

RESOLUTION NUMBER 5842

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS ADOPTING 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; APPROVING TENTATIVE PARCEL MAP 37998 (TPM 21-05119); MAJOR MODIFICATION 20-05166 AND CONDITIONAL USE PERMIT 21-05133, WHICH 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 ADOPTING 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” or “2020 Modification”), and approved an Amendment (20-05063) to the DA; and

WHEREAS, the developer for the Project (IDIL PERRIS NORTH 3, L.P. a limited partnership and IDIL PERRIS LOGISTICS CENTER NORTH, L.P.) 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, On September 17, 2020, IDI Logistics submitted Major Modification (MM) 20-05166 of TPM 35877 and DPR 08-01-0007; Development Agreement (DA) Amendment 21-05053; Tentative Parcel Map 37998 (TPM 21-05119); Conditional Use Permit (CUP) 21-05133; and EIR Addendum #2 (21-05054) to adjust the parcel sizes, and modify the overall building square footage (SF) of the Original Project’s 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) to

allow construction of three industrial buildings totaling 2,840,836 SF and to create five parcels to facilitate three buildings, detention basins, and a conservation parcel with a rail spur serving Parcel 3 on a 215.6-net-acre vacant site located at the northeast corner of Redlands Avenue and Ellis Avenue within the Light Industrial zone (Assessor Parcel Nos (APN): 310-170-006, 007, 008, 310-220-050 and 330-090-027) (the “Project”); and

WHEREAS, since the approval of the 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 “Project” to develop 2,840,836 square feet of industrial warehouse space in three buildings represents a reduction of 325,773 square feet from the Original Project approval; 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 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 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 (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, 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) and it has been determined that no new or more severe significant impacts than those addressed in the EIR and Addendum #1 result from the Project, which reduces the square footage that will be developed on the site when compared with the Original Project, therefore reducing a number of associated impacts on the environment compared to those impacts addressed in the EIR; and

WHEREAS, the City Council has reviewed the Addendum #2 to the EIR and accompanying attachments; and

WHEREAS, prior to taking action, the City Council 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 for the Original Project; and

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

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

Section 1. 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 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. On June 9, 2020, City

Council adopted and found that Addendum #1 to the EIR, which is sufficiently detailed so that all of the significant environmental effects of the 2020 Modification were adequately evaluated, has met all the requirements of CEQA and State CEQA Guidelines. The Addendum #2 to the EIR, which is sufficiently detailed so that all of the significant environmental effects of the Project 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 Addendum to the EIR prepared for the Project and the accompanying technical studies and all oral and written communications from City staff and members of the public presented at the July 27, 2021 public hearing, the City Council finds that:

a. There are no substantial changes to the Original Project or the circumstances under which the 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.

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)

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 27, 2021, 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 design or improvement of the proposed subdivision is consistent with applicable general and specific plans.

The General Plan land use and Zoning designations are Light Industrial for this site. The proposed project is consistent with this designation. The site is not located within a specific plan, as it was removed from the New Perris Specific Plan, as revised August 2020. The Light Industrial 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.

C. *That the site is physically suitable for the type 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 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 with other governmental and industrial uses that the proposed development would be compatible with. Utility service connections are available to service the site and will be designed, installed and maintained consistent with City and service agency requirements.

D. *That the site is physically suitable for the density of the proposed development.*

The 215.7-acre site consists of relatively flat land and regularly shaped parcels with frontage on Redlands Avenue, and Ellis Avenue. The Perris Municipal Code design criteria for Light Industrial allows up to 50% lot coverage and 0.75 floor area ratio. No parcel within the Project exceeds 46.9% lot coverage or 0.47 floor area ratio.

E. *That the design of the subdivision or the proposed 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.

F. *That the design of the subdivision 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 CEQA Findings for the Project.

- G. *The design of the subdivision of the type of improvements will not conflict with easements of record or easements established by court judgment, acquired by public at large, for access through or use of property within the proposed subdivision. In this connection the planning director may recommend approval of a map if he/she finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to the ones previously acquired by the public.*

The Project, as conditioned, will not conflict with easements of any kind that provide access through or use of the property. Parcels are being consolidated and unneeded easements vacated to create five parcels, three for development, one from detention basins and one for conservation. The three development parcels are fully accessible from public streets. Some adjacent vacant parcels take access via Ellis Avenue, which is a dirt road at this time. The project, as conditioned, “shall be responsible for providing access to the properties located east of the railroad spur all the time.” Utility easements through the site are being retained.

- H. *All requirements of CEQA have been met.*

See Section 2, above.

- I. *That the discharge of waste from the proposed subdivision into an existing community sewer system would not result in violation of existing requirements prescribed by a state regional water quality control board pursuant to division 7 (commencing with section 13000) of the Water Code.*

The project area is located within the Santa Ana Regional Water Quality Control Board (RWQCB District 8) jurisdiction. Prior to grading permit issuance for the Project, a Notice of Intent shall be filed with District 8 for coverage under the State National Pollutant discharge Elimination System (NPDES) General Construction Permit for discharge of storm water associated with construction. The Project is also required to prepare and provide a Storm Water Pollution Prevention Plan (SWPPP) and Project-specific Water Quality Management Plans (WQMPs), which comply with the City of Perris Water Quality Ordinance 1194, which revised Chapter 14.22 of the City of Perris Municipal Code. These will assure that all surface and storm water run-off does not violate RWQCB District 8 requirements.

In addition, the Project will not discharge waste into an existing sewer system that would result in a violation. Eastern Municipal Water District (EMWD) is responsible for wastewater collection and treatment in Perris. The project is conditioned to construct an upgrade to the Case Road sewer siphon at the Case Road bridge over the San Jacinto River. The Perris Valley Regional Water Reclamation Facility (PVRWRF) will serve this site. The PVRWRF has adequate current and future capacity to serve the Project and therefore is not at risk of resulting in a water quality violation.

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 27, 2021, 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 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 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 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 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 protect 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 27, 2021, 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 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 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 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 27, 2021, 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 Attachment 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 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 27, 2021, the City Council:

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

2) Finds 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 Attachment 1 and incorporated herein by reference.

3) Finds 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 Attachment 1 and incorporated herein by this reference.

4) Finds 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 attached hereto as Attachment 1 and incorporated herein by this reference.

5) Adopts Ordinance No. (next in order), 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 attached hereto as Attachment 2 and incorporated herein by this reference.

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

Section 9. The Mayor shall sign this Resolution and the City Clerk shall certify to the adoption of this Resolution.

ADOPTED, SIGNED and APPROVED this 27th day of July, 2021.

Mayor, Michael M. Vargas

ATTEST:

City Clerk, Nancy Salazar

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

I, Nancy Salazar, CITY CLERK OF THE CITY OF PERRIS, CALIFORNIA, DO HEREBY CERTIFY that the foregoing Resolution Number 5842 was duly adopted by the City Council of the City of Perris at a regular meeting thereof held on the 27th day of July, 2021, by the following vote:

AYES: CORONA, RABB, ROGERS, NAVA, VARGAS
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

City Clerk, Nancy Salazar

Attachments: Attachment 1 – Conditions of Approval - Planning Division (as revised by Planning Commission), Engineering, Fire Department, Public Works, Community Services, and Building Departments available online at:

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

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

ORDINANCE NUMBER 1406

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS, CALIFORNIA, APPROVING DEVELOPMENT AGREEMENT AMENDMENT 21-05053 (MODIFYING DEVELOPMENT AGREEMENT 10-04-0010) FOR SITE 3 OF THE SOUTH PERRIS INDUSTRIAL PROJECT AND ADOPTING 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” or “2020 Modification”), and approved an Amendment (20-05063) to the DA; and

WHEREAS, the developer for the Project (IDIL PERRIS NORTH 3, L.P. a limited partnership and IDIL PERRIS LOGISTICS CENTER NORTH, L.P.,) 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, On September 17, 2020, IDI Logistics submitted Major Modification (MM) 20-05166 of TPM 35877 and DPR 08-01-0007; Development Agreement (DA) Amendment 21-05053; Tentative Parcel Map 37998 (TPM 21-05119); Conditional Use Permit (CUP) 21-05133; and EIR Addendum #2 (21-05054) to adjust the parcel sizes, and modify the overall building square footage (SF) of the Original Project’s 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) to allow construction of three industrial buildings totaling 2,840,836 SF and to create five parcels to facilitate three buildings, detention basins, and a conservation parcel with a rail spur serving Parcel 3 on a 215.6-net-acre vacant site located at the northeast corner of Redlands Avenue and Ellis Avenue within the Light Industrial zone (Assessor Parcel Nos (APN): 310-170-006, 007, 008, 310-220-050 and 330-090-027) (the “Project”); and

WHEREAS, since the approval of the 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 “Project” to develop 2,840,836 square feet of industrial warehouse space in three buildings represents a reduction of 325,773 square feet from the Original Project approval; 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 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 Amendment 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 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. 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, on June 9, 2020 and pursuant to CEQA, the city adopted an Addendum to the EIR which was prepared for the 2020 Modification and was determined by City Council that no new or more severe significant impacts than those addressed in the EIR result from the 2020 Modification (“Addendum #1 to the EIR”) which reduced the square footage on the site when compared with the Original Project, therefore reducing a number of associated impacts on the environment compared to those impacts addressed in the EIR; and

WHEREAS, pursuant to CEQA, an Addendum to the EIR (21-05054) has been prepared for the Project (“Addendum to the EIR #2”) and it has been determined that no new or more severe significant impacts than those addressed in the EIR result from the Project, which reduces the square footage that will be developed on the site when compared with the Original Project, therefore reducing a number of associated impacts on the environment compared to those impacts addressed in the EIR; and

WHEREAS, the City Council has reviewed the Addendum to the EIR #2 and accompanying attachments; and

WHEREAS, the City Council received recommendations from the Planning Commission to make findings related to and approve the Addendum to the EIR#2, Major Modification (MM 20-05166), Tentative Tract Map 37998, Conditional Use Permit (CUP 21-05133), and Development Agreement Amendment 21-05053; and

WHEREAS, the City Council now desires to approve Development Agreement Amendment 21-05053 as it relates to the Project, which incorporates changes to the Original Project as provided in Major Modification (MM 20-05166) Tentative Tract Map 37998, Conditional Use Permit (CUP 21-05133); and

WHEREAS, prior to taking action, the City Council 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 Proposal and Project meetings and public hearings, including the previously certified EIR for the Original Project.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF PERRIS DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. Recitals Incorporated. The City Council finds the above recitals are true and correct and incorporated herein by this reference.

Section 2. CEQA. Based upon the forgoing and all oral and written statements and reports presented by City staff and members of the public, including but not limited to, such statements and reports presented at the City Council’s public hearing on July 27, 2021, the City Council has reviewed and considered the environmental documentation and information referenced in its Resolution (next in order), which is incorporated herein by this reference, prior to action on the application for Development Agreement Amendment 21-05053, which modifies Development Agreement 10-04-0010, and finds and determines that the Addendum to the EIR #2 meets the requirements of CEQA and State CEQA Guidelines, and finds that no new or increased significant impacts than those addressed in the previously certified EIR, which remains relevant, result from the Project, including Development Agreement Amendment 21-05053.

Section 3. Findings. Based upon the forgoing and all oral and written statements and reports presented by City staff and members of the public, including but not limited to, such statements and reports presented at the City Council’s public hearing on July 27, 2021, the City Council makes the following findings required by PMC section 18.19.100 for approval of the

proposed Development Agreement Amendment 21-05053 associated with Site III and which modifies Development Agreement 10-04-0010 as follows:

- 1) Development Agreement Amendment 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 Amendment 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 Original Project for this site, including reduced square footage resulting in reduced traffic.

- 2) Development Agreement Amendment 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 Amendment 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 Amendment 21-05053 is compatible with the uses authorized in, and the regulations prescribed for, the zoning district in which the real property is located. The findings in Sections 3 and 4 of City Council Resolution No. 20-07 are incorporated herein by this reference, which findings include, but are not limited to the following:

- a. Modification of the Original Project (Major Modification (MM 20-05166))

- i. Development Agreement Amendment 21-05053 is consistent with the findings for the 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.

1. 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 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.

- ii. 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.
 - 1. 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 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.
- iii. 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.
 - 1. 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.
- iv. The architecture of the proposed Project includes updated and enhanced architecture which is compatible with community standards and protects the character of adjacent development.
 - 1. 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 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.

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

1. As conditioned, the proposed Project meets or exceeds the on-site and off-site landscape standards for the Light Industrial (LI) zoning district as outlined in Chapter 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.

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

1. 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.

b. Tentative Parcel Map 37998 (TPM 21-05119)

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

1. 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.

ii. That the design or improvement of the proposed subdivision is consistent with applicable general and specific plans.

1. The General Plan land use and Zoning designations are Light Industrial for this site. The proposed project is consistent with this designation. The site is not located within a specific plan, as it was

removed from the New Perris Specific Plan, as revised August 2020. The Light Industrial 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.

- iii. That the site is physically suitable for the type of the proposed development.
 1. 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 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 with other governmental and industrial uses that the proposed development would be compatible with. Utility service connections are available to service the site and will be designed, installed and maintained consistent with City and service agency requirements.
- iv. That the site is physically suitable for the density of the proposed development.
 1. The 215.7-acre site consists of relatively flat land and regularly shaped parcels with frontage on Redlands Avenue, and Ellis Avenue. The Perris Municipal Code design criteria for Light Industrial allows up to 50% lot coverage and 0.75 floor area ratio. No parcel within the Project exceeds 46.9% lot coverage or 0.47 floor area ratio.
- v. That the design of the subdivision or the proposed improvements will not cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat.
 1. 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.

- vi. That the design of the subdivision or the type of improvements will not cause serious public health problems.
 - 1. 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 CEQA Findings for the Project.

- vii. The design of the subdivision of the type of improvements will not conflict with easements of record or easements established by court judgment, acquired by public at large, for access through or use of property within the proposed subdivision. In this connection the planning director may recommend approval of a map if he/she finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to the ones previously acquired by the public.
 - 1. The Project, as conditioned, will not conflict with easements of any kind that provide access through or use of the property. Parcels are being consolidated and unneeded easements vacated to create five parcels, three for development, one from detention basins and one for conservation. The three development parcels are fully accessible from public streets. Some adjacent vacant parcels take access via Ellis Avenue, which is a dirt road at this time. The project, as conditioned, “shall be responsible for providing access to the properties located east of the railroad spur all the time.” Utility easements through the site are being retained.

- viii. All requirements of CEQA have been met.
 - 1. See Section 2, above.

- ix. That the discharge of waste from the proposed subdivision into an existing community sewer system would not result in violation of existing requirements prescribed by a state regional water quality control board pursuant to division 7 (commencing with section 13000) of the Water Code.
 - 1. The project area is located within the Santa Ana Regional Water Quality Control Board (RWQCB District 8) jurisdiction. Prior to grading permit issuance for the Project a Notice of Intent shall be

filed with District 8 for coverage under the State National Pollutant discharge Elimination System (NPDES) General Construction Permit for discharge of storm water associated with construction. The Project is also required to prepare and provide a Storm Water Pollution Prevention Plan (SWPPP) and Project-specific Water Quality Management Plans (WQMPs), which comply with the City of Perris Water Quality Ordinance 1194, which revised Chapter 14.22 of the City of Perris Municipal Code. These will assure that all surface and storm water run-off does not violate RWQCB District 8 requirements.

In addition, the Project will not discharge waste into an existing sewer system that would result in a violation. Eastern Municipal Water District (EMWD) is responsible for wastewater collection and treatment in Perris. The project is conditioned to construct an upgrade to the Case Road sewer siphon at the Case Road bridge over the San Jacinto River. The Perris Valley Regional Water Reclamation Facility (PVRWRF) will serve this site. The PVRWRF has adequate current and future capacity to serve the Project and therefore is not at risk of resulting in a water quality violation.

c. Outdoor Storage (Conditional Use Permit (CUP 21-05133))

i. The proposed location of the conditional use as provided in the Project is in accord with the objectives of the Perris Municipal Code and the purposes of the zone in which the site is located.

1. 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 this conditional use permit 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.

ii. The proposed Project is consistent with the findings for the 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.

1. The Project will conform to the applicable 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.

- iii. 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.
 1. 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 Conditional Use Permit 21-05133 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.
- iv. The architecture of the proposed Project includes updated and enhanced architecture which is compatible with community standards and protects the character of adjacent development.
 1. 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 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.
- v. The landscaping plan ensures visual relief and provides an attractive environment for the public's enjoyment.
 1. 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.

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

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

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

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

Development Agreement Amendment 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 4. Approval of Development Agreement Amendment 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 the City Council's public hearing on July 27, 2021, the City Council hereby approves Development Agreement Amendment 21-05053 relating to Site III of the Project and which amends Development Agreement 10-04-0009. Development Agreement Amendment 21-05053 is attached hereto as Exhibit 1 and incorporated herein by this reference.

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

any one or more subsection, subdivision, paragraph, sentence, clause, or phrase be declared unconstitutional or otherwise unenforceable.

Section 5. Effective Date. This Ordinance shall take effect 30 days after its adoption.

Section 6. Certification. The City Clerk shall certify as to the passage and adoption of this Ordinance and shall cause the same to be posted at the designated locations in the City of Perris.

ADOPTED, SIGNED and **APPROVED** this __ day of _____, 2021.

Mayor, Michael M. Vargas

ATTEST:

City Clerk, Nancy Salazar

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

I, Nancy Salazar, CITY CLERK OF THE CITY OF PERRIS, DO HEREBY CERTIFY that the foregoing Ordinance Number 1392 was duly adopted by the City Council of the City of Perris at a regular meeting of said Council on the __ day of _____, 2021, and that it was so adopted by the following vote:

AYES:
NOES:
ABSENT:

City Clerk, Nancy Salazar

Attachment : Development Agreement Amendment 21-05053