall comply with the MSHCP Reserve Assembly requirements to the satisfaction of the City and the RCA either by providing replacement lands of equal or greater conservation value within Criteria Cell #3276, or by providing replacement lands of equal or greater value outside of Criteria Cell #3276 subject to approval through the Criteria Refinement process.

Prior to the issuance of grading permits, the project developer shall evaluate impacts to Narrow Endemic Plants and Criteria Area Plants with project specific MSHCP requirements. If required, the project developer will through the City/RCA submit a DBESP analysis to the Wildlife Agencies (U.S. Fish and Wildlife Service and California Department of Fish and Wildlife) for review and approval. Mitigation for impacts to rare plants such as San Jacinto Valley crowscale and smooth tarplant would consist of the translocation of plants via seed collection and soil salvage to an acceptable offsite mitigation area. The DBESP analysis will identify specific mitigation and monitoring protocols, including success criteria.

Prior to the issuance of grading permits, the project developer shall perform updated habitat assessments for MSHCP riparian/riverine areas and vernal pools, including habitat for the least Bell's vireo (*Vireo bellii pusillus*), southwestern willow flycatcher (*Empidonax traillii extimus*), western yellow-billed cuckoo (*Coccyzus americanus*), and listed fairy shrimp. If suitable habitat is present, then focused surveys for the applicable species will be performed following accepted protocols. If one or more applicable species are detected, and if the implementation of the Project cannot avoid the impacts, then the project developer will through the City/RCA submit a DBESP analysis to the Wildlife Agencies (U.S. Fish and Wildlife Service and California Department of Fish and Wildlife) for review and approval. Mitigation for impacts to riparian/riverine areas and/or vernal pools, including any applicable species (i.e., birds and/or listed fairy shrimp) would consist of 1) the establishment and/or enhancement of replacement at an offsite location, or 2) the purchase of mitigation credits at an approved mitigation bank, either of which must be determined as "biologically equivalent or superior" pursuant to the DBESP process.

30. **Active Relocation of Burrowing Owls.** If burrowing owls are discovered during required preconstruction surveys, active relocation of burrowing owls will be considered if the cost is not significantly greater than passive relocation. The City shall be consulted regarding costs. The relocation of burrowing owls is subject to the provisions of the Mitigation Monitoring Program.

If the implementation of the Project will result in the relocation of burrowing owls, the project developer will, through the City/RCA, submit a DBESP analysis to the Wildlife Agencies (U.S. Fish and Wildlife Service and California Department of Fish and Wildlife) for review and approval.

31. **Preliminary Water Quality Management Plans (PWQMP).** Preliminary WQMPs were prepared for each of the three project sites. ~~Due to floodway proximity for Sites 2 and 3, compliance requirements for storm water control and water quality mitigation differs for all three development sites. All~~ *The PWQMP was s* were determined to be in substantial compliance, in concept, with the Riverside County WQMP Manual requirements. The following conditions apply:



~~a. PWQMP 07-0130 (Site 1):~~

- ~~(1) 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.~~
- ~~(2) The structural BMPs selected for this project have been approved in concept. The owner shall submit a final WQMP including plans and details providing the elevations, slopes, and other details for the proposed structural BMPs including the sand filtration trench modified with sump pumps and wet wells, permeable landscape areas, and trash enclosures. The Public Works Department shall review and approve the final WQMP text, plans and details.~~

~~b. PWQMP 08-04-0006 (Site 2):~~

- ~~(1) 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.~~
- ~~(2) The structural BMPs selected for this project have been approved in concept. The owner shall submit a final WQMP including plans and details providing the elevations, slopes, and other details for the proposed structural BMPs including the sand filtration trench modified with sump pumps and wet wells, permeable landscape areas, and trash enclosures. The Public Works Department shall review and approve the final WQMP text, plans and details. The Preliminary WQMP shows the water quality basin above or outside of the ordinary high water mark.~~
- ~~(3) The sand filtration trench shall be designed to meet CWA 401 requirements. Developer shall submit to the City of Perris Engineering Administration Division, for review and approval, Final WQMP Plan. Sufficient detail, including cross sections, plan views and construction notes shall be provided on Final WQMP Plan, which demonstrate that construction of the BMPs and related structures can withstand 100 year flood waters; and shall demonstrate that BMP and related structures shall be fully operational within 48 hours of 100 year flooding event.~~

~~c. PWQMP 08-01-0007 (Site 3):~~

- ~~(1) 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.~~
- ~~(2) The structural BMPs selected for this project have been approved in concept. The owner shall submit a final WQMP including plans and details providing the elevations, slopes, and other details for the proposed structural~~

BMPs including the sand filtration trench modified with sump-pumps and wet wells, permeable landscape areas, and trash enclosures. The Public Works Department shall review and approve the final WQMP text, plans and details. The Preliminary WQMP shows the water quality basin above or outside of the ordinary high water mark.

- (3) The sand filtration trench shall be designed to meet CWA 401 requirements. Developer shall submit to the City of Perris Engineering Administration Division, for review and approval, Final WQMP Plan. Sufficient detail, including cross sections, plan views and construction notes shall be provided on Final WQMP Plan, which demonstrate that construction of the BMPs and related structures can withstand 100 year flood waters; and shall demonstrate that BMP and related structures shall be fully operational within 48 hours of 100 year flooding event.

32. **Vacation of Murrieta Road.** Murrieta Road shall be vacated in conjunction with the Final Map process for Parcel Map ~~37998~~ 35877. An easement for existing utilities within the dedicated right of way shall be maintained by the City unless clearances are obtained from all affected utility providers.

~~33.~~ **Public Trails.** Two *bicycle/pedestrian* trails ~~are~~ *shall be built associated with Site 3.* located adjacent to the South Perris Industrial Project *along the San Jacinto River.* The trail shall be constructed by the developer, unless the City agrees to accept in-lieu park fees for the construction, subject to the discretion of the City. ~~These trails shall be improved as follows:~~

a. **San Jacinto River Trail.** ~~The developer shall construct a regional bicycle/pedestrian trail along the San Jacinto River adjoining development Sites 2 and 3.~~ *A regional trail* located adjacent to the South Perris Industrial Project *along the San Jacinto River.* The trail shall be constructed by the developer, unless the City agrees to accept in-lieu park fees for the construction, subject to the discretion of the City. The exact location of the trail shall be determined in accordance with the City's approved trail plan prior to conveying the conservation lots to *Riverside Conservation Authority (RCA).* *Prior to occupancy of the last building to be constructed, a connection from Redlands Avenue to the San Jacinto River Trail shall be constructed, if feasible with respect to transversing adjacent to the RCA lands. Location to be determined to the satisfaction of Planning staff.*

b. ~~**Watson Road Temporary Connection.** A pedestrian trail extending from the terminus of the Watson Road cul de sac shall be constructed by the applicant as shown in Exhibit O as it continues east to connect with the San Jacinto River Trail. This trail is the extension of the Mountain Avenue Wash to the San Jacinto River Trail, and shall remain until a permanent trail is constructed with development of the parcel immediately south of Site 2.~~

e. ~~**Mountain Avenue Wash Trail.** The Mountain Avenue Trail shall be constructed along A Street as depicted in Exhibit P.~~

34. **Amendment to the New Perris Specific Plan.** The modifications approved for the New Perris Specific Plan shall be completed by submitting three (3) paper copies and one (1)

compact disk containing a digital version of the final revised New Perris Specific Plan to the City. This project was removed from the New Perris Specific Plan. ***This Condition was completed in August of 2020.***

35. **Airport Land Use Commission Conditions.** The ALUC Conditions for DPRs 07-0130 and 08-01-0007, Major Modifications 19-05332 ***and 20-05166***, and Tentative Parcel Maps 35877 (TPM 08-01-0006) ***and 37998 (21-05119)*** are as follows:

- 1) Prior to recordation of a final map, issuance of building permits, or conveyance to an entity exempt from the Subdivision Map Act, whichever occurs first, the landowner shall convey an avigation easement to the MARB/MIP Airport or provide documentation to the City of Perris and the Airport Land Use Commission that such conveyance has previously been recorded. (Contact March Joint Powers Authority at (951) 656-7000 for additional information.)
- 2) Any outdoor lighting installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
- 3) 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 climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
  - b. Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
  - c. Any use which would generate smoke or water vapor, or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)
  - d. Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
- 4) The standard “Notice of Airport in the Vicinity” (available from ALUC) shall be provided to all prospective purchasers of the property and tenants or lessees of the buildings, and shall be recorded as a deed notice.
- 5) Any proposed detention/***drainage*** 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](http://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 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 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.***

- 6) The following ALUC conditions are pursuant to the terms of the FAA determination letters issued on June 23, 2009, **May 4, 2020**, or as modified as a part of review and processing of Major Modification ~~20-05166-19-05332~~:
- a. The Federal Aviation Administration has conducted aeronautical studies of the propose project (Aeronautical Study Nos. 2020-AWP-3064-OE, 2020-AWP-3448-OE, and 2020-AWP-3449-OE and has determined that neither marking nor lighting of the proposed structures is necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking and/or lighting (if any) shall be installed and maintained in accordance with FAA Advisory Circular 70/7460-1 L Change 2 and shall be maintained in accordance therewith for the life of the project.
  - b. The maximum height of the proposed buildings, including all roof-mounted appurtenances and obstruction lighting (if any), shall not exceed 55 feet above ground level, and the maximum elevation at the top of building shall not exceed 1,476 feet above mean sea level.
  - c. The maximum height and top point elevation specified above shall not be amended without further review by the Airport Land Use Commission and the Federal Aviation Administration; provided, however, that reduction in building height or elevation shall not require further review by the Airport Land Use Commission.
  - d. Temporary construction equipment used during actual construction of the structure(s) shall not exceed 55 feet in height and a maximum elevation of 1,476 feet above mean sea level shall not exceed the height of the proposed buildings, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.
  - e. Within five (5) days after construction of each of the proposed buildings reaches its greatest height, FAA Form 7460-2 (Part II), Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and e-filed with the Federal Aviation Administration. (Go

to <https://oeaaa.faa.gov> for instructions.) This requirement is also applicable in the event the project is abandoned or a decision is made not to construct the applicable structure.

**Prior to the Issuance of Building Permits:**

36. **Landscape and Irrigation Plans.** Landscaping and irrigation plans shall conform to Section 19.70 of the Perris Municipal Code. Three (3) complete sets of landscape plans (as listed below) shall be submitted to the Planning Division, accompanied by the appropriate landscape plan check filing fee. The landscape plans shall be prepared and stamped by a California licensed landscape architect and include the following:
- a. Landscape Design Plan (including Planting Details per the City’s Technical Manual for Landscape Design).
  - b. Irrigation and Maintenance Plan.
  - c. Soil Management Plan.
  - d. Grading Design Plan, including Water Quality Management Plan (WQMP) site design BMP’s.
37. **Landscape Design Plans** shall comply with the following:
- a. **Reclaimed Water.** A non-potable water source shall be used for landscape irrigation, including public areas and medians. If not yet available at the location, appropriate irrigation equipment (“purple pipe”) shall be installed for future conversion and connection to the reclaimed water source.
  - b. **Accent landscaping** featuring tiered California Friendly drought-resistant landscaping planting and 24” box or larger trees, is required at all entrances and intersections of arterial streets.
  - c. **Parking Area Buffer.** A minimum 3-foot high hedge is required to screen non-truck parking areas from the right of ways.
  - d. **Parking Area Landscaping.** A minimum of one tree per 6 parking stalls, or the number of trees necessary, based on the species, to ensure 50% shade cover in parking areas within fifteen (15) years shall be provided. A minimum of 25% of parking area trees shall be 24” box-sized.
  - e. **Berms and swales** are required in front of screen walls. Swales should transition into the required berms.
  - f. **All street trees** shall be 24-inch box size or larger, and planted a maximum of 30 feet on center within the parkway.
  - g. **Specialty paving** (accent colors, textures, and patterns) shall indicate building entrances and pedestrian pathways.
  - h. **Water Quality BMPs** (vegetated swales, detention basins, etc.) shall be indicated on the landscape plans with appropriate planting and irrigation.
  - i. **Maintenance.** Parkway landscaping and irrigation shall be maintained by the applicant and/or future property owners or tenants in a viable growth condition.
- ~~38.~~ **Conceptual Landscape Plan.** Formal landscaping plans submitted for review and approval shall substantially conform to the approved conceptual landscape plan, ~~as modified below:~~

- ~~a. The Project landscape area fronting on Ellis Avenue, and including along the entrance driveway, shall be either 1) irrigated and landscaped with trees, shrubs, and groundcover and/or 2) screened behind a wall.~~
  - ~~b. Site landscape area shall be 10% of the total net site area, excluding the habitat areas and the hydroseeded area in front of Building 3 in the Project.~~
39. **Eastern Municipal Water District (EMWD).** Applicant shall also submit landscape plans to EMWD for approval after the City's approval, and comply with required EMWD inspections. Contact EMWD at 951 928-3777, ext. 4334.
40. **Landscape Inspections.** A minimum of three landscape inspections by the City of Perris shall be arranged, in the following order:
- a. At installation of irrigation equipment, when the trenches are still open,
  - b. After soil preparation, when plant materials are positioned and ready to plant;
  - c. At final inspection, when all plant materials are installed and the irrigation system is fully operational.
41. **Additional Plan Requirements.** The following additional plans shall be reviewed and approved by the appropriate City departments:
- a. **Trash Enclosures.** Each building shall provide covered trash enclosures constructed to the City standard under permit. The trash enclosure shall be easily accessible to all tenants, and be screened by landscaping from the public view. The trash enclosure shall be treated with an overhead trellis treatment, and elevations shall be included on final landscape and fencing plans for review and approval by the Planning Division.
  - b. **Site Lighting.** A site lighting plan shall be approved that complies with the City's Outdoor Lighting Regulations. The lighting plan shall include photometrics, fixture details, and light standard elevations. Fixtures shall have full-cut off shields to prevent light and glare above the horizontal plane of the bottom of the lighting fixture.
  - c. **Fencing and Screen Walls.** Decorative screen walls shall screen views into the site from the public right of way, Interstate 215 and adjacent public uses (including open space and public trails). The plans and details for screen walls and other fencing shall be included in the landscape plan check submittal package for review and approval by the Planning Division. The following shall apply:
    - i) **Architecture.** The design of the screen walls shall be architecturally tied to the building, significantly articulated, and include base, body and cap elements.
    - ii) **Location.** Decorative 14-foot tall tilt-up concrete screen walls are required to screen truck loading areas from the right of way, Interstate 215 and other areas of public view wrapping to the interior property lines for a distance of 150 feet to screen the truck courts and truck driving aisles. The outdoor storage area in the Project shall be screened from public right of way, Interstate 215 and adjacent land uses. All



- lumber and other products shall be stacked no higher than the wall. To minimize wall height visually from the public, berming should be used.
- iii) **Gates** in public view shall be constructed of tubular steel in a color complementary to the building.
  - d. **Knox boxes** are required for all gates, and shall be approved by the Fire Marshal and issued by the Building Division.
  - e. **Graffiti** shall be abated within 24 hours. Block walls shall be treated with a graffiti-resistant coating or equally effective graffiti deterrent.
  - f. Handicap parking stalls shall be provided near all office entrance areas for each building, pursuant to the requirements of the Perris Municipal Code.
42. **Construction Plans.** All Planning Division and Engineering Department Conditions of Approval, proposed employee amenities, LEED requirements, the Mitigation Monitoring Plan, and Landscape Plan Requirements shall be reproduced in full on construction drawings and grading plans, immediately following the cover sheet of such plans. Applicant shall annotate each Condition on the construction plans to indicate the manner by which each condition has been met (i.e., sheet and detail numbers).
43. **Planning Clearance.** The applicant shall first obtain clearance from the Planning Division verifying that relevant Conditions of Approval have been met.
44. **Assessment and Community Facilities Districts.** The project shall be annexed into any assessment, community facilities, or similar district that provides funding for maintenance, services, or public improvements that benefit the project. The costs and benefits shall be described in the applicable district and annexation documents. The Developer shall complete all actions required to complete such annexation prior to the recordation of the Final Map (or issuance of a certificate of occupancy if a Final Map is not required). This condition shall apply only to districts existing at the time the Final Map 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. North Perris Public Safety or South Perris Community Facilities District;
  - e. Ramona Mobility Group District (Transportation Improvements); and
  - f. Future Fire Protection Community Facilities District.
45. **Fees.** The developer shall pay the following fees according to the timeline noted.
- Prior to the issuance of building permits, the applicant shall pay:
- a. Stephen's Kangaroo Rat Mitigation Fees;
  - b. Multiple Species Habitat Conservation Plan fees;
  - c. Statutory school fees to all appropriate school districts; ~~and~~
  - d. Any outstanding liens and development processing fees owed to the City;
  - e. **The park development impact fee; and**
  - f. **The Public Art fee.**

Prior to issuance of Occupancy, the applicant shall pay:

- g. City Development Impact Fees; and
- h. Transportation Uniform Mitigation Fees (TUMF).

**Prior to the Issuance of Occupancy Permits:**

- 46. **Final Planning 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 Conditions of Approval have been met, and all required paving, parking, walls, site lighting, landscaping and automatic irrigation is installed and in good condition.
- 47. **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.
- 48. **Shared Access and/or Parking Agreement.** Owners shall sign and be party to an agreement, subject to the City's approval and recorded to run with the land, which provides for easements, covenants and conditions relating to applicable parking, vehicle access, utility use, and other uses between the subject properties. The agreement, together with all attachments, must be submitted to and approved by the Development Services Department and the City Attorney prior to approval of Final Parcel Maps.
- 49. **Final Technical Reports.** Any required final monitoring and mitigation reports concerning items recovered as part of a cultural or paleontological investigation shall be submitted to the appropriate lead agency (City of Perris), and will signify satisfactory completion of the project program to mitigate impacts to any paleontological resources.

Special Conditions:

- 50. **Rail Trip.** The rail trips to the site will not exceed 600 trips per year, and no more three rail trips per day.
- 51. **Rail Spur Approval.** The rail spur shall be approved by the railroad and the crossing by the California Public Utilities Commission (CPUC) prior to the issuance of Building Permits for the Project building 3. The rail spur shall be functional prior to Occupancy.
- 52. **Veteran's Memorial.** The applicant will design and build a Veteran's memorial in downtown Perris located at the southeast corner of 1st and "D" Streets prior to issuance of any building permits for the project.
- 53. **Provide an ADA compliant, connected sidewalk on Redlands Ave and Ellis Ave per RTA request and City code.**





# CITY OF PERRIS

STUART E. MCKIBBIN, CITY ENGINEER

## CONDITIONS OF APPROVAL

P8-1106 – (Refer to P8-1122)  
March 4, 2010, Revised May 3, 2010,  
Revised Planning Commission June 16, 2010,  
Revised February 13, 2020,  
Revised by Planning Commission on May 20, 2020  
**Revised June 14, 2021, MM# 20-05166 to IDI MM 19-05332; TPM  
37998**  
DPR 08-01-0007, Site III

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 dedication 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 the map to be resubmitted for further consideration. These Ordinances and the following conditions are essential parts and requirement 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 conditioned 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.

1. This project is located within the limits of the San Jacinto River Flood Plan and must comply with City Resolution # 3403. In order to comply, the developer shall execute an agreement with the Riverside County Flood Control and Water Conservation District and the City to pay its "fair share" of the total San Jacinto River Project costs prior to the issuance of grading permits. The District and the City shall determine the "fair share" per acre and per residential unit charge based on the cost estimate for the preferred alternative as found in Section 8 of the "San Jacinto River, Stage 3 Conceptual Planning Report dated March 10, 2017." The "fair share" cost for development shall be calculated based on the amount of development or gross acreage located within the San Jacinto River Project Area, or as amended after the area benefit study is approved. The fair share charge is \$8,888/acre or the fee in effect at the time of issuance of grading permit. The "fair share" charge shall be paid prior to the issuance of building permits.

Moreover, the project is within the limits of the San Jacinto River Area Drainage Plan, for which the City Council has adopted a drainage fee of \$2,215/acre. The developer shall pay the fee in effect at the time of issuance of grading or building permit, whichever comes first. The total amount of ADP fee paid shall be subtracted from the "fair share" charge amount due. For the three buildings served by rail, approximately 64.6 acres would be subject to the ADP fees.

2. The project's grading and offsite improvements shall be constructed in a manner to perpetuate existing drainage patterns, any deviation from this, concentration or increase in runoff must have approval of adjacent property owners. Drainage easements shall be obtained from effected property owners or if within this site, shall be shown on the final map. The applicant shall accept the offsite runoff and convey to acceptable outlet.
3. The incremental increase in runoff between developed and undeveloped state (100-year) and the nuisance runoff shall be retained within onsite private detention basin and drained to adequate outlet as approved by City and pursuant to Riverside County Flood Control standards.
4. Onsite landscape area(s) shall be designed in a manner to collect the onsite nuisance runoff in compliance with WQMP Standards.
5. Prior to issuance of any permit, the developer shall sign the consent and waiver forms to join the offsite lighting, landscape and Flood Control districts per City requirements. The developer shall maintain all onsite landscaping. The proposed offsite streetlights and portions of existing and new signals at ***the intersections of Redlands/Ellis Redlands with Ellis, Ells/Case Road Ellis with Case Road, Case Road/Murrieta and Case Road with Murrieta, and Mapes/I-215 ramps Mapes and I-215 ramps*** shall be maintained by City/Caltrans and cost paid for by the property owners through annexation to lighting and landscaping districts. Cost to maintain any signal and other improvements needed to accommodate access to and from the site shall be included in the maintenance district and paid 100% by the project. In the event RCFC does not maintain the proposed offsite drainage facilities, it shall be annexed to **City's** Flood control District for maintenance.
6. All onsite drainage runoff shall be collected via onsite underground facilities and conveyed to San Jacinto River as approved by RCFC and City of Perris.
7. All pads shall be graded to be a minimum of 1' above 100-year calculated water surface or adjacent finished grade.

8. All grading and drainage improvements shall comply with NPDES and Best Management Practices. Erosion control plans shall be prepared and submitted to Water Quality Board and the City as part of the grading plans. Catch basins shall be installed at all existing intersections and new driveways to eliminate nuisance runoff from cross-gutter.
9. Improvements to 7<sup>th</sup> Street Channel and extension along I-215 shall be required pursuant to Flood Control Standards.
10. This project shall comply with the recommendation of Riverside County Flood Control Districts letter dated February 23, 2010. In case of conflict the City Engineer's condition shall prevail. LOMR & CLOMR must be obtained as stated in Flood Control letter.
11. Existing power poles within the project site or along the project boundary (under 65kv), if any, shall be removed and cables undergrounded. All other utility poles, if any, shall be removed and utilities undergrounded.
12. Streetlights shall be installed along perimeter streets adjacent to this site as approved by City Engineer per Riverside County and Southern California Edison standards.
13. This project is located within EMWD's water and sewer service area. The applicant shall install water and sewer facilities as required by EMWD, Fire Department and City of Perris. ***The existing sewer siphon located at Case Road Bridge shall be upgraded with the Case Road Bridge improvements. The sewer siphon improvements shall be eligible for EMWD fair share.***
14. The applicant shall submit to City Engineer the following for his review:
  - a. Street Improvement Plans
  - b. Signing, Striping, and Signal Plans
  - c. Onsite Grading Plans, SWPPP, and Erosion Control Plan
  - d. Water and Sewer Plans
  - e. Drainage Plans, Hydrology and Hydraulic Reports
  - f. Streetlight Plan
  - g. Final WQMP

The project's design shall be in compliance with EMWD and Riverside County Standards and coordinated with approved plans for adjacent developments.

15. 6' concrete sidewalk, handicap ramps, and driveways shall be installed pursuant to Riverside County and ADA standards. All driveway approaches shall be constructed per Riverside County Standards for Commercial Driveway (Std. 207A) and comply with

the ADA requirements. Driveways shall be limited to those shown on site plan for Ellis and Redlands Avenue.

16. This and other similar projects will significantly impact the transportation infrastructure within the City of Perris and adjacent communities. For this reason, the following transportation related improvements are required to mitigate the initial and the ongoing impact to the transportation facilities. ***The transportation improvements shall be substantially completed prior to each occupancy permit as shown on Exhibit "H" dated June 8, 2021, prepared by Webb Associates.***
  
17. Case Road from Ellis to I-215 ramps interchange within 94' full width dedicated right-of-way shall be improved with 33' of new paving along either side ***of centerline and Case Road improvements shall perpetuate the existing local drainage patterns. Case Road shall be improved with an earthen drainage channel on the west side as an ultimate street condition. Curb and gutter on the east and west side of Case Road will be required at the intersections and the roadway as determined by the City Engineer shall be constructed. The concrete barrier curb shall be provided between the roadway and multipurpose Class I path. A Class I multipurpose path may be installed the length of Case Road. Prior to the issuance of the second final occupancy permit, construction of Case Road from Ellis to I-215 shall be substantially completed. Case Road shall remain open to one lane of traffic in each direction during construction. Case Road shall be constructed in phases in conformance with "Exhibit G", prepared by Webb Associates, dated June 8, 2021. The intersection of Case Road/Mapes Road/EMWD driveway shall be realigned as shown on Exhibit "D" dated April 21, 2021, prepared by Webb Associates.***
  
18. Ellis Avenue from Redlands Avenue to ~~3,300-foot~~ ~~150-foot~~ east of ***Redlands Avenue centerline*** ~~the proposed easterly driveway shall be improved with concrete curb and gutter located 32-feet on either side of centerline with a minimum 6-foot wide sidewalk along the north side, and a 14-foot wide landscaped median. These improvements would be within an interim 94-foot wide right of way.~~

The intersection of Ellis Avenue and Redlands Avenue shall be designed to discourage westbound truck traffic on Ellis from turning northbound onto Redlands Avenue.

For the ~~one three~~ buildings served by rail, the Ellis Avenue Improvement shall be in substantial conformance with Exhibit "A" dated ~~June 8, 2021~~ ~~April 21, 2020~~ prepared by Webb Associates prior to the issuance of the first occupancy permit.

The developer shall dedicate the additional 34-foot of right of way along the north side of Ellis Avenue and adjacent to the project to provide for the ultimate 64-foot wide half-width right of way and pay an in-lieu fee for the construction of ultimate Ellis Avenue (excluding constructed landscaped median) per 128-foot wide right of way General Plan Standards. The in-lieu fee shall be paid prior to issuance of 1<sup>st</sup> occupancy permit.

***Prior to the first occupancy permit issuance, a railroad spur crossing on Ellis Avenue may be constructed as a private crossing per BNSF Standards and requirements. A private crossing may require Ellis Avenue road closures on both sides of the railroad spur. In the event of the road closure, access to properties located east of the railroad spur shall be provided with the City approved detour.***

***Before the issuance of the second final occupancy permit, the railroad spur crossing on Ellis Avenue shall be improved to a public crossing with gates and flashers. Until Ellis Avenue spur crossing shall be improved to a public crossing with gates and flashers, Ellis Avenue shall be closed to through traffic on the west side of the railroad spur. The project shall be responsible for providing access to properties located east of the railroad spur all the time as shown on Exhibit "I" dated June 8, 2021, prepared by Webb Associates. The access shall meet the County of Riverside fire access requirements.***

19. Redlands Avenue from 4<sup>th</sup> Street to Ellis Avenue shall be improved with 30-feet of pavement on both sides of centerline with curb and gutter located 32' from centerline. Sidewalk shall be constructed along the east side of Redlands along the property frontage. Additional onsite mitigation and improvements shall be installed at the entrance driveway on Redlands Avenue to prohibit truck access ***or as approved by City Engineer.***

- ~~20. For the three buildings served by rail, prior to issuance of occupancy permits that do not exceed cumulative total of 850,000 square feet of building area, Ellis Avenue from Case Road to Redlands Avenue shall be improved and striped in substantial conformance "Exhibit "B", prepared by Webb Associates dated April 22, 2020. For the three building served by rail prior to issuance of occupancy permits that exceed the cumulative total of 850,000 square feet of building area, Ellis Avenue shall be improved and striped in substantial conformance with Exhibit "C". The existing traffic and railroad crossing signals shall be removed and upgraded and/or relocated to be consistent with Exhibit "C". Interfering power poles shall be undergrounded or as approved by City Engineer.~~

21. **Prior to issuance of the second occupancy permit, Ellis Avenue from Case Road to Redlands Avenue shall be improved and striped in substantial conformance to "Exhibit B", prepared by Webb Associates dated June 8, 2021.**

**Prior to issuance of a second occupancy permit, Ellis Avenue from Case Road to Redlands Avenue will be allowed to close for approximately four (4) months for the reconstruction of the railroad crossing and installation of utilities in the railroad right-of-way. The road closure and traffic detour shall be provided per "Exhibit C", prepared by Webb Associates dated June 8, 2021.**

22. Construction of Case Road Crossings over San Jacinto River shall be installed ~~in a manner~~ to accommodate General Plan Circulation Standards **and provide 1-foot of freeboard in a 10-year design flood event. Prior to issuance of a second occupancy permit, Case Road shall be completed in substantial conformance with Exhibit "F", prepared by Webb Associates dated June 8, 2021. The bridge shall be constructed in two phases in conformance with Exhibit "G", prepared by Webb Associates dated June 8, 2021. The bridge shall be open to one lane of traffic in each direction at all times with no change in bridge elevation.**

**EMWD's Case Road sewer siphon shall be reconstructed per EMWD approved plans with the Case Road Bridge improvements.**

23. Traffic index of 11.0 shall be used for any work on Ellis and Case and 9.0 for Redlands Avenue.
24. The intersections of Ellis with Redlands and Case Road, and Case Road with Mapes Road and at all proposed new driveways on Redlands and Ellis Avenues with truck access shall be improved with concrete section as approved by City Engineer.
25. Prior to issuance of any grading permits the developer shall update and receive Caltrans approval of the project study report (PSR) for Ellis/Evans interchange, this may require preparation of new report. Alternatively, the applicant shall pay \$1.5 Million to the City a its fair share contribution to the Ellis/Evans Interchange improvements or community amenities as approved by City Council, this fee is non reimbursable. **The developer shall also reserve and dedicate (not for development) that portion of the property to be used for this interchange.**
26. New traffic signals shall be installed at intersection of Ellis Avenue/Redlands Avenue, Case Road/Murrieta Road, and Case Road/Mapes Road intersections ~~with Case and Redlands Avenue and at Case with Murrieta, Mapes and I-215 ramps and Redlands~~

~~Avenue with 7<sup>th</sup> (if required)~~. All existing signals shall be upgraded to accommodate the requested improvements.

27. RTA stop(s) shall be provided along Ellis Avenue and Redlands Avenue as determined by the City Engineer and RTA.
28. At the time of development of this project and during plan check, the City Engineer may examine the conditions of existing pavement along all roads. If in his opinion the existing pavement is adequate, the developers shall utilize the existing pavement to comply with the above conditions.
29. Vacation of Murrieta Road as proposed shall require utility clearance.
30. Right-of-way acquisition. All right-of-way property area necessary for construction of the street and traffic improvements including any utility and construction easements, not under Applicant's ownership shall be acquired by the Applicant, at Applicant's sole cost. If Applicant is unsuccessful in negotiating any right-of-way acquisition with third party owners after a 30 day period, then City shall conduct the necessary analysis to determine in its sole discretion whether to attempt to acquire the right-of-way by exercise of its power of eminent domain; provided, however, that nothing herein shall be deemed a prejudgment or commitment with respect to condemnation.
31. Reimbursement of costs. Applicant and City shall cooperate to ensure that Applicant receives, to the greatest extent practicable, reimbursement and credit for all of Applicant's eligible costs of constructing all of the street and traffic improvements. Reimbursement agreement or some similar agreement between Applicant and the City that will fund the costs of such construction. Notwithstanding the forgoing, City shall have no obligation to reimburse or credit Applicant from any source of City funding other than under the local Development Impact Fee program as adopted by the City. Other sources of reimbursement may include the Transportation Uniform Mitigation Fee (TUMF) program, future developers who benefit from the improvements constructed by the Applicant, and/or participants in a community facilities or assessment district created to fund such improvements and other improvements in the vicinity of Applicant's project.
32. The interchange of I-215/Case/Mapes Road is located within Caltrans right-of-way. The interchange improvement project will be processed through the Caltrans Streamlined Oversight process. The City of Perris will act as a lead agency for the environmental documents and Caltrans Streamline Oversight Process. The project shall prepare and submit encroachment permit applications, studies, environmental documents, and



improvement plans per Caltrans requirements and obtain the Caltrans encroachment permit. The construction of the improvements may require an additional Caltrans encroachment permit.

For the ~~one three~~ buildings served by rail, prior to issuance of first final occupancy permit, a Caltrans encroachment permit shall be obtained and accepted by the City Engineer.

Prior to the issuance of ~~third second~~ final occupancy permit, the interchange at I-215 / Case / Mapes Road shall be improved with interim lane configuration as described in the traffic study and shown in concept on Exhibit "D", or as approved by City Engineer and Caltrans. The improvements shall be signalized to improve safety, minimize congestion, and accommodate additional traffic generated by the proposed buildings. Additionally, the developer shall pay \$1.5 Million to the City as its fair share contribution to the ultimate I-215/Case/Mapes Interchange improvements or community amenities as approved by City Council.



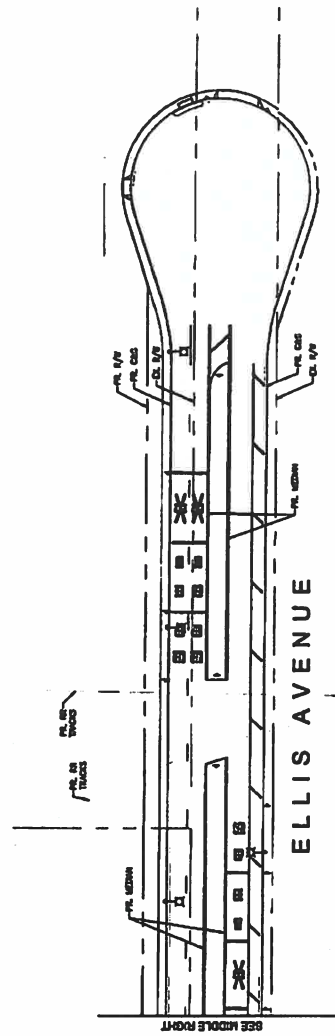
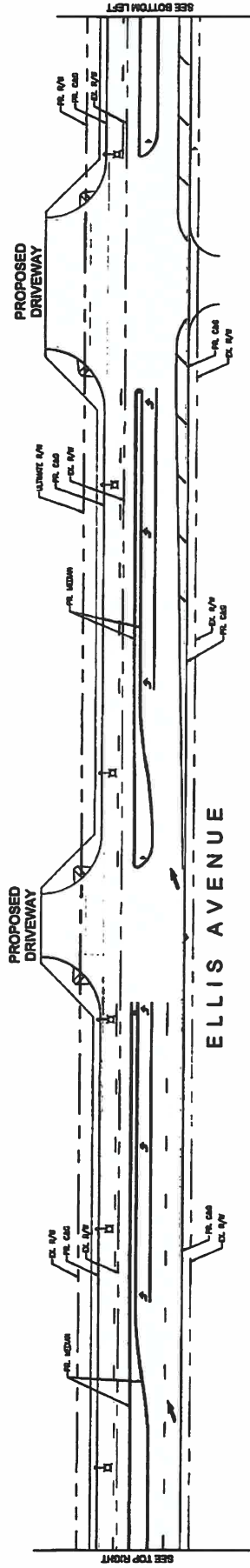
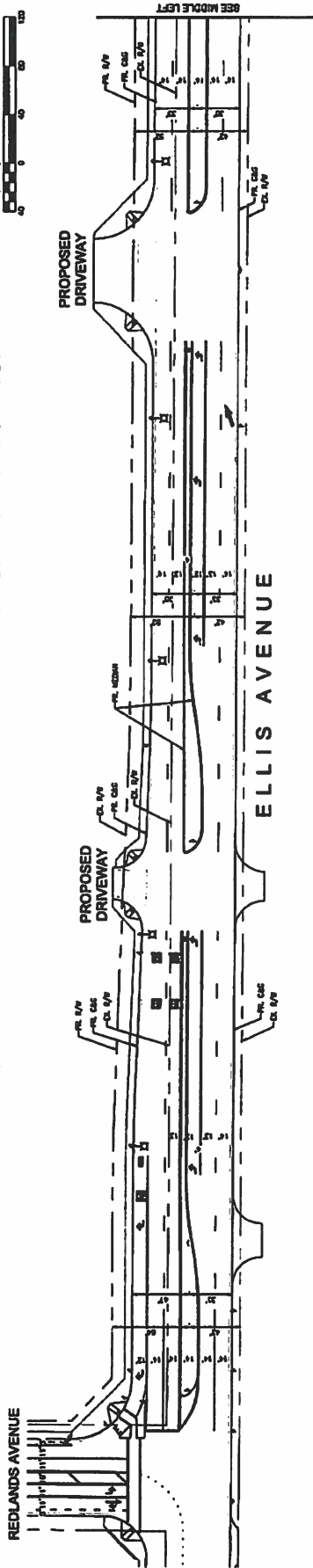
Stuart E. McKibbin  
City Engineer



**EXHIBIT A**

**CITY OF FERRIS**

**ELLIS AVENUE FROM REDLANDS AVENUE TO MURRIETA AVENUE**

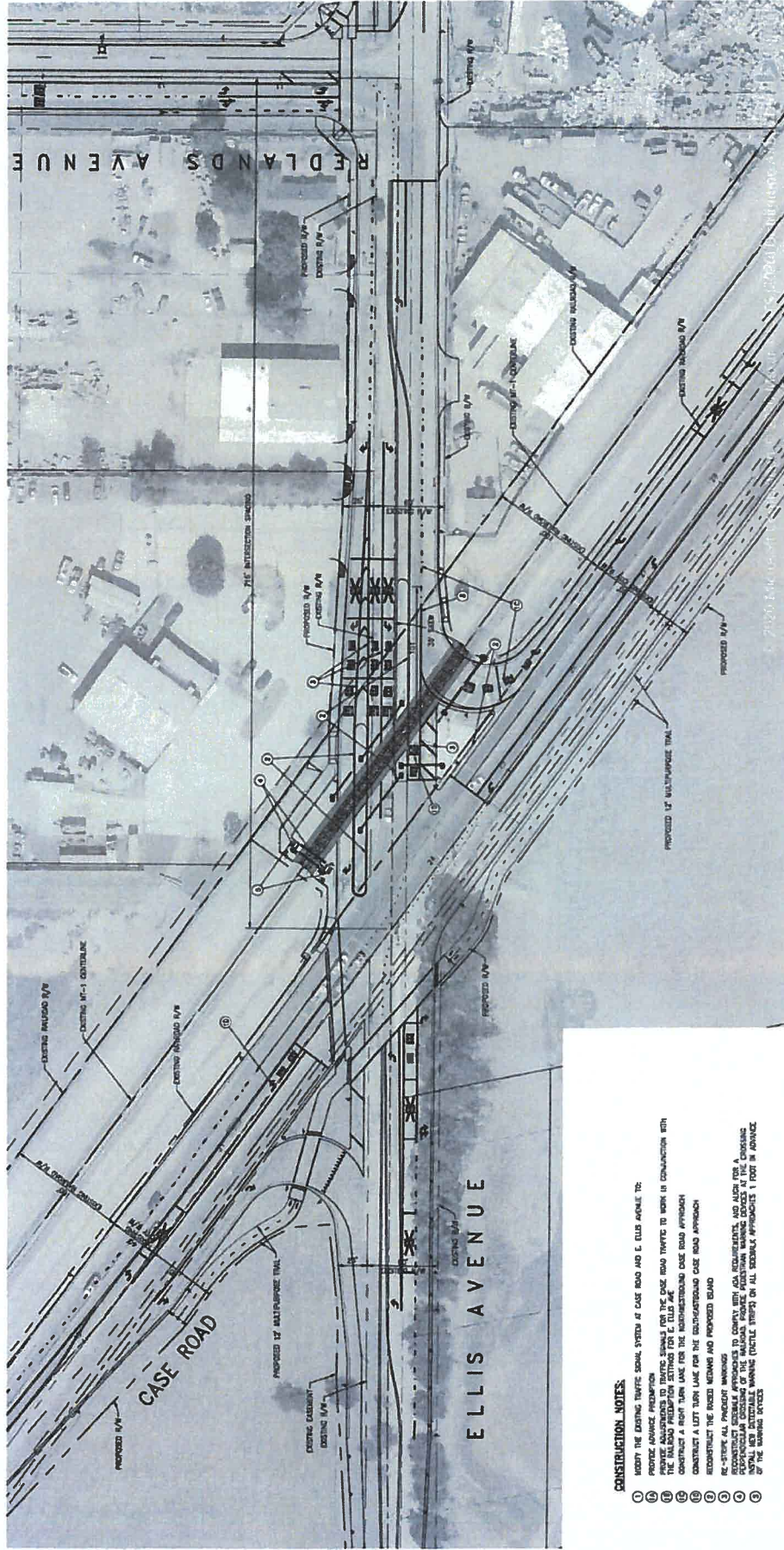
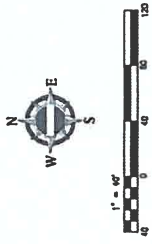


JUNE 08, 2021

WEBB ENGINEERS & ARCHITECTS  
10000 W. 11th Street, Suite 100  
Tucson, AZ 85742  
TEL: (520) 796-1100  
FAX: (520) 796-1101  
www.webb-engineers.com

sheet

**EXHIBIT B**  
**CITY OF PERRIS**  
**AT-GRADE CROSSING GEOMETRIC EXHIBIT**  
**CASE ROAD & ELLIS AVENUE**



**CONSTRUCTION NOTES:**

- 1 VERIFY THE EXISTING TRAFFIC SIGNAL SYSTEM AT CASE ROAD AND E. ELLIS AVENUE TO PROVIDE ADVANCE PRECAUTIONS.
- 2 CONSTRUCT A RIGHT TURN LANE FOR THE MAINSTREET/BACK CASE ROAD APPROACH.
- 3 CONSTRUCT A LEFT TURN LANE FOR THE BACKSTREET CASE ROAD APPROACH.
- 4 RE-STRIP ALL PAVEMENT MARKINGS.
- 5 RECONSTRUCT THE EXISTING APPROACHES TO COMPLY WITH ADA REQUIREMENTS, AND ALERT FOR A PROPOSED CROSSING AT APPROACHES TO PROVIDE ADVANCE PRECAUTIONS.
- 6 INSTALL NEW DETRIMENTAL MARKING (TRIANGLE STUDS) ON ALL DETRIMENTAL APPROACHES 1 FOOT IN ADVANCE OF THE MARKING DEVICES.

DATE: 08-01-2021

PROJECT: CITY OF PERRIS - PERRIS STATION

DRAWN BY: [unreadable]

CHECKED BY: [unreadable]

SCALE: AS SHOWN

PROJECT NO.: 2020-10-10-001

DATE: 08-01-2021

SCALE: AS SHOWN

PROJECT NO.: 2020-10-10-001

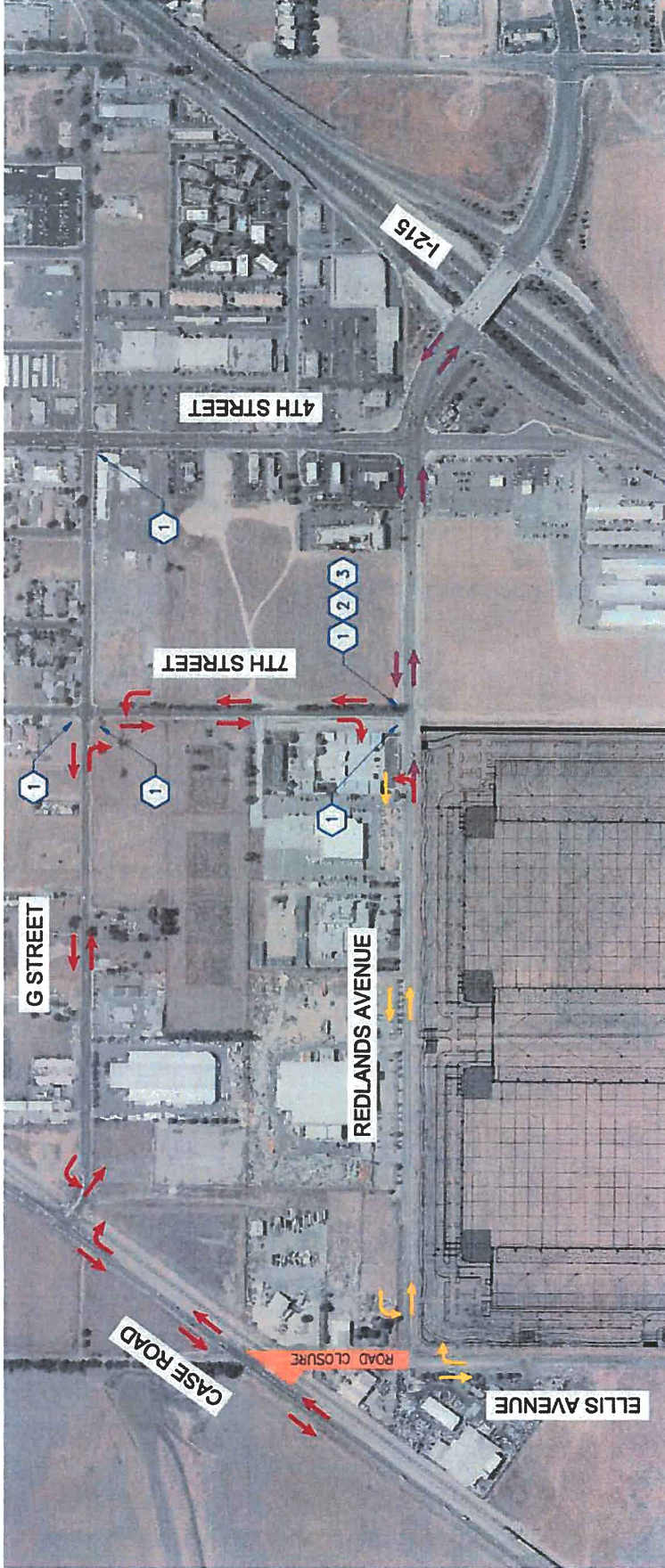
DATE: 08-01-2021

SCALE: AS SHOWN






**EXHIBIT C**


**CITY OF PERRIS  
PASSENGER CAR AND TRUCK DETOUR MAP FOR  
ELLIS AVENUE AND CASE ROAD RAILROAD CROSSING IMPROVEMENTS**



**SIGN LEGEND**

-  ALL VEHICLES DETOUR
-  PASSENGER CAR DETOUR
-  TRUCK DETOUR

**NOTES**

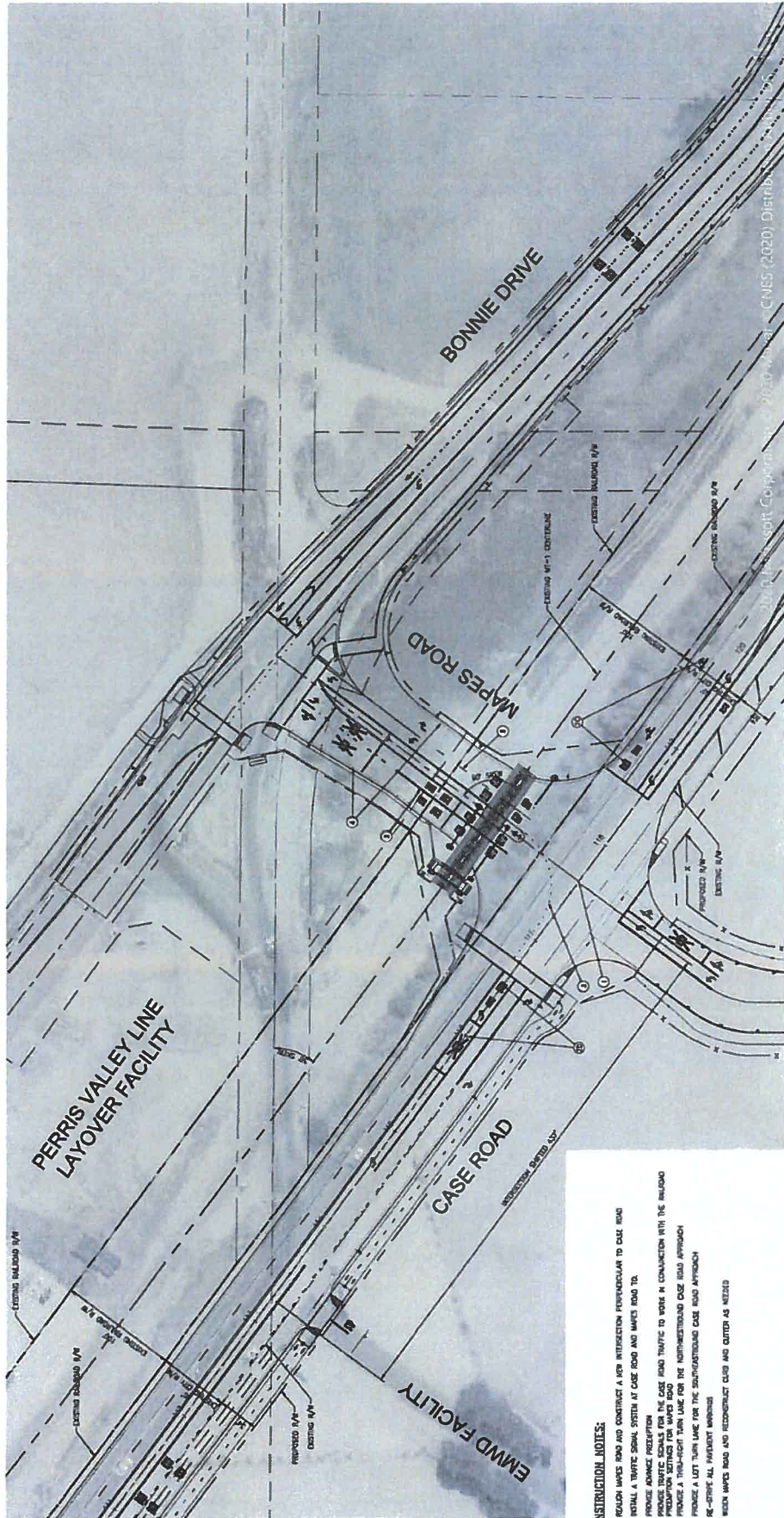
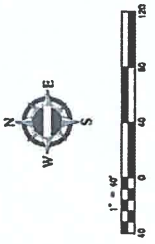
-  1 RIGHT-OF-WAY RESTRICTION
-  2 SCE POWER POLE
-  3 TREES

JUNE 08, 2021

ALBERT A. WEBB CONSULTANTS  
INC.  
10000 WILSON AVENUE  
SUITE 200  
PERRIS, CA 92570  
TEL (951) 798-1258  
FAX (951) 798-1259  
WWW.AAWEBCON.COM  
#0012



**EXHIBIT D**  
**CITY OF PERRIS**  
**AT-GRADE CROSSING GEOMETRIC EXHIBIT**  
**CASE ROAD & MAPES ROAD**



**CONSTRUCTION NOTES:**

- ① RECON MAPES ROAD AND CONSTRUCT A NEW INTERSECTION PERPENDICULAR TO CASE ROAD
- ② INSTALL A TRAFFIC SIGNAL SYSTEM AT CASE ROAD AND MAPES ROAD TR.
- ③ PROVIDE ADVANCE PREVENTION
- ④ PROVIDE ADVANCE PREVENTION FOR CASE ROAD TRAFFIC TO WORK IN CONNECTION WITH THE BUILDING PROPOSED INTERSECTION FOR MAPES ROAD
- ⑤ PROVIDE A TURN-LANE FOR THE NORTH-WESTWARD CASE ROAD APPROACH
- ⑥ PROVIDE A LEFT TURN LANE FOR THE SOUTH-WESTWARD CASE ROAD APPROACH
- ⑦ RE-STRIP ALL PREVIOUS MARKINGS
- ⑧ RECON MAPES ROAD AND RECONSTRUCT CURB AND GUTTER AS NEEDED
- ⑨

A.L.S. CONSULTING  
 ENGINEERING CONSULTANTS  
 10000 W. 15TH AVE.  
 PERRIS, CA 92570  
 TEL: (951) 798-1234  
 FAX: (951) 798-1234

JUNE 08, 2021

SHEET





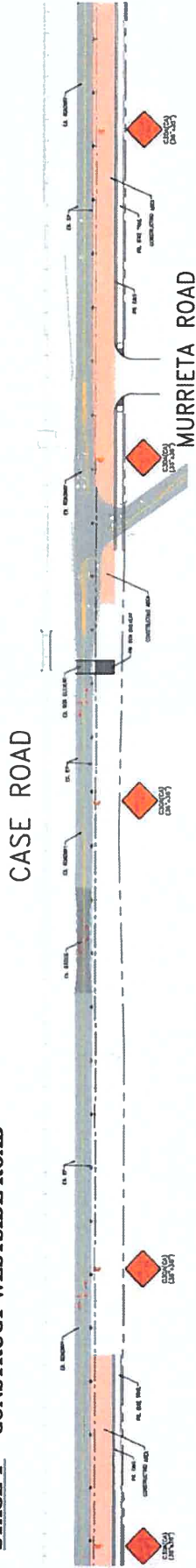


**EXHIBIT G**

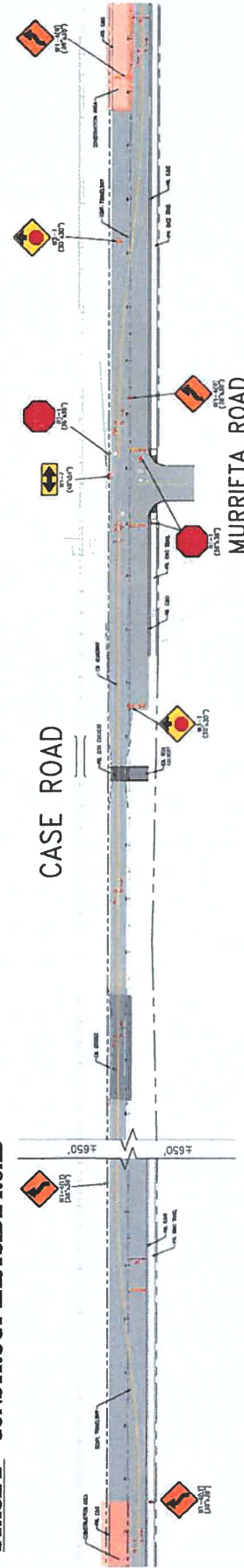
**CITY OF PERRIS  
TEMP. TRAFFIC CONTROL EXHIBIT  
CASE ROAD ULTIMATE IMPROVEMENTS**



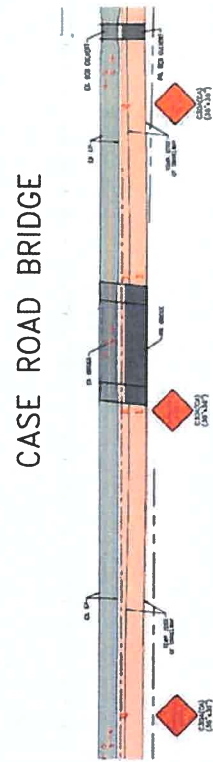
**STAGE 1 - CONSTRUCT WESTSIDE ROAD**



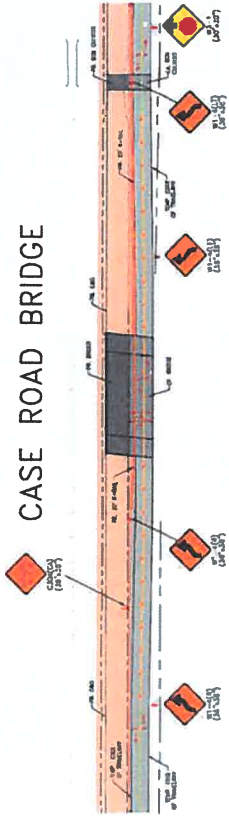
**STAGE 2 - CONSTRUCT EASTSIDE ROAD**



**STAGE 3 - CONSTRUCT WESTSIDE BRIDGE**



**STAGE 4 - CONSTRUCT EASTSIDE BRIDGE**



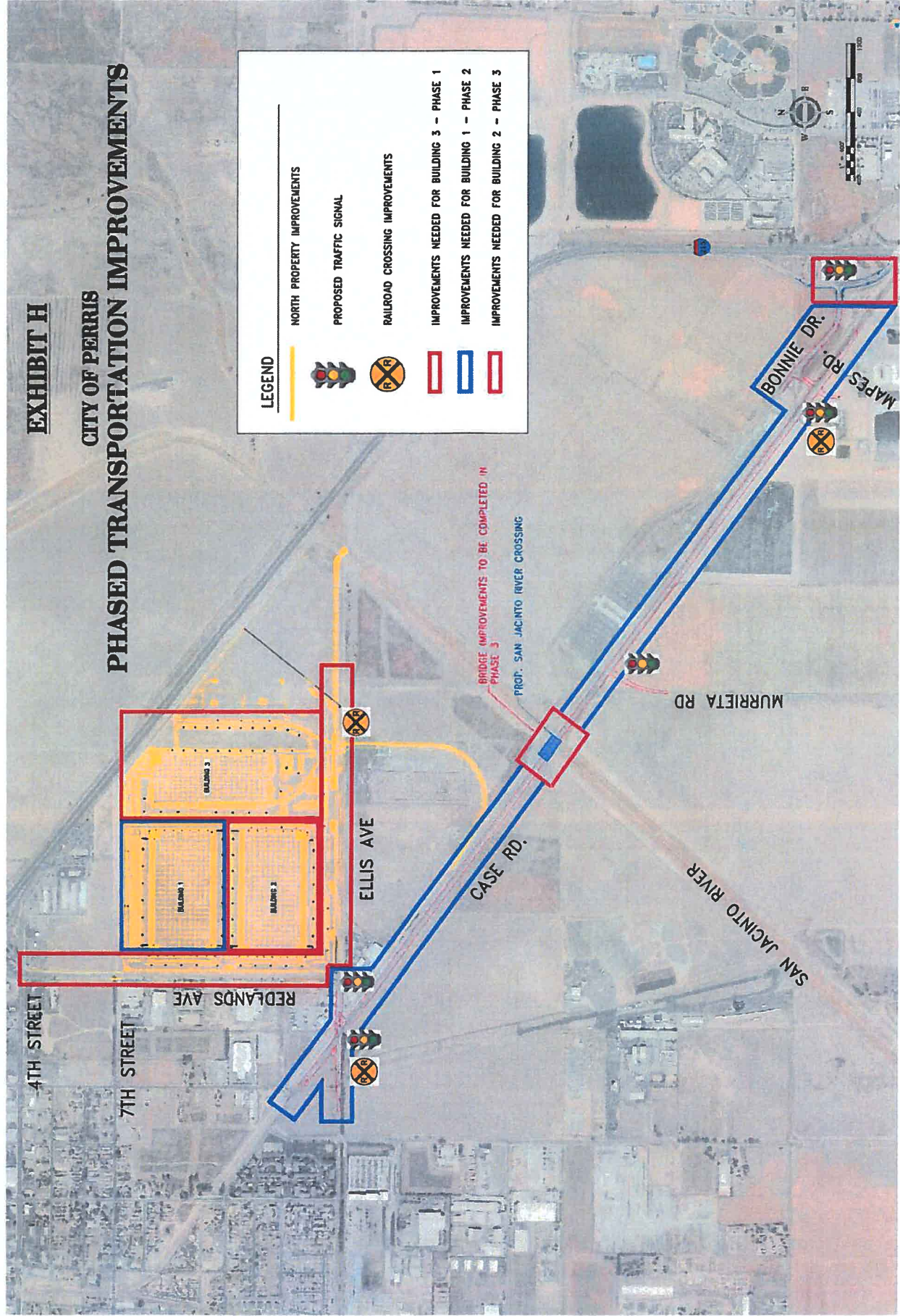
# EXHIBIT H

CITY OF PERRIS

## PHASED TRANSPORTATION IMPROVEMENTS

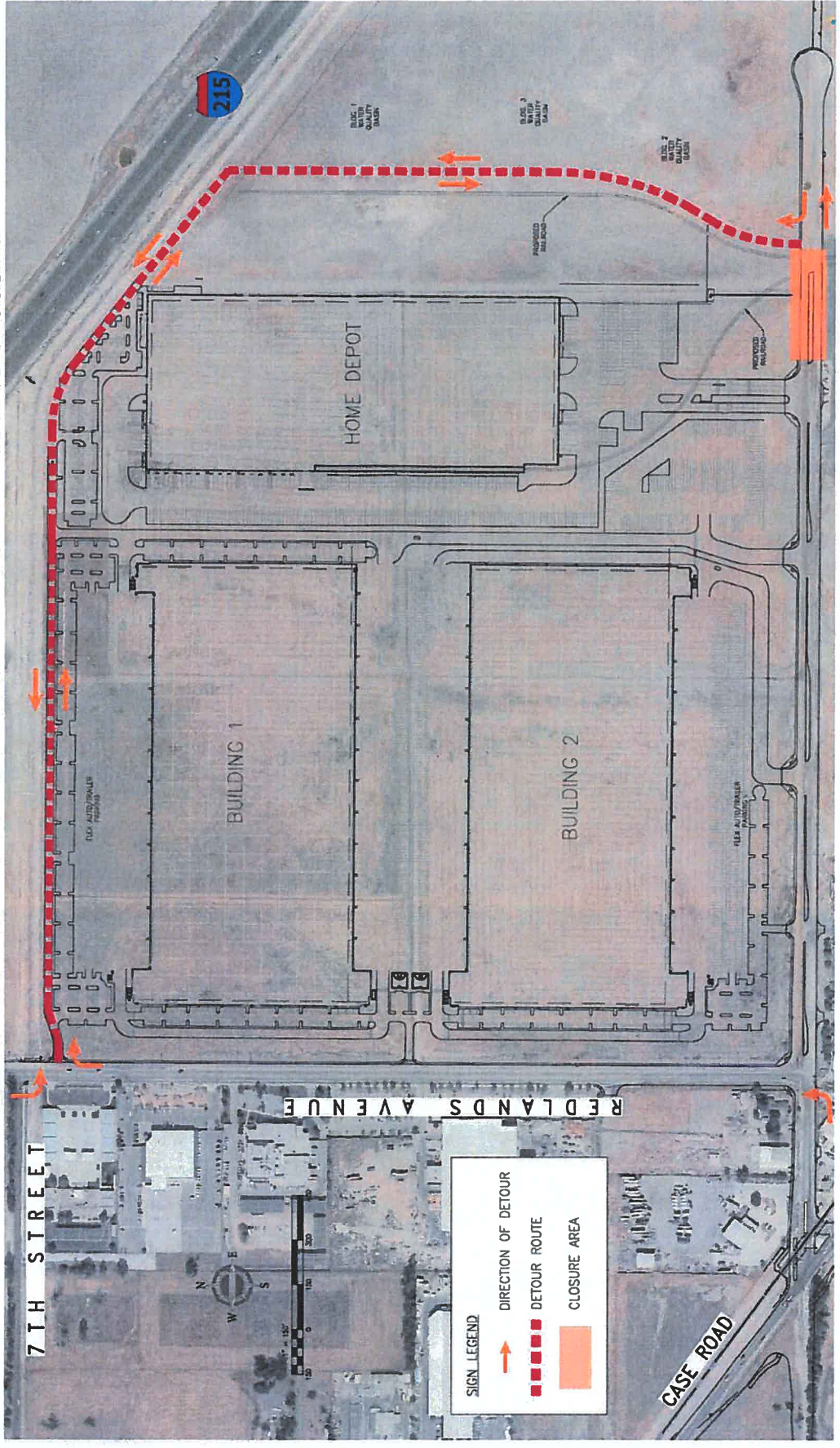
**LEGEND**

- NORTH PROPERTY IMPROVEMENTS
- PROPOSED TRAFFIC SIGNAL
- RAILROAD CROSSING IMPROVEMENTS
- IMPROVEMENTS NEEDED FOR BUILDING 3 - PHASE 1
- IMPROVEMENTS NEEDED FOR BUILDING 1 - PHASE 2
- IMPROVEMENTS NEEDED FOR BUILDING 2 - PHASE 3








**EXHIBIT I**  
**CITY OF PERRIS**  
**TRAFFIC DETOUR FOR ELLIS AVENUE RAILROAD CROSSING CLOSURE**



**SIGN LEGEND**

-  DIRECTION OF DETOUR
-  DETOUR ROUTE
-  CLOSURE AREA

ELLIS AVENUE

DATE: 08-20-2021  
 PROJECT: PERRIS  
 DRAWING NUMBER: 215  
 DRAWING TITLE: TRAFFIC DETOUR FOR ELLIS AVENUE RAILROAD CROSSING CLOSURE  
 SCALE: AS SHOWN  
 PROJECT MANAGER: [Name]  
 PROJECT ENGINEER: [Name]  
 PROJECT SUPERVISOR: [Name]  
 PROJECT ASSISTANT: [Name]

JUNE 08, 2021



# CITY OF PERRIS

## PUBLIC WORKS DEPARTMENT

Engineering Administration

NPDES

Special Districts (Lighting, Landscape, Flood Control)

# MEMORANDUM

**Date:** May 10, 2021

**To:** Cathy Perring, Project Planner

**From:** Michael Morales, CIP Manager *MM*

**By:** Chris Baldino, Park Inspector *CB*

**Subject: MJMOD #20-05166 TPM 37998– Conditions of Approval**

Proposal to reconfigure parcels within TPM 37998 and increase the size of two speculative industrial warehouse buildings to a total of 2,010,820 s.f., and reduce the size of the third building (Home Depot Building), to a total of 839,527 s.f.; and revise parking, landscaping, ingress/egress. The project is located at the N/E corner of Ellis Avenue and Redlands Ave.

- 
- 1. Dedication and Landscape Maintenance Easement.** Offer of Dedication and/or Landscape Maintenance Easement for City landscape maintenance district shall be provided as follows:
    - **Redlands Avenue**–Provide offer of dedication as needed to provide for full half width Street (47' half-width), painted median, curb gutter, sidewalk and off-site landscaping requirements, per City General Plan, including minimum 15' public parkway from face of curb.
    - **Ultimate Right-of-Way Ellis Avenue Dedication**- Provide offer of dedication as needed to provide for full half width Street (64' half-width), raised median, curb gutter, sidewalk and off-site landscaping requirements, per City General Plan, including minimum 17' public parkway from face of curb.
    - **Ellis Avenue Interim Improvements**–Provide improvements within a 47' half width from centerline that falls within the full (64' half-width) offer of dedication. The improvements required shall provide for an interim full half width Street (47' half-width), raised median, curb gutter, sidewalk and off-site landscaping requirements, per City General Plan, including minimum 12' public parkway from face of curb.
    - **Ellis Avenue Median**- Provide a 14' wide raised landscape median fronting the project and extending east along Ellis Street as determined by the City Engineer's Office.
    - **Intersection of Redlands Ave. and Ellis Avenue Interim Improvements**- Provide improvements within a 30' wide (from face of curb) visually enhanced corner cut-back area, within the full (64' half-width) offer of dedication.
    - **Case Road (I-215 to Ellis Avenue) Improvements**- Provide offer of dedication as needed to provide for full half width Street (47' half-width), including painted median, curb gutter, and earthen channel, per City General Plan, including minimum 15' public parkway from face of curb.
  - 2. 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 "LMD Off-site Landscape Plan PM 37998" and shall be mutually 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 curb, 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 Engineering Administration and Special Districts Division, including:
  - **Redlands Avenue-** Tree Primary: Platanus Acerfolia-London Plan Tree; Secondary (accent tree): Olea Europaea-Olive Tree. Use drought resistant shrubs and ground cover, including but not limited to the following Lilly of the Nile (Agapanthus Africanus), Hesperaloe parviflora-Red Yucca, Kniphofia-Red Hot Poker, Diets Bi-color/Fortnight Lily, Lantana Camara Patriot Rainbow/Compact Lantana, Lantana x 'New Gold'/New Gold Lantana, Rosmarinus officinalis-Rosemary
  - **Ellis Avenue Interim Improvements-**Tree Primary: Koelreuteria bipinnata-Chinese Flame Tree; Secondary (accent tree): Olea Europaea-Olive Tree. Use drought resistant shrubs and ground cover, including but not limited to the following Lilly of the Nile (Agapanthus Africanus), Hesperaloe parviflora-Red Yucca, Kniphofia-Red Hot Poker, Diets Bi-color/Fortnight Lily, Lantana Camara Patriot Rainbow/Compact Lantana, Lantana x 'New Gold'/New Gold Lantana, Rosmarinus officinalis-Rosemary
  - **Ellis Avenue Median-** Tree Primary: Koelreuteria bipinnata-Chinese Flame Tree; Secondary (accent tree): Olea Europaea-Olive Tree. Use drought resistant shrubs and ground cover, including but not limited to the following Lilly of the Nile (Agapanthus Africanus), Hesperaloe parviflora-Red Yucca, Kniphofia-Red Hot Poker, Diets Bi-color/Fortnight Lily, Lantana x 'New Gold'/New Gold Lantana, Rosmarinus officinalis-Rosemary.
  - **Intersection of Redlands Ave. and Ellis Avenue Interim Improvements-**Visual enhancement may include but shall not be limited to a three tier masonry planter with stucco fascia in crescent shape to scale of setback. Install trees in a semi-circle or crescent shape on the upper level, with two levels of drought tolerant shrubs in mid- and foreground planters.
  - **Case Road (I-215 to Ellis Avenue) Improvements-** Provide an earthen channel along roadway south of centerline, as determined by City Engineer Department.
- 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 Engineering Administration and Special Districts Division. Components shall include, but not be limited to Salco or GPH flexible PVC risers, Sentry Guard Cable Guard and Union Guard, backflow Wilkens Model 375 (or equal), flow sensor Creative Sensor Technology FS1-T15-001 or Data Industrial or equal. Controller shall include an ET based controller with weather station that is centrally controlled capable and wi-fi ready (WeatherTrak ET Pro3 Smart Controller, or equal, with Rain Sensor). At the discretion of the Engineering Administration and 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. Proposed system shall be complete with wireless weather station, aircard with flow, one year bundle service, blade antenna and flow sensor.

- 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. Parkway and Median shall require separate meters. All electrical and water meters shall be located 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). Parkway and Median shall require separate controllers. All point of connection equipment including irrigation controller pedestals, electrical meter pedestals, and backflow preventers are to be located 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 in order to allow the backflow cage to be opened without interference with plant materials. 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 the 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 mulched 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 Cobbled Turn Lane**-Provide 12" wide concrete maintenance band (safety edge) around entire median. At turn pockets provide mortared cobbled creek

bed, round stone sized 6" and 12".

k. **Community Walls-** New perimeter walls shall be treated with Vitrocem anti-graffiti coating (or equal).

3. **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 at least two-working days (Monday through Friday) prior to actual inspection. Contact Public Works-Engineering Administration/Special Districts at (951) 956-2120 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, irrigation system fully operational, and request for "Start of 1 year Maintenance Period" submitted, with all required turn-over submittal items provided to Public-Works Engineering Administration/Special Districts.
  - **Turn-Over Inspection**– On or about the one year anniversary of Inspection #3, 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.
4. **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 #3 discussed above, and final 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 the review and approval by the City's Special Districts Division. 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 turn-over to City maintenance staff.
5. **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. As determined by the City, new streetlights may be required to be deeded to City of Perris, and not SCE. Street lights deeded to City of Perris 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-Engineering and Administration Division/Special Districts, the developer shall contact the Public Works Special Districts Division at (951) 956-2120 to schedule the delivery of all required turn-over submittal items. Prior to acceptance into Lighting District 84-1, coordinate turn-over 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 meter number, photo of pedestal, and coordinate "request for transfer of billing information" with SCE and City for all new service meters). Developer shall pay 18-month energy charges to the City of Perris for all off-site street lighting. Call Wildan Financial Services, Inc. for 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 photo-copy of Traffic Signal as-built plans and timing sheets.

6. **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 the type, style, and durability requirements of the Public Work's Engineering Administration and 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-Engineering and Administration Division/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 Engineering Administration and Special Districts Division. The Public Works Engineering Administration and 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 shall be returned to the City Clerk of the City of Perris for filing.

7. **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-Engineering and Administration Division/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.
8. **Assessment Districts.** Prior to permit issuance, developer 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. 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.
  - **Consent and Waiver for Landscape Maintenance District No. 1** -New off-site parkway landscape, earthen channel, proposed by the project.
  - **Petition for Flood Control Maintenance District No. 1** -For Off-site Flood Control Facilities proposed by the project.
    - Original notarized document(s) to be sent to:  
Daniel Louie  
Wildan Financial Services  
27368 Via Industrial, #200  
Temecula, CA 92590
  - a. Prior to final map recordation or final certificate of occupancy the developer shall annex into the aforementioned districts, posting an adequate maintenance performance bond to be retained by the City as required by the City Engineer. Upon receipt of deposit and Consent and Waiver Forms, the developer shall work with City to meet all required milestones for annexations.
  - 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 these 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.





**Dennis Grubb and Associates, LLC**  
*Assisting Cities Build Safe Communities*

*Fire Department Development Review Comments*

January 14, 2021

City of Perris  
Attn: Mary Blais  
135 N. D Street  
Perris, CA 92570-2200

**Subject: Development Plan Review; Home Depot MM 20-05166**

As requested, a review of the subject property was completed. Apply the following conditions:

1. 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.
2. Prior to the to the issuance of a grading permits, evidence of sufficient fire flow of 4,000 GPM for 4 hours shall be provided to the City of Perris. The City of Perris Building and Fire Marshal Water Available/Fire Flow Form shall be utilized
3. 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.
4. All required fire hydrants shall be installed and operational prior to building construction. All fire hydrants shall remain operational during construction.
5. 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.
6. Prior to construction a temporary address sign shall be posted and clearly visible from the street.
7. 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.

8. City of Perris approval shall be obtained prior to the storage and/or use of hazardous materials as defined by the California Fire Code.
9. 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.
10. 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.
11. 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.

Respectfully,



Dennis Grubb, CFPE



**CITY OF PERRIS**  
COMMUNITY SERVICES

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# MEMO

**Date:** March 22, 2021

**To:** Cathy Perring, Project Planner

**From:** Sabrina Chavez, Director of Community Services

**Cc:** Arcenio Ramirez, Community Services Manager  
Josh Estrada, Parks Coordinator  
Jessica Galloway, Project Coordinator

**Subject:** MM#20-05166 to MM#19-05332 – Conditions of Approval

**Applicant:** IDI Logistics, Inc. – Home Depot

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Community Services Staff reviewed Major Modification #20-05166 to IDI South Major Modification #19-05332; TPM 19-05332 and offer the following Conditions of Approval:

### **Trails and Connectivity**

Per the Major Modification Perris Logistics Center North plans dated 12/21/2020 the developer is proposing a Community Trail/Access Road from Redlands Avenue to the Perris Valley Trail.

The following conditions will apply to the Community Trail/Access Road:

1. Provide a trail consistent with the concepts, features, and standards established in the Perris Trails Master Plan, and design guidelines.
2. Provide adequate onsite lighting to the entire length of the trail.
3. Provide a trail head on Redlands Avenue, mile markers and pavement markings consistent with the existing Perris Valley Trail.
4. Prior to recordation of final map, the developer shall plan, acquire easements and/or licenses required to construct the trail.
5. Developer to determine the exact location of the trail in accordance to the City's approved trail plan prior to conveying the conservation lots to RCA.



# CITY OF PERRIS

COMMUNITY SERVICES

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6. The trail must connect to the Perris Valley Trail alongside the San Jacinto River to the South of the project boundary.
7. Developer shall provide three (3) copies of the Trail Plans, an electronic copy, and a GIS or KMZ files of the trail.

## **Bicycle Lanes**

1. Developer shall refer to City of Perris Engineer's Conditions to provide a Shared-Use Path (Class I) Bikeway on Case Road, recommended per the Active Transportation Plan.
2. Developer shall refer to City of Perris Engineer's Conditions to provide a Buffered Bike Lane (Class IIB) Bikeway on Redlands Avenue, recommended per the Active Transportation Plan.

## **Development Impact Fees**

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

## **Special Districts**

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





HPA, INC.  
1800 UNIVERSITY AVENUE, SUITE 410  
SAN JOSE, CALIFORNIA 95131  
TEL: 408-955-9100  
WWW.HPA.AE.COM



**IDI Logistics**  
IDI Logistics  
30150 Kowloon Street, Suite 303  
Elgin, CA 95020  
TEL: 213-330-0000

Project:  
**PERRIS LOGISTICS CENTER NORTH**  
RELANDS AVE & ELIAS AVE.  
PERRIS, CA 92570  
ORIGINAL PROJECT NUMBER: (849)-0007  
MINOR MODIFICATION PLAN NUMBER: 19256E  
UNIMOL MDD (C)

DATE: 12/20/20  
DRAWN BY: CR  
CHECKED BY: JTB  
REVISION:

Electrical  
Landscape  
Site Plan  
Site Grading

Project Number: 19122  
Drawn by: CR  
Date: 12/20/20  
Revision:

Developer to contact the Engineering Department to include the future Perris Valley Trail alongside the San Jacinto River. City comments 2.26.21.

**PROPERTY OWNER**  
IDI LOGISTICS  
310-170-0006, 310-170-007-8, 310-170-008-9  
213-330-0030

**ADDRESS OF THE PROPERTY**  
100  
NORTH, PERRIS, CA 92570

**ASSESSOR'S PARCEL NUMBER**  
310-170-0006-8, 310-170-007-8, 310-170-008-9

**ZONING**  
GENERAL INDUSTRIAL

**APPLICANT**  
IDI LOGISTICS  
310-170-0006, 310-170-007-8, 310-170-008-9  
213-330-0030

**APPLICANT'S REPRESENTATIVE**  
HPA, INC.  
1800 UNIVERSITY AVENUE, SUITE 410  
SAN JOSE, CALIFORNIA 95131  
TEL: 408-955-9100  
WWW.HPA.AE.COM

**PROJECT DATA**

**GENERAL INFORMATION**

NO.	DESCRIPTION	DATE	BY	DATE	BY
1	GENERAL INFORMATION	12/20/20	CR		
2	REVISIONS				

**REVISIONS**

NO.	DESCRIPTION	DATE	BY	DATE	BY
1	GENERAL INFORMATION	12/20/20	CR		
2	REVISIONS				



**LEGAL DESCRIPTION**

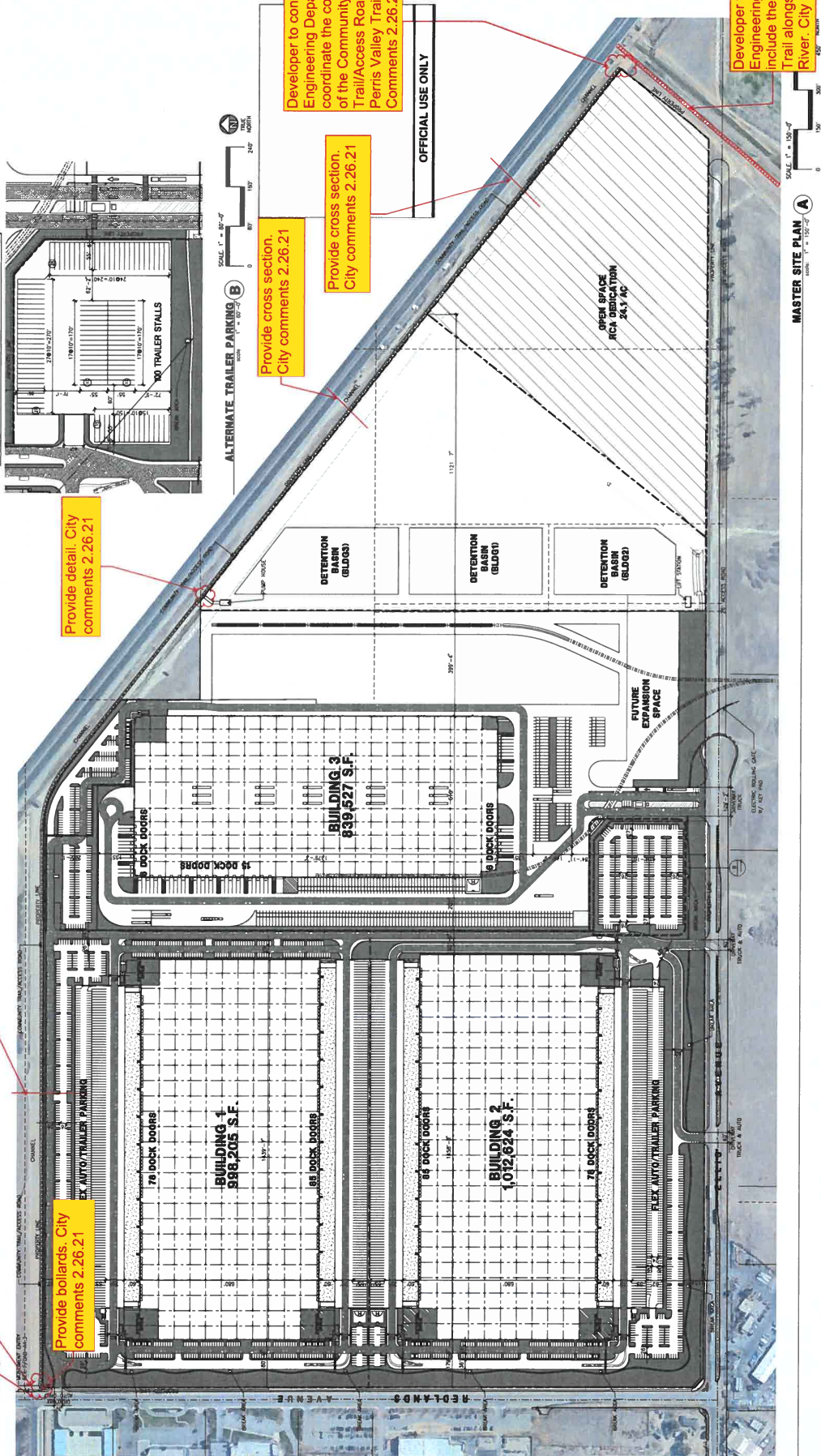
THE LANE STATE OF CALIFORNIA, COUNTY OF RIVERS, THE CITY OF PERRIS IN THE COUNTY OF RIVERS, PARCEL 1, (APN: 310-170-0006-8) ...

**Provide bollards, City comments 2.26.21**

**Provide detail, City comments 2.26.21**

**Provide trail head, City comments 2.26.21**

**Provide cross section, City comments 2.26.21**



**OFFICIAL USE ONLY**

**MASTER SITE PLAN**  
SCALE: 1" = 100'-0"

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

Planning Case File No(s): Minor Modification 20-05166 to MM #19-05332

Case Planner: Cathy Perring – 951-943-5003

Applicant: IDI Logistics Inc

Location: North side of Ellis Ave. South of 7<sup>th</sup> Street, East of Redlands Ave and West of I-215

Project: A PROPOSAL TO reconfigure parcels, increase the size of the two speculative warehouse buildings and reduce the size of the Home Depot building with additional changes to the other structures

APN(s): 310-170-006, 007, 008 and 310-220-050

Reviewed By: DAVID J. MARTINEZ, CBO

Date: 1-13-2021

Following Standard Building & Safety Conditions of Approval  
Are Applicable to This Project:

**BUILDING & SAFETY**

**GENERAL CONDITIONS**

1. Shall comply with the latest adopted editions of the following State of California codes and Regulations and Federal ADA Regulations 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.
- H. 2019 Title 24 Access regulations and Federal ADA Compliance

**PRIOR TO ISSUANCE OF BUILDING/CONSTRUCTION PERMITS**

14. The following items shall be completed and/or submitted as applicable – prior to the issuance of building permits for this project:

1. Automatic fire suppression systems shall be installed in all new construction when the gross area of the building exceeds 3,500 sf. or more than two-story high per Title 16 of the City of Perris Code of Ordinances.
2. All exterior lighting shall be orientated, directed, and/or shielded as much as possible so that direct illumination does not infringe onto adjoining properties.
3. Provide proper Fire Access to the site and for the proposed buildings. There appears to be only one way in and one way out with a partial exit on Redlands Ave.
4. A Knox Box will be required at the front entrance to the buildings and on all gates leading to the buildings and property.
5. Some of the existing parcels will have to be consolidated prior to the issuance of building permits depending on the final design for the structures

### **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
  - F. Submit the Fire Sprinkler plans for review and approval.

### **Specific Conditions:**

- A) All work to commercial including modifications to structure and work associated with interior and exterior remodel of the building will require ADA, Building and Fire Review prior to the issuance of any permits.
- B) The 2019 California Codes will require Electric Vehicle Charging Stations. You will be required to comply and install the EV charging stations per the code.

### **SPECIFIC FIRE CONDITIONS: To Be provided by Dennis Grubb & ASSOCIATES**

## APPENDIX H

### **MITIGATION MONITORING AND REPORTING PROGRAM**

This Mitigation Monitoring and Reporting Program has been prepared for use in implementing mitigation for the:

#### **South Perris Industrial Project**

The program has been prepared in compliance with State law and the Environmental Impact Report (EIR) (State Clearinghouse No. 2008071060) prepared for the project by the City Perris.

The California Environmental Quality Act (CEQA) requires adoption of a reporting or monitoring program for those measures placed on a project to mitigate or avoid adverse effects on the environment (Public Resource Code Section 21081.6). The law states that the reporting or monitoring program shall be designed to ensure compliance during project implementation.

The monitoring program contains the following elements:

- 1) The mitigation measures are recorded with the action and procedure necessary to ensure compliance. In some instances, one action may be used to verify implementation of several mitigation measures.
- 2) A procedure for compliance and verification has been outlined for each action necessary. This procedure designates who will take action, what action will be taken and when, and to whom and when compliance will be reported.
- 3) The program has been designed to be flexible. As monitoring progresses, changes to compliance procedures may be necessary based upon recommendations by those responsible for the program. As changes are made, new monitoring compliance procedures and records will be developed and incorporated into the program.

This Mitigation Monitoring and Reporting Program includes mitigation identified in the Initial Study, Draft EIR, and the Revisions to the Draft EIR.



## MITIGATION MONITORING AND COMPLIANCE PROGRAM CHECKLIST

**Project File Name:** South Perris Industrial Project      **Applicant:** First Industrial Realty Trust  
**Prepared by:** LSA Associates, Inc.                                      **Date:** February 2010

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
<b>AIR QUALITY</b>						
<b>4.3.6.1A</b> Prior to the issuance of grading permits, the project applicant shall require by contract specifications that construction operations rely on electricity from infrastructure (e.g., power poles) surrounding the construction site instead of using portable diesel- or gasoline-powered generators. Contract specifications shall be included in the proposed project construction documents, which shall be reviewed by the City.	Building Official or Designee	Throughout construction	Prior to Issuance of Grading Permit	Review of construction documents and on-site inspection		Withhold Grading Permit or Issuance of a Stop Work Order
<b>4.3.6.1B</b> Prior to the issuance of grading permits, the project applicant shall require by contract specifications that construction activities are timed so as to not interfere with peak hour traffic and minimize obstruction of through traffic lanes adjacent to the site. Dedicated turn lanes for the movement of construction trucks and equipment shall be provided for each phase of development. Construction trucks shall be routed away from congested streets and sensitive receptor areas. A flag person shall be retained by the construction supervisor to maintain safety adjacent to existing roadways. Contract specifications shall be included in the proposed project construction documents, which shall be reviewed by the City. In addition, the project applicant shall require by contract	Building Official or Designee	Throughout construction	Prior to Issuance of Grading Permit	Review of construction documents and on-site inspection		Withhold Grading Permit or Issuance of a Stop Work Order

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
<p>specifications the following provisions:</p> <ul style="list-style-type: none"> <li>• Prohibit truck idling in excess of five minutes, both on- and off-site;</li> <li>• Configure construction parking to minimize traffic interference;</li> <li>• Improve traffic flow by signal synchronization; and</li> <li>▪ All vehicles and equipment will be properly tuned and maintained according to manufacturers' specifications.</li> </ul>						
<p><b>4.3.6.1C</b> The construction contractor shall utilize alternative-fueled construction equipment to the maximum extent feasible. All diesel-powered construction equipment shall meet or exceed Tier III standards, or shall be equipped with CARB-verified oxidation catalysts and diesel particulate filter emission controls, using the greatest control efficiency for the specific category of equipment. The construction contractor shall demonstrate that these verified/certified technologies are available to be used at the time of project construction.</p>	Building Official or Designee	Prior to Grading	Prior to Issuance of Grading Permit	On-site inspection		Withhold Grading Permit

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
<p><b>4.3.6.1D</b> The construction contractor shall utilize pre-coated, pre-colored, and naturally colored building materials when feasible to minimize the amount of VOC emissions from painting activities. Coatings and solvents with a VOC content lower than required under SCAQMD Rule 1113 or no-VOC paints and architectural coatings shall be employed. A list of low/no-VOC paints is provided at the SCAQMD website (<a href="http://www.aqmd.gov/prdas/brochures/paintguid e.html">www.aqmd.gov/prdas/brochures/paintguid e.html</a>). All paints shall be applied using either high-volume low-pressure (HVLP) spray equipment by hand application, or other application techniques with equivalent or higher transfer efficiency. Specific requirements shall appear in the project construction plans and construction documents.</p>	Building Official or Designee	Throughout construction	Prior to Issuance of Building Permit	Review of construction documents and on-site inspection		Withhold Building Permit
<p><b>4.3.6.2A</b> In order to reduce particulate matter emissions during project construction, the project applicant shall apply non-toxic soil stabilizers or a comparable dust suppressant to all inactive construction areas (previously graded areas inactive for five consecutive days or more). Chemical soil stabilizers, if used, shall be applied according to manufacturers' specifications. This mitigation measure incorporates the applicable provisions identified in Rule 403 regarding soil stabilization.</p>	Building Official or Designee	Throughout construction	Prior to Issuance of Grading Permit	Review of construction documents and on-site inspection		Revoke Grading Permit/ Issuance of a Stop Work Order
<p><b>4.3.6.2B</b> In order to reduce particulate matter emissions during project construction, the project applicant shall establish a vegetative ground cover within 21 working days after active operations</p>	Building Official or Designee	Throughout construction	Prior to Issuance of Grading Permit	Review of construction documents and on-site inspection		Revoke Grading Permit/ Issuance of a Stop Work Order

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
have ceased. This mitigation measure incorporates the applicable provisions identified in Rule 403 regarding revegetation of disturbed areas.						
<b>4.3.6.2C</b> In order to reduce particulate matter emissions during project construction, the project applicant shall water exposed surfaces three times a day. This mitigation measure incorporates the applicable provisions identified in Rule 403 regarding watering of the site.	Building Official or Designee	Throughout construction	Prior to Issuance of Grading Permit	Review of construction documents and on-site inspection		Revoke Grading Permit/ Issuance of a Stop Work Order
<b>4.3.6.2D</b> In order to reduce particulate matter emissions during construction, the project applicant shall enforce speeds limits on unpaved roads to less than 15 miles per hour.	Building Official or Designee	Throughout construction	Prior to Issuance of Grading Permit	Review of construction documents and on-site inspection		Revoke Grading Permit/ Issuance of a Stop Work Order
<b>4.3.6.2E</b> In order to reduce particulate matter emissions during clearing, grading, earthmoving, excavation, or transportation of cut or fill materials, the project applicant shall utilize water trucks or sprinkler systems to prevent dust from leaving the site.	Building Official or Designee	Throughout construction	Prior to Issuance of Grading Permit	Review of construction documents and on-site inspection		Revoke Grading Permit/ Issuance of a Stop Work Order
<b>4.3.6.2F</b> In order to reduce particulate matter emissions during construction, the project applicant shall utilize water trucks or sprinkler systems to keep all areas of vehicle movement damp enough to prevent dust from leaving the site.	Building Official or Designee	Throughout construction	Prior to Issuance of Grading Permit	Review of construction documents and on-site inspection		Revoke Grading Permit/ Issuance of a Stop Work Order
<b>4.3.6.2G</b> In order to reduce particulate matter emissions during construction, the project applicant shall temporarily terminate soil disturbance activities when high winds exceeding 25 miles per hour (measured as instantaneous gusts) make dust control extremely difficult.	Building Official or Designee	Throughout construction	Prior to Issuance of Grading Permit	Review of construction documents and on-site inspection		Revoke Grading Permit/ Issuance of a Stop Work Order

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
<p><b>4.3.6.2H</b> In order to reduce particulate matter emissions during construction, the project applicant shall require soil stockpiled for more than two days to be covered, kept moist, or treated with soil binders to prevent dust generation.</p>	Building Official or Designee	Throughout construction	Prior to Issuance of Grading Permit	Review of construction documents and on-site inspection		Revoke Grading Permit/ Issuance of a Stop Work Order
<p><b>4.3.6.2I</b> In order to reduce particulate matter emissions during construction, the project applicant/contractor shall reduce "spill-over" effects by preventing soil erosion, washing dirt from vehicles entering public roadways, and washing/sweeping project access to public roadways on a regular schedule. All streets shall be swept once a day if visible soil materials are carried to adjacent streets. Wheel washers shall be installed where vehicles enter and exit unpaved roads onto paved roads. Street sweepers shall comply with SCAQMD Rules 1186. This mitigation measure incorporates the applicable provisions identified in Rule 403 regarding street sweeping and wheel washing.</p>	Building Official or Designee	Throughout construction	Prior to Issuance of Grading Permit	Review of construction documents and on-site inspection		Revoke Grading Permit/ Issuance of a Stop Work Order
<p><b>4.3.6.2J</b> In order to reduce particulate matter emissions during construction, the project applicant shall require all trucks hauling dirt, sand, soil, or other loose materials be covered or shall maintain at least two feet of freeboard (i.e., minimum vertical distance between top of the load and the top of the trailer) in accordance with the requirements of California Vehicle Code Section 23114. This mitigation measure incorporates the applicable provisions identified in Rule 403 regarding covering of trucks and maintenance of freeboard.</p>	Building Official or Designee	Throughout construction	Prior to Issuance of Grading Permit	Review of construction documents and on-site inspection		Revoke Grading Permit/ Issuance of a Stop Work Order

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
<b>4.3.6.2K</b> The project proponent shall appoint a construction relations officer to act as a community liaison concerning on-site construction activity including resolution of issues relation to PM <sub>10</sub> generation. Signage with this contact information shall be made available for each phase site.	Building Official or Designee	Throughout construction	Prior to Issuance of Grading Permit	Review of construction documents and on-site inspection		Revoke Grading Permit/ Issuance of a Stop Work Order
<b>4.3.6.2L</b> In order to reduce particulate matter emissions during construction, the project applicant/contractor shall apply water three times daily, or non-toxic soil stabilizers according to manufacturers' specifications, to all unpaved parking or staging areas or unpaved road surfaces.	Building Official or Designee	Throughout construction	Prior to Issuance of Grading Permit	Review of construction documents and on-site inspection		Revoke Grading Permit/ Issuance of a Stop Work Order
<b>4.3.6.2M</b> Should the proposed project fall under the requirements of Rule 403 – Fugitive Dust for large operations according to SCAQMD Rule 403(c)18, then the lead agency shall submit to the SCAQMD, Form 403N (Large Operation Notification Form) and contact SCAQMD engineering and compliance staff.	Building Official or Designee	Throughout construction	Prior to Issuance of Grading Permit	Review of construction documents and on-site inspection		Revoke Grading Permit/ Issuance of a Stop Work Order
<b>4.3.6.3A</b> In order to reduce the project's operation diesel particulate matter emissions, prior to the issuance of building permits, the project applicant shall require by contract specifications that signs shall be posted on the site in loading bay areas informing truck drivers of the California Air Resources Board regulations that limit truck idling to no more than five (5) minutes, both on- and off-site. Contract specifications shall be included in the proposed project construction documents, which shall apply to the developer/successor-in-interest and shall be reviewed by the City.	Building Official or Designee	Throughout construction	Prior to Issuance of Building Permit	Review of construction documents and on-site inspection		Withhold Building Permit
<b>4.3.6.3B</b> In order to reduce the project's	Building Official or	Throughout	Prior to Issuance	Review of		Withhold

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
operational diesel particulate matter emissions, prior to the issuance of building permits, the project applicant shall require by contract specifications that electrical hook-ups shall be installed in loading bay areas to eliminate unnecessary idling of main and auxiliary truck engines. Contract specifications shall be included in the proposed project construction documents, which shall be reviewed by the City.	Designee	construction	of Building Permit	construction documents and on-site inspection		Building Permit
<b>4.3.6.3C</b> In order to reduce the project's operational diesel particulate matter emissions, prior to issuance of building permits, the project applicant shall require by contract specifications that all on-site forklifts and other equipment will not be diesel-powered, but required to be electric or some other type of low emission technology available at the time of development. Contract specifications shall be included in the proposed project construction documents, which shall be reviewed by the City.	Building Official or Designee	Throughout construction	Prior to Issuance of Building Permit	Review of construction documents and on-site inspection		Withhold Building Permit
<b>4.3.6.3D</b> As part of building plan approval, the project proponent shall include energy efficient measures that exceed California Title 24 standards by 30 percent for all buildings. Energy efficient measures may include (but are not limited to): <ul style="list-style-type: none"> <li>• Installation of efficient lighting and lighting control systems (electronic dimming ballasts and computer-controlled daylight sensors, low-mercury bulbs, and bulb reduction);</li> <li>• Use of daylight as an integral part</li> </ul>	Building Official or Designee	Throughout construction	Prior to Issuance of Building Permit	Review of construction documents and on-site inspection		Withhold Building Permit

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
<p>of lighting systems in buildings (e.g., skylights);</p> <ul style="list-style-type: none"> <li>Installation of light colored "cool" roofs, cool pavements, and strategically placed shade trees;</li> <li>Provision of information on energy management services for large energy users;</li> <li>Installation of energy efficient heating and cooling systems, appliances and equipment, and control systems;</li> <li>Installation of light emitting diodes (LEDs) for exterior signs and landscaping; and limiting the hours of operation of outdoor lighting.</li> </ul>						
<p><b>4.3.6.3E</b> As part of building plan approval, the project proponent shall accommodate renewable energy facilities. The project shall be structurally designed to be ready to accept the installation of solar and/or wind power systems (subject to Southern California Edison's program), solar and/or tankless hot water heaters, and energy-efficient heating ventilation and air conditions (HVAC). Additionally, the project proponent shall educate consumers about existing incentives.</p>	Building Official or Designee	Throughout construction	Prior to Issuance of Building Permit	Review of construction documents and on-site inspection		Withhold Building Permit
<p><b>4.3.6.3F</b> As part of building plan approval, the project proponent shall include transportation and motor vehicle reduction measures. Transportation and motor vehicle reduction measures shall apply to the developer/successor-in-interest and</p>	Building Official or Designee	Throughout construction	Prior to Issuance of Building Permit	Review of construction documents and on-site inspection		Withhold Building Permit



Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
<p>shall include (but are not limited to):</p> <ul style="list-style-type: none"> <li>Limit idling time for commercial vehicles, including delivery and construction vehicles to five minutes or less, both on- and off-site;</li> <li>Use low or zero-emission vehicles, including construction vehicles;</li> <li>Require implementation of ride sharing programs (e.g., by designating a certain percentage of parking spaces for ride sharing vehicles, designating adequate passenger loading and unloading and waiting areas for ride sharing vehicles, and providing a web site or message board for coordinating rides for all initial and future occupants.</li> <li>For large employers (employers who employ 250 or more employees), provide facilities that encourage bicycle commuting, including (e.g., locked bicycle storage or covered or indoor bicycle parking); and</li> <li>Create bicycle lanes and walking paths directed to the location of schools, parks, and other destination points.</li> </ul>						
<p><b>4.3.6.3G</b> As part of building plan approval, the project proponent shall include the following project design and</p>	<p>Building Official or Designee</p>	<p>Throughout construction</p>	<p>Prior to Issuance of Building Permit</p>	<p>Review of construction documents and on-site</p>		<p>Withhold Building Permit</p>

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
operational/health effect measures: <ul style="list-style-type: none"> <li>Project-generated trucks servicing the proposed project shall be restricted from residential areas and schools and, a specific truck route shall be delineated on the circulation/transportation plan, implemented with the use of signage, to direct project-related trucks away from sensitive receptors (e.g. ensure that trucks will not enter residential areas or pass by other sensitive receptor areas);</li> <li>Design the warehouse/distribution center and any future expansion such that there are no trucks queuing outside each facility;</li> <li>Post signs outside of each facility providing a phone number where neighbors can call if there is a specific issue;</li> <li>Improve traffic flow by signal synchronization; and</li> <li>Use water sweepers that comply with SCAQMD Rule 1186</li> </ul>				inspection		
<b>4.3.6.6A</b> In order to reduce the project's operational DPM emissions, signs shall be posted on the site in loading bay areas informing truck drivers of the California Air Resources Board regulations that limit truck idling to no more than 5 minutes.	Building Official or Designee	Throughout construction	Prior to Issuance of Building Permit	Review of construction documents and on-site inspection		Withhold Building Permit
<b>4.3.6.6B</b> In order to reduce the project's	Building Official or	Throughout	Prior to Issuance	Review of		Withhold

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
operational DPM emissions, electrical hook-ups shall be installed in loading bay areas to eliminate unnecessary idling of main and auxiliary truck engines.	Designee	construction	of Building Permit	construction documents and on-site inspection		Building Permit
<b>4.3.6.6C</b> In order to reduce the project's operational DPM emissions, all on-site forklifts will not be diesel powered.	Building Official or Designee	Throughout construction	Prior to Issuance of Building Permit	On-site inspection		Withhold Building Permit
<b>4.3.6.6D</b> In order to reduce the project's operational DPM emissions, any locomotives that serve the Phase 2 site shall be equipped with anti-idling devices. In the event that locomotives that serve the Phase 2 site are not equipped with anti-idling devices, <b>Mitigation Measure 4.3.6.6E</b> shall apply.	Building Official or Designee	Throughout construction	Prior to Issuance of Building Permit	On-site inspection		Withhold Building Permit
<b>4.3.6.6E</b> If the locomotives that serve the Phase 2 site are not equipped with anti-idling devices, an idling restriction shall be enforced by developer/successor-in-interest. Locomotives not equipped with anti-idling devices shall be manually limited to no more than 15 consecutive minutes of idling.	Building Official or Designee	Throughout construction	Prior to Issuance of Building Permit	On-site inspection		Withhold Building Permit
<b>4.3.6.6F</b> The developer/successor-in-interest for the Phase 2 site shall establish a complaint line for complaints regarding smoke, noise, and idling in excess of 15 minutes for locomotives idling on the Phase 2 site. This complaint line shall be a toll free 1-800 number and posted on signs within the Phase 2 site.	Building Official or Designee	Throughout the project	Prior to Issuance of Certificate of Occupancy	On-site inspection		Withhold Certificate of Occupancy
<b>4.3.7.5A</b> As part of building plan approval, the project proponent shall include water conservation and efficiency measures. Water conservation and efficiency measures may include (but are not limited	Building Official or Designee	Throughout construction	Prior to Issuance of Building Permit	Review of construction documents and on-site inspection		Withhold Building Permit

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non- Compliance
<p>to):</p> <ul style="list-style-type: none"> <li>• Creation of water-efficient landscapes;</li> <li>• Installation of water-efficient irrigation systems and devices such as soil moisture-based irrigation controls;</li> <li>• Use of reclaimed water for landscape irrigation in new developments and on public property including the installation of infrastructure to deliver and use reclaimed water;</li> <li>• Design buildings to be water-efficient including the installation of water-efficient fixtures and appliances;</li> <li>• Restricting water methods (e.g., prohibit systems that apply water to non-vegetated surfaces) and control runoff;</li> <li>• Implementing low-impact development practices that maintain the existing hydrologic character of the site to manage storm water and protect the environment; and,</li> <li>• Devising a comprehensive water conservation strategy appropriate for the project and location. The strategy may include many of the specific items listed above, plus other innovative measures that are appropriate to the specific project.</li> </ul>						

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
<p><b>4.3.7.5B</b> As part of building plan approval, the project proponent shall include solid waste reduction measures. Solid waste reduction measures may include (but are not limited to):</p> <ul style="list-style-type: none"> <li>• Reuse and recycle of construction and demolition waste (including, but not limited to, soil, vegetation, concrete, lumber, metal, and cardboard); and,</li> <li>• Provision of interior and exterior storage areas for recyclables and green waste and adequate recycling containers located in public areas.</li> </ul>	Building Official or Designee	Throughout construction	Prior to Issuance of Building Permit	Review of construction documents and on-site inspection		Withhold Building Permit
<p><b>4.3.7.5C</b> As part of building plan approval, the project proponent shall implement all applicable design features identified in Table 4.3.CC and 4.3.DD which include:</p> <ul style="list-style-type: none"> <li>• Recycling and/or salvaging 75% of nonhazardous construction and demolition waste, and developing and implementing a construction waste management plan;</li> <li>• Providing an easily accessible area that serves the entire building and is dedicated to the collection and storage of non-hazardous materials for recycling;</li> <li>• Reducing the potable water consumption for irrigation by 50%;</li> </ul>	Building Official or Designee	Throughout construction	Prior to Issuance of Building Permit	Review of construction documents and on-site inspection		Withhold Building Permit

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
<ul style="list-style-type: none"> <li>Maximizing water efficiency within the project resulting in a 30% reduction of water use, excluding irrigation, than the baseline after meeting Energy Policy Act of 1992 guidelines for fixture performance;</li> <li>Optimizing energy performance and achieving a 30% reduction in energy use.</li> <li>Providing preferred parking for low-emitting and fuel efficient vehicles for 5% of total vehicle parking;</li> <li>Providing secure bike racks or storage for 3% or more of all building users; and</li> <li>The project involves the use of a light colored coating for the building roof top.</li> </ul>						
<b>BIOLOGICAL RESOURCES</b>						
<b>4.4.6.1.A</b> Prior to the issuance of grading permits for the affected areas, the project applicant shall provide evidence to the City that a Section 404 Permit from the ACOE, a Section 401 Permit from the RWQCB and a Section 1602 Streambed Alteration Agreement from the CDFG has been obtained for jurisdictional waters on each of the sites.	Community Development Director or Designee	Prior to grading	Prior to Issuance of Grading Permit	Submittal of Evidence of compliance with ACOE, RWQCB, and CDFG permit requirements		Withhold Grading Permit
<b>4.4.6.1B</b> Prior to the issuance of grading permits for the affected areas, the project applicant shall compensate for the loss of jurisdictional resources by creating non-wetland Waters of the U.S./Streambed as	Community Development Director or Designee	Prior to grading	Prior to Issuance of Grading Permit	Submittal of Evidence of Participation or Contribution to creation of non-		Withhold Grading Permit

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
directed through consultation with the ACOE and the CDFG.				wetland Waters of the U.S./Streambed		
<b>4.4.6.2A</b> The clearance of vegetation within the BSA that supports special status species or protected avian species shall not occur within the typical avian nesting season (March 1 to June 30).	Community Development Director or Designee	Prior to grading	Prior to Issuance of Grading Permit	Submittal of Evidence of compliance with California Department of Fish and Game permit requirements		Withhold Grading Permit
<b>4.4.6.2B</b> Access to proposed development sites shall be via existing routes, or shall be limited to the minimum extent/length required to provide safe and timely access. Known occupied burrows within the BSA, but outside the proposed development sites shall be avoided.	Community Development Director or Designee	Prior to grading	Prior to Issuance of Grading Permit	Submittal of Evidence of compliance with California Department of Fish and Game permit requirements		Withhold Grading Permit
<b>4.4.6.2C</b> No more than 72 hours prior to initiation of ground-disturbing activities, a pre-construction burrowing owl shall be completed by a qualified biologist. A report detailing the findings of the pre-construction survey shall be submitted to the City prior to the initiation of ground-disturbing activities. In the event no burrowing owls have been identified within the limits of ground disturbance, no further mitigation is required. In the event burrowing owls are identified within the limits of ground disturbance, <b>Mitigation Measure 4.4.6.2.E</b> shall apply.	Community Development Director or Designee	Prior to grading	Prior to Issuance of Grading Permit	Submittal of Evidence of compliance with California Department of Fish and Game permit requirements		Withhold Grading Permit
<b>4.4.6.2D</b> No more than 72 hours prior to initiation of ground-disturbing activities, a pre-construction burrowing owl survey shall be completed by a qualified biologist for the	Community Development Director or Designee	Prior to grading	Prior to Issuance of Grading Permit	Submittal of Evidence of compliance with California		Withhold Grading Permit

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planned disturbance area and a 500-foot (150-meter) buffer area. The pre-construction burrowing owl surveys may be conducted as part of the survey required in <b>Mitigation Measure 4.4.6.2.C</b> . A report detailing the findings of the pre-construction survey shall be submitted to the City prior to the initiation of ground-disturbing activities. In the event no burrowing owls have been identified within the limits of ground disturbance, no further mitigation is required. In the event burrowing owls are identified within the limits of ground disturbance, <b>Mitigation Measures 4.4.6.2.E-F</b> shall apply.				Department of Fish and Game permit requirements		
<b>4.4.6.2.E</b> If nesting special status avian species are determined to occupy a proposed area of disturbance, no construction activity shall take place within 500 feet of an active nest/burrow until it has been determined that the nest/burrow is no longer active, and all juveniles have fledged the nest/burrow.	Community Development Director or Designee	Prior to grading	Prior to Issuance of Grading Permit	Submittal of Evidence of compliance with California Department of Fish and Game permit requirements		Withhold Grading Permit
<b>4.4.6.2.F</b> If active burrowing owl burrows are detected outside the breeding season, then passive and/or active relocation may be approved following consultation with CDFG and/or USFWS. The installation of one-way doors may be installed as part of a passive relocation program. Burrowing owl burrows shall be excavated with hand tools by a qualified biologist when determined to be unoccupied, and back filled to ensure that animals do not re-enter the holes/dens.	Community Development Director or Designee	Prior to grading	Prior to Issuance of Grading Permit	Submittal of Evidence of compliance with California Department of Fish and Game permit requirements		Withhold Grading Permit
<b>CULTURAL RESOURCES</b>						
<b>4.5.5.1A</b> In the event of the accidental discovery or recognition of any human	Community Development	Throughout construction	During grading and construction	On-site inspection		Issuance of a Stop Work



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<p>remains on the project, the following steps shall be taken:</p> <ul style="list-style-type: none"> <li>▪ There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until: <ul style="list-style-type: none"> <li>○ The coroner of the county in which the remains are discovered must be contacted to determine that no investigation of the cause of death is required, and</li> <li>○ If the coroner determines the remains to be Native American: <ul style="list-style-type: none"> <li>▪ The coroner shall contact the NAHC within 24 hours.</li> <li>▪ The NAHC shall identify the person or persons it believes to be the most likely descended from the deceased Native American.</li> <li>▪ The most likely descendent may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.98, or</li> <li>▪ Where the following conditions occur, the landowner or his authorized representative shall rebury the Native American</li> </ul> </li> </ul> </li> </ul>	Director or Designee					Order

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
<p>human remains and associated grave goods with appropriate dignity on the property in a location not subject to further and future subsurface disturbance pursuant to Public Resources Code Section 5097.98(e).</p> <ul style="list-style-type: none"> <li>o The NAHC is unable to identify a most likely descendant.</li> <li>o The most likely descendant is identified by the NAHC, fails to make a recommendation within 48 hours of being granted access to the site; or</li> <li>o The landowner or his authorized representative rejects the recommendation of the descendant, and a mediation by the NAHC fails to provide measures acceptable to the landowner.</li> </ul>						
<p><b>4.5.5.2A</b> Prior to grading of the project site, the project developer shall hire a qualified archaeologist to provide cultural resource monitoring services at the project site. Selection of the archaeologist shall be subject to the approval of the City of Perris Planning Manager and no grading activities shall occur at the site until the archaeologist has been approved by the City. During grading activities, the archaeologist shall monitor earthmoving activities at the project sites consistent with Public Resources Code Section 21083.2(b), (c), and (d). The archaeologist shall be equipped to record and salvage cultural resources that may be unearthed during grading activities. The</p>	Community Development Director or Designee	Throughout construction	During grading and construction	On-site inspection		Issuance of a Stop Work Order

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
archaeologist shall be empowered to temporarily halt or divert grading equipment to allow recording and removal of the unearthed resources. If the archaeologist identifies resources of a prehistoric or Native American origin, a Native American observer shall be added to the monitoring program and accompany the archaeologist for the duration of the grading phase. Any Native American resources shall be evaluated in accordance with the CEQA Guidelines and either reburied at the project sites or curated at an accredited facility approved by the City of Perris. Once grading activities have ceased or the archaeologist determines that monitoring is no longer necessary, monitoring activities can be discontinued.						
<b>4.5.5.3A</b> Prior to the issuance of grading permits, the project proponent shall submit to and receive approval from the City, a Paleontological Resource Impact Mitigation Program (PRIMP). The PRIMP shall include the provision of a trained paleontological monitor during on-site soil disturbance activities. The monitoring for paleontological resources shall be conducted on a half-time basis during the rough-grading phase of the project. In the event that paleontological resources are unearthed or discovered during excavation, <b>Mitigation Measure 4.5.5.3C</b> shall apply. Conversely, if no paleontological resources are unearthed or discovered on site during excavation, no additional mitigation is required.	Community Development Director or Designee	Throughout construction	During grading and construction	On-site inspection		Issuance of a Stop Work Order
<b>4.5.5.3B</b> The paleontological monitor shall	Community	Throughout	During grading	On-site		Issuance of a

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
<p>be equipped to rapidly remove any large fossil specimens encountered during excavation. During monitoring, samples of soil shall be collected and processed to recover microvertebrate fossils. Processing shall include wet screen washing and microscopic examination of the residual materials to identify small vertebrate remains.</p>	Development Director or Designee	construction	and construction	inspection		Stop Work Order
<p><b>4.5.3C</b> If paleontological resources are unearthed or discovered during excavation of the project site, the monitoring for paleontological resources shall be conducted on a full-time basis for the duration of the rough-grading of the project site. The following recovery processes shall apply:</p> <ul style="list-style-type: none"> <li>• Upon encountering a large deposit of bone, salvage of all bone in the area shall be conducted with additional field staff and in accordance with modern paleontological techniques.</li> <li>• All fossils collected during the project shall be prepared to a reasonable point of identification. Excess sediment or matrix shall be removed from the specimens to reduce the bulk and cost of storage. Itemized catalogs of all material collected and identified shall be provided to the museum repository along with the specimens.</li> <li>• A report documenting the results of the monitoring and salvage activities and the significance of the fossils shall be prepared.</li> </ul>	Community Development Director or Designee	Throughout construction	During grading and construction	On-site inspection		Issuance of a Stop Work Order

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
All fossils collected during this work, along with the itemized inventory of these specimens, shall be deposited in a museum repository (such as the Western Center for Archaeology & Paleontology, the Riverside Metropolitan Museum, or the San Bernardino County Museum) for permanent curation and storage.						
<b>HAZARDS AND HAZARDOUS MATERIALS</b>						
<b>4.6.6.1A</b> Prior to recordation of a final map, the issuance of building permits, or conveyance to an entity exempt from the Subdivision Map Act for Phase 3, whichever occur first, the landowner of the project site shall convey an avigation easement to the MARB/MIP Airport or provide documentation to the City of Perris and the Airport Land Use Commission that such conveyance has previously been recorded.	Building Official or Designee	Prior to construction	Prior to the final map recordation, issuance of Building Permit, or conveyance of an avigation easement to an entity exempt from the Subdivision Map Act for Phase 3, whichever occurs first	Submittal of evidence of recordation of conveyance of avigation easement		Withhold Building Permit
<b>4.6.6.1B</b> Prior to the issuance of building permits for each phase, the project proponent shall provide evidence to the City through submittal of a lighting plan that any outdoor lighting shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky and that all outdoor lighting is downward facing.	Community Development Director or Designee	Prior to construction	Prior to Issuance of Building Permits for each phase	Submittal of lighting plan		Withhold Building Permit
<b>4.6.6.1C</b> Prior to the issuance of building permits for each phase, the project proponent shall provide evidence to the City through submittal and agreement of additional conditions of approval that the following uses shall be prohibited on site: a Any use which would direct a steady	Building Official or Designee	Prior to construction	Prior to Issuance of Building Permits for each phase	Submittal of evidence of adherence to conditions of approval		Withhold Building Permit

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<p>light or flashing light of red, white, green or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.</p> <p>b. Any use which would cause sunlight to be reflected toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport.</p> <p>c. Any use which would generate smoke or water vapor, or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.</p> <p>d. Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.</p>						
<p><b>4.6.6.1D</b> Prior to issuance of building permits for Phase 1, the applicant shall submit a Notice of Proposed Construction of Alteration (Form 7460-1) to the Federal Aviation Administration (FAA) for each building with an elevation at top point exceeding 1,427 AMSL and shall have received a determination of "No Hazard to</p>	Building Official or Designee	Prior to construction	Prior to Issuance of Building Permits for Phase 1	Evidence of submittal of Form 7460-1 and evidence of receipt of FAA determination		Withhold Building Permit

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Air Navigation" from the FAA. Copies of the FAA determination shall be provided to the City of Perris Planning Department and the Riverside County Airport Land Use Commission.						
<b>4.6.6.1E</b> Prior to issuance of building permits for Phase 3, the applicant shall submit a Notice of Proposed Construction of Alteration (Form 7460-1) to the Federal Aviation Administration (FAA) for each building with an elevation at top point exceeding 1,424 AMSL and shall have received a determination of "No Hazard to Air Navigation" from the FAA. Copies of the FAA determination shall be provided to the City of Perris Planning Department and the Riverside County Airport Land Use Commission.	Building Official or Designee	Prior to construction	Prior to Issuance of Building Permits for Phase 3	Evidence of submittal of Form 7460-1 and evidence of receipt of FAA determination		Withhold Building Permit
<b>4.6.6.1F</b> Prior to issuance of grading permits for each phase, the project proponent shall provide evidence to the City that the proposed on-site detention basins have been designed and engineered so as to provide for a maximum 48 hour detention period after the design storm and to remain totally dry between rainfalls. If this criterion cannot be met, then <b>Mitigation Measure 4.6.6.1G</b> shall apply. Conversely, if this criterion can be met, <b>Mitigation Measure 4.6.6.1G</b> shall not be applicable.	Building Official or Designee	Prior to grading	Prior to Issuance of Grading Permits for each Phase	Review of construction documents		Withhold Grading Permit
<b>4.6.6.1G</b> The project proponent, in consultation with the owner-operator of Perris Valley Airport, shall contract with a wildlife biologist qualified to conduct Wildlife Hazard Assessments for the preparation of	Building Official or Designee	Prior to construction	Prior to Issuance of Building Permits	Submittal of Wildlife Hazard Management Plan		Withhold Building Permit



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a Wildlife Hazard Management Plan (WHMP). Mitigation measures identified in the WHMP shall be adhered to.						
<b>4.6.6.1H</b> Prior to the issuance of occupancy permits for each phase, the project proponent shall provide evidence to the City that vegetation proposed for in and around the proposed detention/retention basins does not provide food or cover for bird species that would be incompatible with airport operations.	Building Official or Designee	Prior to occupancy	Prior to Issuance of Occupancy Permits for each phase	Submittal of Landscape Plan		Withhold Occupancy Permit
<b>4.6.6.1I</b> Prior to the transfer of any real property or the finalization of a lease agreement for property within each of the phases, the transferor (or leaser) shall provide to the transferee (or lessee), notification required by Condition 4 of the Riverside County Airport Land Use Commission's consistency determination dated May 14, 2009.	Building Official or Designee	Prior to occupancy	Prior to Issuance of Occupancy Permits for each phase	Evidence of submittal of notification required by Condition 4 of the RCALUC's consistency determination		Withhold Occupancy Permit
<b>HYDROLOGY AND WATER QUALITY</b>						
<b>4.7.6.1A</b> Prior to the first issuance of a grading permit by the City for each phase of the proposed project, the project applicant shall file a Notice of Intent (NOI) with the Santa Ana Regional Water Quality Control Board to be covered under the State National Pollutant Discharge Elimination System (NPDES) General Construction Permit for discharge of stormwater associated with construction activities.	Building Official or Designee	Prior to grading	Prior to the Issuance of Grading Permits for each phase	Submittal of copy of Notice of Intent to City filed with the RWQCB		Withhold Grading Permits
<b>4.7.6.1B</b> Prior to the first issuance of a grading permit by the City for each phase of the project, the project applicant shall submit to and receive approval from the	Building Official or Designee	Prior to grading	Prior to the Issuance of Grading Permits for each phase	Review and approval of an SWPPP		Withhold Grading Permits

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non- Compliance
<p>City of Perris a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP shall include a surface water control plan and erosion control plan citing specific measures to control on-site and off-site erosion during the entire grading and construction period. In addition, the SWPPP shall emphasize structural and nonstructural best management practices (BMPs) to control sediment and non-visible discharges from the site. Some of the BMPs to be implemented may include (but shall not be limited to) the following:</p> <ul style="list-style-type: none"> <li>• Sediment discharges from the site may be controlled by the following: sandbags, silt fences, straw wattles and temporary debris basins (if deemed necessary), and other discharge control devices. The construction and condition of the BMPs would be periodically inspected during construction, and repairs would be made when necessary as required by the SWPPP.</li> <li>• All materials that have the potential to contribute non-visible pollutants to stormwater must not be placed in drainage ways and must be contained, elevated, and placed in temporary storage containment areas.</li> <li>• All loose piles of soil, silt, clay, sand, debris, and other earthen material shall be protected in a reasonable manner to eliminate any discharge from the site. Stockpiles would be surrounded by silt fences and covered with plastic tarps.</li> </ul>						

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
<ul style="list-style-type: none"> <li>The SWPPP would include inspection forms for routine monitoring of the site during the construction phase to ensure NPDES compliance.</li> <li>Additional BMPs and erosion control measures would be documented in the SWPPP and utilized if necessary.</li> <li>The SWPPP would be kept on site for the entire duration of project construction and will also be available to the local RWQCB for inspection at any time.</li> <li>In the event that it is not feasible to implement the above BMPs, the City of Perris can make a determination that other BMPs would provide equivalent or superior treatment either on site or off site.</li> </ul>						
<p><b>4.7.6.1C</b> The Construction Contractor shall be responsible for performing and documenting the application of BMPs identified in the SWPPP. Weekly inspections shall be performed on sediment control measures called for in the SWPPP. Monthly reports shall be maintained by the Contractor and available for City inspection. In addition, the Contractor would also be required to maintain an inspection log and have the log on site available for review by the City of Perris and the representatives of the Regional Water Quality Control Board.</p>	Building Official or Designee	During grading and construction	During Grading and Construction	Onsite inspections		Revoke Grading/ Building Permits
<p><b>4.7.6.2A</b> Prior to the first issuance of a permit by the City (which includes the issuance of grading permits and building permits) for each phase, the project applicant shall receive approval from the</p>	Building Official or Designee	Prior to grading	Prior to Issuance of Grading Permits	Submittal of WQMP to City for review and approval		Withhold Grading Permit

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
City of Perris of a project-specific Final Water Quality Management Plan (WQMP) for each component of the proposed project. The Final WQMP shall specifically identify pollution prevention, source control, treatment control measures, and other BMPs that shall be used on site to control predictable pollutant runoff in order to reduce impacts to water quality.						
<b>4.7.6.3A</b> Prior to issuance of grading permits for each phase of the project, the project proponent shall submit evidence to the City that all requirements identified in Chapter 15.09 (Floodplain Management) of the City's Municipal Code have been fulfilled to the City floodplain administrator's satisfaction.	Building Official or Designee	Prior to grading	Prior to Issuance of Grading Permits	Submittal of evidence that all requirements are fulfilled		Withhold Grading Permit
<b>4.7.6.3B</b> Prior to the issuance of grading permits for Phase 2 and Phase 3, the project applicant shall submit to the City supporting evidence of compliance with FEMA CLOMR-F specifications and requirements including the discussion and analysis of fill material placement, elevation changes, and hydro-modification impacts.	City Engineer or Designee	Prior to grading	Prior to Issuance of Grading Permits	Submittal of evidence that all requirements are fulfilled		Withhold Grading Permit
<b>NOISE</b>						
<b>4.9.6.1A</b> Prior to the issuance of certificates of occupancy for Phase 1, the project proponent shall provide evidence to the City that an 8 foot high noise barrier shall be constructed along the east end of the loading dock and trailer parking area of the Phase 1 building and along the west and north sides of the trailer parking area on the west side of Building B.	Building Official or Designee	Prior to occupation	Prior to Issuance of Certificates of Occupancy for Phase 1	Review of construction documents and on-site inspection		Withhold Certificate of Occupancy
<b>4.9.6.1B</b> Prior to the issuance of certificates	Building Official or	Prior to	Prior to Issuance	Review of		Withhold

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
of occupancy for Phase 2, the project proponent shall provide evidence to the City that an 8 foot high noise barrier shall be constructed along the northern end of the dock and trailer parking area beginning from the eastern face of Building 1 across to the western face of Building 3 and across the northern end of the dock and trailer parking area beginning from the eastern face of Building 3 across to the western face of Building 4.	Designee	occupation	of Certificates of Occupancy for Phase 2	construction documents and on-site inspection		Certificate of Occupancy
<b>4.9.6.1C</b> Prior to the issuance of certificates of occupancy for Phase 3, the project proponent shall provide evidence to the City that a 12 foot high noise barrier shall be constructed on the Phase 3 site. The west portion of the noise barrier shall extend at a minimum, half the distance of the western trailer parking area for Building C. The southern portion of the noise barrier shall extend across the entire width of the trailer parking dock area to connect with the west face of Building C.	Building Official or Designee	Prior to occupation	Prior to Issuance of Certificates of Occupancy for Phase 3	Review of construction documents and on-site inspection		Withhold Certificate of Occupancy
<b>4.9.6.1D</b> Prior to the issuance of certificates of occupancy for any phasing, the project proponent shall provide evidence to the City that the noise barriers have a surface density of at least 3.5 pounds per square foot and have no openings or gaps. The noise barriers shall be constructed using an earthen berm, a free standing wall, or a combination of these two methods. The free standing wall shall be constructed from cinder block or any masonry material and the access gates shall be constructed out of solid wood, steel sheets, or Plexiglas.	Building Official or Designee	Prior to occupation	Prior to Issuance of Certificates of Occupancy for each Phase	Review of construction documents and on-site inspection		Withhold Certificate of Occupancy
<b>4.9.6.2A</b> Prior to the issuance of certificates	Building Official or	Prior to	Prior to Issuance	Submittal		Withhold

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
<p>of occupancy for Phase 2, the project proponent shall coordinate with the City in the formation of a Quiet Zone along the proposed 11<sup>th</sup> Street and Mapes Road at-grade crossings. The project proponent and the City shall engage in the process of creating a Quiet Zone which includes but is not limited to the following actions:</p> <ul style="list-style-type: none"> <li>• Provision of a written Notice of Intent to Establish a Quiet Zone to the Federal Railroad Administration, California Public Utilities Commission, and the railroad carrier operating over the impacted right-of-way; and</li> <li>• Provision of evidence to the Federal Railroad Administration and the California Public Utilities Commission that the at-grade crossings meet all safety criteria for establishing a quiet zone.</li> </ul>	Designee	occupation	of Certificates of Occupancy for Phase 2	Notice of Intent and evidence of adherence to FRA and CPUC safety criteria for at-grade crossings		Certificate of Occupancy
<b>TRAFFIC AND CIRCULATION</b>						
<b>4.11.7.5A</b> Prior to the issuance of a stockpile or grading permit for the importation of soil to the Phase 2 site the project applicant shall construct a 150 northbound right-turn pocket at the intersection of Murrieta Road at Ethanac Road.	Building Official or Designee	Prior to grading	Prior to the Issuance of Stockpile/Grading Permits	Submittal of evidence that the required improvements have been installed		Withhold Stockpile and/or Grading Permits
<b>4.11.7.5B</b> Prior to the issuance of a stockpile or grading permit for the importation of soil to the Phase 2 site the project applicant shall construct a 435-foot deceleration lane with a minimum width of 11 feet at the entry point of the of the Phase 2 site to allow for trucks entering the	Building Official or Designee	Prior to grading	Prior to the Issuance of Stockpile/Grading Permits	Submittal of evidence that the required improvements have been installed		Withhold Stockpile and/or Grading Permits



Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
<p>site to slow to a safe turning speed without obstructing eastbound traffic volumes during the morning peak hours.</p> <p><b>4.11.7.5C</b> Prior to the issuance of building permits, the project applicant shall participate in the City of Perris Local Mitigation Impact Fee Program and pay the project's fair share for local improvements as outlined in Table 4.11.EEE. The City shall ensure that the improvements outlined in Table 4.11.EEE will be constructed pursuant to the timeframe established in the City of Perris Local Mitigation Impact Fee Program for the identified local improvements or earlier if necessary to avoid identified significant impacts,</p>	Building Official or Designee	Prior to construction	Prior to the Issuance of Building Permits	Evidence of Payment to City of Perris Local Mitigation Impact Fee Program		Withhold Building Permits
<p><b>4.11.7.5D</b> Prior to the issuance of building permits, the project applicant shall participate in the City of Perris' Development Impact Fee Program and pay the project's fair share for local improvements as outlined in Table 4.11.EEE. The City shall ensure that the improvements outlined in Table 4.11.EEE will be constructed pursuant to the timeframe established by the City of Perris' Development Impact Fee Program or earlier if necessary to avoid identified significant impacts,</p>	Building Official or Designee	Prior to construction	Prior to the Issuance of Building Permits	Evidence of Payment to City of Perris Local Mitigation Impact Fee Program, and payment of fair share fees.		Withhold Building Permits
<p><b>4.11.7.5E</b> Prior to the issuance of building permits, the project applicant shall participate in the County of Riverside Transportation Uniform Mitigation Fee (TUMF) Program and pay the project's fair share for regional improvements. The City shall ensure that the improvements outlined in Table 4.11.EEE will be constructed</p>	Building Official or Designee	Prior to construction	Prior to the Issuance of Building Permits	Evidence of Payment of Riverside County TUMF fees		Withhold Building Permits

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non- Compliance
<p>pursuant to the timeframe established by the County of Riverside TUMF Program or earlier if necessary to avoid identified significant impacts,</p> <p><b>4.11.7.5F</b> Prior to issuance of certificates of occupancy for the Airport Distribution Center (Phase 1), the project shall have constructed the improvements outlined below.</p> <ul style="list-style-type: none"> <li>• Driveway 1 at Mountain Avenue: Install a cross-street stop on the northbound leg. Construct a northbound shared left-right turn lane and a westbound left-turn lane.</li> <li>• Driveway 2 at Mountain Avenue: Install a cross-street stop on the northbound leg. Construct a northbound shared left-right turn lane and a westbound left-turn lane.</li> <li>• Driveway 3 at Arlto Avenue: Install a cross-street stop on the southbound leg. Construct a southbound left-turn lane and a westbound right-turn lane.</li> <li>• Driveway 4 at Mountain Avenue: Install a cross-street stop on the northbound leg. Construct a northbound shared left-turn/right-turn lane and a westbound left-turn lane.</li> <li>• Driveway 5 at Arlto Avenue: Install a cross-street stop on the southbound leg. Construct a southbound shared left-turn/right-turn lane, an eastbound shared left-turn/through lane, and a westbound shared through/right-turn</li> </ul>	Building Official or Designee	Prior to occupancy of Phase 1	Prior to the Issuance of Certificates of Occupancy for Phase 1	Submittal of evidence that the required improvements have been installed		Withhold Certificates of Occupancy

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
<p>lane.</p> <ul style="list-style-type: none"> <li>Goetz Road at Mountain Avenue: Install a traffic signal (warranted under 2012 with project conditions). Construct a northbound left-turn lane.</li> <li>Goetz Road at Driveway 6: Install a cross-street stop on the eastbound leg. Construct an eastbound right-turn lane.</li> <li>Goetz Road at Driveway 7: Install a cross-street stop on the eastbound leg. Construct an eastbound right-turn lane.</li> <li>Goetz Road at Driveway 8: Install a cross-street stop on the eastbound leg. Construct an eastbound right-turn lane.</li> <li>Goetz Road at Artlo Avenue: Install a cross-street stop on the eastbound leg until a traffic signal is warranted. Construct a northbound left-turn lane, an eastbound left-turn lane and an eastbound right-turn lane.</li> <li>Mountain Avenue will be constructed to its ultimate half-section width (60-foot right-of-way) as a local roadway from the western project boundary to Goetz Road in conjunction with development. This improvement is consistent with the City's General Plan Circulation Element.</li> <li>Goetz Road will be constructed to its ultimate half-section width (128-foot right-of-way) as an arterial roadway from Mountain Avenue to Artlo Avenue in conjunction with development. This improvement is consistent with the</li> </ul>						

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
<p>City's General Plan Circulation Element. A raised median should be constructed to restrict left-turn movements at the limited-access driveways (Driveways 6, 7 and 8), located south of the proposed signalized intersection of Goetz Road and Mountain Avenue.</p> <ul style="list-style-type: none"> <li>• Arlo Avenue will be constructed to its ultimate half-section width (60-foot right-of-way) as a local roadway from the road's western terminus to Goetz Road in conjunction with development. This improvement is consistent with the City's General Plan Circulation Element</li> <li>• Sight distance at each project access point should be reviewed with respect to standard Caltrans/City of Perris sight distance standards at the time of preparation of final grading, landscape and street improvement plans.</li> <li>• Traffic signing and striping should be implemented in conjunction with detailed construction plans for the project site.</li> </ul>						
<p><b>4.11.7.5G</b> Prior to issuance of certificates of occupancy for the South Perris Distribution Center (Phase 2), the project shall have constructed the improvements outlined below to avoid identified significant impacts on traffic.</p> <ul style="list-style-type: none"> <li>• "A" Street at Mapes Road: Install a</li> </ul>	Building Official or Designee	Prior to occupancy of Phase 2	Prior to the Issuance of Certificates of Occupancy for Phase 2	Submittal of evidence that the required improvements have been installed		Withhold Certificates of Occupancy

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non- Compliance
<p>traffic signal.</p> <ul style="list-style-type: none"> <li>• "A" Street at Driveway 1: Install a cross-street stop on the westbound leg. Construct a southbound left-turn lane and a westbound shared left-right turn lane.</li> <li>• "A" Street at Driveway 2: Install a cross-street stop on the westbound leg. Construct a southbound left-turn lane and a westbound shared left-right turn lane.</li> <li>• "A" Street at Driveway 3: Install a cross-street stop on the westbound leg. Construct a southbound left-turn lane and a westbound shared left-right turn lane.</li> <li>• Driveway 4 at Mapes Road: Install a cross-street stop on the northbound leg. Construct a northbound right-turn lane.</li> <li>• Driveway 5 at Watson Road: Install a cross-street stop on the southbound leg. Construct a southbound right-turn lane and an eastbound left-turn lane.</li> <li>• Driveway 6 at Mapes Road: Install a cross-street stop on the northbound leg. Construct a northbound shared left-turn/right-turn lane and a westbound left-turn lane.</li> <li>• Driveway 7 at Mapes Road: Install a cross-street stop on the northbound leg. Construct a northbound shared left-turn/right-turn lane and a</li> </ul>						

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non- Compliance
<p>westbound left-turn lane.</p> <ul style="list-style-type: none"> <li>• Driveway 8 at Mapes Road: Install a cross-street stop on the northbound leg. Construct a northbound right-turn lane.</li> <li>• Goetz Road at Mapes Road: Install a traffic signal. Construct a northbound left-turn lane, a southbound right-turn lane, an eastbound left-turn lane and a right-turn lane.</li> <li>• Goetz Road at Mapes Road: Install a cross-street stop on the eastbound leg. Construct an eastbound right-turn lane.</li> <li>• "A" Street will be constructed to its ultimate half-section width (78-foot right-of-way) as a major collector roadway from Mapes Road to Watson Road in conjunction with development. This improvement is consistent with the City's General Plan Circulation Element.</li> <li>• Watson Street will be constructed to its ultimate full-section width (60-foot right-of-way) as a local road from "A" Street to the road's proposed eastern terminus in conjunction with development. This improvement is consistent with the City's General Plan Circulation Element.</li> <li>• Mapes Road will be constructed to its ultimate half-section width (94-foot right-of-way) as a secondary arterial roadway from "A" Street to Goetz Road in conjunction with development. This</li> </ul>						



Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non- Compliance
<p>Improvement is consistent with the City's General Plan Circulation Element.</p> <ul style="list-style-type: none"> <li>Goetz Road will be constructed to its ultimate half-section width (128-foot right-of-way) as an arterial roadway from Mapes Road the southern project boundary in conjunction with development. This improvement is consistent with the City's General Plan Circulation Element. A raised median should be constructed to restrict left turn movements at the limited access driveway (Driveway 9), located south of the proposed signalized intersection of Goetz Road and Mapes Road.</li> <li>Sight distance at each project access point should be reviewed with respect to standard Caltrans/City of Perris sight distance standards at the time of preparation of final grading, landscape and street improvement plans.</li> <li>Traffic signing and striping should be implemented in conjunction with detailed construction plans for the project site.</li> </ul>	Building Official or Designee	Prior to occupancy of Phase 3	Prior to the Issuance of Certificates of Occupancy for Phase 3	Submittal of evidence that the required improvements have been installed		Withhold Certificates of Occupancy
<p><b>4.11.7.5H</b> Prior to issuance of certificates of occupancy for the First Park South 215 (Phase 3), the project shall have constructed the improvements outlined below to avoid identified significant impacts on traffic.</p> <ul style="list-style-type: none"> <li>Redlands Avenue at Driveway 1: Install a traffic signal. Construct a southbound</li> </ul>						

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
<p>left-turn lane and a westbound shared left-turn/right-turn lane.</p> <ul style="list-style-type: none"> <li>• Driveway 2 at Ellis Avenue: Install a cross-street stop on the southbound leg (traffic signal warranted under 2030 with project conditions). Construct a southbound right-turn lane and an eastbound left-turn lane.</li> <li>• Ellis Avenue will be constructed to its ultimate half-section width (128-foot right-of-way) as an arterial roadway from Redlands Avenue to the eastern project boundary in conjunction with development.</li> <li>• Redlands Avenue will be constructed to its ultimate full-section width (94-foot right-of-way) as a secondary arterial roadway from the northern project boundary (at 7<sup>th</sup> Street) to Ellis Avenue in conjunction with development.</li> <li>• Sight distance at each project access point should be reviewed with respect to standard Caltrans/City of Perris sight distance standards at the time of preparation of final grading, landscape and street improvement plans.</li> <li>• Traffic signing and striping should be implemented in conjunction with detailed construction plans for the project site.</li> </ul>	Building Official or Designee	Prior to grading for Phase 2	Prior to the Issuance of Stockpile/Grading	Submittal of evidence that the required		Withhold Stockpile and/or Grading
<p><b>4.11.7.51</b> Prior to the issuance of a stockpile or grading permit for the importation of soil to the Phase 2 site the</p>						

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<p>project applicant shall obtain haul/truck route permits from the applicable jurisdictions. These permits may include the following:</p> <ul style="list-style-type: none"> <li>The applicant shall pay the cost of random weight measurements for trucks hauling material from the site to assure that the trucks are not violating weight restrictions. The applicant shall place an amount on deposit as determined by the permitting jurisdiction to fund such testing.</li> <li>Haul trucks shall be limited to maintain the level of service standards identified in the General Plan during the peak and off peak traffic periods.</li> <li>Limitation of haul or trucking hours, number of loads per day, and the posting of traffic control and traffic control personnel at impacted locations along the haul route.</li> <li>During construction activities, the traffic flow will be maintained at the highest level possible with the use of standard traffic control devices. Typical traffic control measures may include, but are not limited to, warning signs, warning lights, and flaggers. Implementation of traffic control measures will provide guidance and navigational tools throughout the project area in order to maintain traffic flow and levels of safety during construction. All traffic control measures shall be subject to approval of the affected jurisdiction through an</li> </ul>			Permits for Phase 2	permits are obtained		Permits

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non- Compliance
<p>encroachment permit.</p> <ul style="list-style-type: none"> <li>Deflection testing/pavement evaluation of all streets on the proposed haul route at the applicants expense prior to and after haul will be required on local streets and shall be responsible to repair the roads along the haul routes to their existing condition or better and prior to grant of a grading permit, shall post adequate security in an amount determined by the City Engineer to cover both short term and project length damage to the roads. A portion of the security, as determined by the City Engineer, shall be in the form of a cash deposit to provide repairs to short term haul road damage during the hauling periods that the applicant does not effectively repair on its own under the conditions of the haul permit.</li> <li>The applicant or its contractor shall provide weigh tickets or other means acceptable to the City Engineer for all haul vehicles through the use of scales at the authorized site exit onto public streets. Alternatives that will guarantee trucks are hauling below maximum weight loads will be considered upon submittal to the City Engineer.</li> <li>Effective on-going repairs during and after the hauling period may include filling pot holes, crack sealing, base repairs, seal coating, and overlays where warranted.</li> <li>All trucks shall be covered whether or</li> </ul>						

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<ul style="list-style-type: none"> <li>not they are loaded.</li> <li>All trucks shall be washed at least weekly or as necessary to meet BMPs</li> <li>Comply with all applicable BMPs.</li> </ul>						
<b>UTILITIES AND SERVICE SYSTEMS</b>						
<p><b>4.12.6.1A</b> Prior to the issuance of a grading permit, the project proponent shall submit a detailed grading and drainage plan, with supporting engineering calculations, to the City Engineer for review and approval. The plans shall incorporate relevant requirements identified by the City, and/or and/or site-specific geotechnical investigations. The plans shall provide evidence that the storm drainage system would be adequate to convey water for the design storm event (as specified by the City) from the project site.</p>	Building Engineer or Designee	Prior to grading	Prior to the Issuance of Grading Permits	Submittal of grading and drainage plans		Withhold Grading Permits

Exhibit 2 – Ordinance (next in order) approving Development Agreement 21-05053