

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

**Updated CONDITIONS OF APPROVAL
As Revised by Panning Commission on June 16, 2021**

Planning Commission

June 16, 2021

PROJECT: Development Plan Review No. 19-00004 (Rider II) and Tentative Parcel Map 19-05058 (TPM 37437); Development Plan Review No. 19-00006 (Rider IV) and Tentative Parcel Map 19-05096 (TPM 37438) – Proposal to construct two high cube warehouse buildings totaling approximately 1,353,586 square feet on approximately 72.5 acres of land located on the east side of Redlands Avenue north of Rider Street and south of Morgan Street within the Light Industrial zone of the PVCC Specific Plan. **Applicant:** Steve Hollis, IDI Logistics.

General Requirements:

1. **City Ordinances and Business License.** The subject business shall maintain compliance with all local and City Ordinances, including but not limited to an annual fire inspection and maintenance of a City business license.
2. **Conformance to Approved Plans.** Development of the project site, building elevations, and conceptual landscaping shall conform substantially to the approved set of plans presented at the June 16, 2021 Planning Commission meeting, or as amended by these conditions. Any deviation shall require appropriate Planning Division review and approval.
3. **Term of Approval.** This approval shall be used within three (3) years of approval date; otherwise it shall become null and void. By use is meant the beginning of substantial construction contemplated by this approval within the three (3) year period which is thereafter diligently pursued to completion, or the beginning of substantial utilization contemplated by this approval. A maximum of three (3) one-year time extensions shall be permitted.
4. **Mitigation Monitoring Reporting Program (MMRP).** To reduce potential air quality, greenhouse gas, biology, cultural and Tribal cultural, geology, hazards, hydrology, paleontological, noise and transportation impacts, the mitigation measures listed in the EIR Mitigation Monitoring and Reporting Plan (MMRP) shall be listed and included with the "General Notes" on the construction drawings, and implemented in accordance with the timeline, reporting and monitoring intervals listed in the MMRP.
5. **Building Official.** The project shall comply with all requirements of the Building Official Conditions of Approval dated April 3, 2019.
6. **Fire Consultant.** The project shall comply with all requirements of the Fire Consultant Conditions of Approval dated April 5, 2021.
7. **Engineering Conditions.** The project shall comply with all requirements of the City Engineer Conditions of Approval for DPR 19-00004 and TPM 19-05058, and for DPR 19-

00006 and TPM 19-05096, respectively, dated May 21, 2021.

8. **Public Works Department, Landscape Division.** The project shall comply with all requirements of Public Works Conditions of Approval dated May 7, 2021.
9. **Community Services Department.** The project shall comply with all the requirements of the Community Services Department Conditions of Approval dated November 16, 2020.
10. **Southern California Edison.** The applicant shall contact the Southern California Edison (SCE) area service planner (951) 928-8323 to complete the required forms prior to commencement of construction.
11. **Exterior Downspouts.** Exterior downspouts are not permitted on the west or the north elevations or where exposed to public view. Interior downspouts shall be incorporated.
12. **Screening of Roof-Mounted Equipment.** Parapet walls shall prevent public views of roof-mounted equipment on all elevations of the building.
13. **Notice of Determination.** Within three (3) days of Planning Commission approval, the applicant shall submit a check to the City Planning Division, payable to "Riverside County Clerk-recorder," in the amount of \$2,260.25 for staff to file the Notice of Determination in compliance with CEQA.
14. **Waste Hauling.** The developer shall use only the City-approved waste hauler for all construction and other waste disposal.
15. **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, Development Plan Review 19-00014. The City shall promptly notify the developer/applicant of any claim, action, or proceeding for which indemnification is sought and shall further cooperate fully in the defense of the action.
16. **Prohibited Uses.** The following uses shall be prohibited:
 - (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 excessive 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) Highly noise-sensitive outdoor nonresidential uses.
 - (e) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
17. **March Air Reserve Base.** Notice regarding proximity to the March Air Reserve Base (i.e. to be provided by March Air Reserve Base) shall be given to all prospective purchasers of the property and tenants of the building.
18. **Detention Basin(s).** Any new detention basin(s) on the site (including aboveground infiltration areas) shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around infiltration areas that would provide food or cover for bird species that would be incompatible with airport operations 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 infiltration areas shall not include trees that produce seeds, fruits, or berries.
19. **Electromagnetic Radiation.** The March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.

Prior to Grading Permit Issuance:

20. **Water Quality Management Plan.** The applicant shall submit a final WQMP including, but not limited to, plans and details providing the elevations, slopes, and other details for the proposed structural source control BMPs, vegetative swales and canopy cover for trash enclosure areas. The Public Works Department shall review and approve the final WQMP plans, and details.

Prior to Building Permit Issuance:

21. **Avigation Easement.** The landowner shall convey and have recorded an avigation easement to the March Inland Port Airport Authority. Contact March Joint Powers Authority at (951) 656-7000 for additional information.

22. **Landscaping Plans and Pavement Enhancements.** Prior to issuance of building permits, three (3) copies of Construction Landscaping and Irrigation Plans 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 percentage of landscaping on the Rider II site should be increased to the extent feasible above and beyond the 13% provided. The location, number, genus, species, and container size of the plants shall be shown. The landscaping shall be consistent with the conceptual landscape plan and include upgrading the landscaping area for the existing developed site. The following shall apply:
- a. **Parking Area.** A minimum of 30 percent of trees shall be 36 inch box or larger. Also, a minimum of one 24-inch box tree per 6 parking stalls shall be provided.
 - b. **BMPs for Water Quality.** All BMPs (vegetated swales, detention basins, etc.) shall be indicated on the landscape plans with appropriate planting and irrigation (except of detention basins).
 - c. **Water Conservation.** Landscaping must comply with AB 325 for water conservation. See Chapter 19.70 (cityofperris.org) for water conservation calculations (MAWA).
 - d. **Maintenance.** All required landscaping shall be maintained in a viable growth condition.
 - e. **Irrigation Rain Sensors.** Rain sensing override devices shall be required on all irrigation systems (PMC 19.70.040.D.16.b) for water conservation. Soil moisture sensors are required.
 - f. **Landscape Inspections.** The project applicant shall inform the on-site project manager and the landscape contractor of their responsibility to call for final landscape inspection after all the landscaping and irrigation have been installed and is completely operational. Before calling for final inspections a "Certificate of Compliance" form shall completed and signed by the designer/auditor responsible for the project, and this form must be submitted to the project planner. The project planner will need to sign off on the "Certificate of Compliance" to signify code compliance.
 - g. **Intersections.** Multi-trunk 36" box Crepe Myrtles for the accent trees at all street corners and driveways shall be used in lieu of the 24" box trees specified on the Conceptual Landscape Plan.
23. **Building Plans.** All Conditions of Approval shall be copied onto the approved building plans. Such conditions shall be annotated, directing the receiver to the sheet (or sheets) and detail(s) indicating satisfaction of the conditions.
24. **Planning Clearance.** The applicant shall first obtain clearance from the Planning Division verifying that all pertinent conditions of approval have been met.
25. **Fees.** The developer shall pay the following fees shall be paid prior to building permit:
- a. Stephen's Kangaroo Rat Mitigation Fees of \$500.00 per acre;
 - b. City Development Impact Fees;

- c. Multi-Species Habitat Conservation Plan fees;
 - d. Statutory school fees in effect at issuance of building permits to all appropriate school districts;
 - f. Road Bridge Benefit District (RBBD) fees; and
 - g. Perris Valley Master Drainage Plan fees.
26. **Signage.** The proposed project does not include signage. All proposed signs shall be reviewed and approved by the Planning Division prior to the issuance of building permits.
27. **Screen Walls.** The colors and patterns shall complement the building materials and color palette of the buildings.
28. **Bridge:** The Rider Street bridge shall include, at a minimum, bike lanes and sidewalks for two-way cyclist and pedestrian access across the bridge, to the satisfaction of the Planning, Public Works and Engineering Departments.
29. **Truck Routes.** Signs shall be provided on-site and within public rights of way to direct all trucks to use designated truck routes, only, as approved by the Engineering and Planning Departments. Truck routes in the area include Redlands Ave. from Rider Street north to Harley Knox Blvd., and Morgan Street west to Indian Ave. (north/south) to Harley Knox Blvd./Placentia Ave.
30. **Wrought Iron Fences.** All fences identified as “metal” on the plans shall be constructed of wrought iron.
31. **Stop Sign.** At the southwest corner of the Rider IV site, stop signs shall be installed on-site to stop truck traffic that may be circling the building to allow automobiles to have the right of way when entering and exiting the site at Sinclair St., to the satisfaction of the Engineering Department.

Prior to Issuance of Occupancy Permits:

32. **Trails.** Construction of the following Class I trail segments shall be completed with Rider II and/or Rider IV: a paved trail on Redlands Avenue frontage (Rider II and IV) pursuant to the Active Transportation Plan (ATP) approved by the City in December of 2020, a decomposed granite trail along the former Sinclair St. right of way (Rider IV), and a decomposed granite trail within the Flood Control right of way on the west side of the Perris Valley Storm Drain Channel (Rider II). The details of each trail and its related landscaping, etc., shall be consistent with the locations and cross sections shown on the approved plans for DPRs 19-00004 and 19-00006, and pursuant to detailed Conditions of Approval provided by the Engineering, Public Works and Community Services Departments and attached hereto, and as approved by Planning Division and the above departments.

The offsite decomposed granite trail within MWD right of way west of Redlands Ave. adjacent to the recently completed Rider III project (which was conditioned to be completed with that project), shall be completed prior to final occupancy of Rider II or IV, whichever is later. The alignment of this trail shall shift from the southern edge of the

MWD property to the north edge to connect with the pedestrian signal on Redlands Ave. near Sinclair St., as conditioned by Engineering Dept.

- 33. 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 issuance of a Certificate of Occupancy. This condition shall apply only to districts existing at the time the project is approved (or all requirements have been met for a certificate of occupancy, as applicable). Such districts may include but are not limited to the following:
- a. Landscape Maintenance District No. 1;
 - b. Flood Control Maintenance District No. 84-1;
 - c. Flood Control Maintenance District No. 1;
- 34. Final Inspection.** The applicant shall obtain occupancy clearance from the Planning Division by scheduling a final Planning inspection after final sign-offs from the Building Division and Engineering Department. Planning staff shall verify that all pertinent conditions of approval have been met.
- 35. Occupancy Clearance.** The applicant shall have all required paving, parking, walls, site lighting, signage, landscaping and automatic irrigation installed and in good condition.

Construction and Operational Requirements:

- 36. Construction Practices.** To reduce potential noise and air quality nuisances, the following items shall be listed as "General Notes" on the construction drawings:
- a. Construction activity and equipment maintenance is limited to the hours between 7:00 a.m. and 7:00 p.m. Per Zoning Ordinance, Noise Control, Section 7.34.060, it is unlawful for any persons between the hours of 7:00 p.m. of any day and 7:00 a.m. of the following day, or on a legal holiday, or on Sundays to erect, construct, demolish, excavate, alter or repair any building or structure in a manner as to create disturbing excessive or offensive noise. Construction activity shall not exceed 80 dBA in residential zones in the City.
 - b. Stationary construction equipment that generates noise in excess of 65 dBA at the project boundaries must be shielded and located at least 100 feet from occupied residences. The equipment area with appropriate acoustic shielding shall be designated on building and grading plans. Equipment and shielding shall remain in the designated location throughout construction activities.
 - c. Construction routes are limited to City of Perris designated truck routes.
 - d. Water trucks or sprinkler systems shall be used during clearing, grading, earth moving, excavation, transportation of cut or fill materials and construction phases to prevent dust from leaving the site and to create a crust after each day's activities cease. At a minimum, this would include wetting down such areas in the later

morning and after work is completed for the day and whenever wind exceeds 15 miles per hour.

- e. A person or persons shall be designated to monitor the dust control program and to order increased watering as necessary to prevent transport of dust off-site. The name and telephone number of such persons shall be provided to the City.
 - f. Project applicants shall provide construction site electrical hook-ups for electric hand tools such as saws, drills, and compressors, to eliminate the need for diesel powered electric generators or provide evidence that electrical hook ups at construction sites are not practical or prohibitively expensive.
37. **Graffiti** located on site shall be removed within 48 hours. The site shall be maintained in a graffiti-free state at all times.
38. **Property Maintenance.** The project shall comply with provisions of Perris Municipal Code 7.06 regarding Landscape Maintenance and Chapter 7.42 regarding Property Maintenance. In addition, the project shall comply with the one-year landscape maintenance schedule identified in Public Works Department Condition of Approval No. 5, dated May 7, 2021.
39. **ADA Compliance.** The project shall conform to all disabled access requirements in accordance with the State of California, Title 24, and Federal Americans with Disabilities Act (ADA).



CITY OF PERRIS

STUART E. MCKIBBIN, CONTRACT CITY ENGINEER

CONDITIONS OF APPROVAL

P8-1080A

May 6, 2021, Revised May 21, 2021

Revised at Planning Commission June 16, 2021

DPR 19-00006, TPM 19-05096, TPM 37438

IDI Logistics – Rider IV

SEc of Morgan Street & Redlands Avenue

With respect to the Conditions of Approval for the above referenced project, the City of Perris requires that the developer/property owner provides the following street improvements and/or road dedications in accordance with the City of Perris Municipal Code Title 18. It is understood that the site plan correctly shows all existing and proposed easements, traveled ways, rights-of-way, and drainage courses with appropriate Q's and their omission may require the site plan 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.

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

General Conditions

1. The developer/property owner shall secure City's and appropriate agencies' clearances and approvals of the improvement plans.
2. The project grading shall be in a manner to perpetuate existing natural drainage patterns. Any deviation from this, concentration

or increase in runoff must have approval of adjacent property owners and City Engineer. The developer/property owner shall accept the offsite runoff and convey to acceptable outlet.

3. Prior to commencement of any construction or installation of fencing in public right-of-way, an encroachment permit shall be obtained from the City Engineer's office.

Prior to Recordation of the Final Map

4. The developer/property owner shall have approved improvement plans, executed subdivision agreement and posted securities.
5. A 20 foot wide half-width right-of-way shall be dedicated on Morgan Street along the property frontage.
6. Redlands Avenue is classified as a Secondary Arterial (94'/70') per the General Plan. A 44 foot half-width right-of-way is currently dedicated on Redlands Avenue along the property frontage; the developer/property owner shall dedicate the required additional ~~9~~ **3** feet of right-of-way to provide for a 47 foot half-width dedicated right-of-way and an additional 6 foot easement to accommodate a Class I Shared Use Path per Active Transportation Plan.
7. Property line corner cutbacks shall be dedicated per County of Riverside Standard No. 805.
8. All easements and/or right-of-way shall be offered for dedication to the public or other appropriate agencies in perpetuity and shall continue in force until the City or the appropriate agency accepts or abandons such offers. All dedications shall be free from all encumbrances as approved by the City Engineer.
9. Relinquish and waive rights of access to and from Morgan Street and Redlands Avenue other than two (2) openings on Morgan Street and one (1) opening on Redlands Avenue as delineated on the approved site plan.
10. The following statement shall be added to the Final Map:

NOTICE OF DRAINAGE FEES. Notice is hereby given that this property is located in the Perris Valley Area Drainage Plan which was adopted by the City of Perris pursuant to Ordinance and Section 66483, et. Seq. of the Government Code and that said property is subject to fees for said drainage area. Notice is further given that, pursuant to Ordinance 13-01, payment of the drainage

fees shall be paid to the City of Perris prior to issuance of the grading permit or building permit at the rate in effect at the time of issuance of the actual permit.

11. The developer/property owner shall make a good faith effort to acquire required offsite property interests, and if he or she should fail to do so, the developer/property owner shall, prior to submittal of the Final Map for recordation, enter into an agreement to complete the improvements. The agreement shall provide for payment by the developer/property owner of all costs incurred by the City to acquire the offsite property interests required in connection with the subdivision. Security of a portion of these costs shall be in the form of a cash deposit in the amount given in an appraisal report obtained by the developer/property owner (at developer/property owner cost). The appraiser shall be approved by the City prior to commencement of the appraisal.
12. The developer/property owner shall submit the following to the City Engineer for review and approval:
 - a. Street Improvement Plans
 - b. Storm Drain Improvement Plans
 - c. Traffic and Pedestrian Signal Plans
 - d. Signing and Striping Plans
 - e. Final Drainage Plan, Hydrology and Hydraulic Report
 - f. Street Light Plans prepared by a registered Electrical Engineer per City of Perris Safety Lighting Standards.

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

13. The developer/property owner shall sign the consent and waiver form to join the City's Lighting and Landscape Districts and City's Flood Control District as appropriate. The proposed streetlights and existing and proposed traffic signals shall be maintained by the City and cost paid by the developer/property owner through the said annexation.

Prior to Issuance of Grading Permit

14. The developer/property owner shall submit the following to the City Engineer for review and approval:

- a. Onsite Grading Plan and Erosion Control Plan – Plans shall show the approved WDID #
- b. Street Improvement Plans
- c. Storm Drain Improvement Plans
- d. Traffic and Pedestrian Signal Plans
- e. Signing and Striping Plans
- f. Final Drainage Plan, Hydrology and Hydraulic Report
- g. Final WQMP (for reference)
- h. Street Light Plans prepared by a registered Electrical Engineer per City of Perris Safety Lighting Standards

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

15. The treated onsite runoff shall discharge to an adequate outlet as determined by City Engineer.
16. The Riverside County Flood Control District & Water Conservation District (RCFCD) letter of February 16, 2021 (attached) is incorporated into these conditions of approval with the following clarifications:

Rider II and Rider IV are within the Federal Emergency Management Agency 100-year Zone AE floodplain limits as shown on Panel No. 06065C-1430H. The developer shall construct drainage improvements to remove the proposed buildings from the floodplain. The developer shall obtain a Conditional Letter of Map Revision prior to issuance of grading permits for Rider II and/or Rider IV, or recordation of the associated Parcel Maps. The developer shall obtain a final Letter of Map Revision prior to issuance of the first occupancy permit.

The drainage improvements for Rider II and Rider IV consist of the construction of Line G, an open channel in an alignment along Morgan Street; Line G-2, and underground storm drain in an alignment along Sinclair Street and the Metropolitan Water District (MWD) Colorado River Aqueduct; the widening of Perris valley Storm Drain Channel from Morgan Street to Rider Street, the addition of a culvert at the PVSD Channel crossing of Rider Street, and onsite water quality facilities. All facilities shall be completed to the satisfaction of the City Engineer and RCFCD prior to the issuance of occupancy permits.

MDP Line G – Without lowering of the MWD Colorado River Aqueduct the flowline of the PVSD Channel cannot be constructed to ultimate depth. As a result, the PVSD Channel flowline is higher than the drainage facilities that discharge into Line G. Therefore, the developer shall construct a pump station at the downstream end of Line G to dewater it. The city will operate and maintain the pump station and Line G. Both facilities shall be included in the associated City Flood Control Zone and their maintenance funded by the developer. Plans and supporting hydrology and hydraulic calculations shall be submitted to the City for review and approval.

MDP Line G-2 – The facility shall be constructed as an underground storm drain system from the west side of Redlands Avenue to the PVSD Channel. The facility will be maintained by RCFCD and requires RCFCD plan check review and approval, and RCFCD inspection.

PVSD Channel Widening – In order to remove the Rider II and Rider IV sites from the FEMA Zone AE floodplain, the developer proposes to widen the existing RCFCD channel and use the excavated material as fill for the building sites. The widened channel crosses the MWD Colorado River Aqueduct and then drops to its ultimate flowline elevation. The PVSD Channel improvements downstream of the Aqueduct cannot proceed until a concrete drop structure is constructed to protect the Aqueduct. Plans and supporting documents shall be submitted to RCFCD for review and approval.

PVSD Channel Rider Street Crossing – The developer proposes to add a fifth culvert under Rider Street. Plans for the culvert and the associated improvements to Rider Street shall be submitted to the City for review and approval. Adequate PVSD channel transition structures shall be constructed downstream of the crossing.

17. The developer/property owner shall obtain clearance from Metropolitan Water District (MWD) as directed by the City Engineer.

Prior to Issuance of Building Permit

18. The project site is located within the limits of Perris Valley Area Drainage Plan (ADP) for which drainage fees have been adopted by City. Drainage fees shall be paid as set forth under the provisions of the “Rules and Regulations of Administration of Area Drainage Plan”. Acreage for the project site’s impervious area shall be

provided. Construction of the ADP facilities can be used to offset the drainage fee.

19. Parcel Map 37438 shall be filed for review and approval and shall be recorded.
20. Water and Sewer Improvement Plans, per Fire Department and Eastern Municipal Water District (EMWD) standards, shall be submitted to the City Engineer for review and approval.
21. Fire Department and EMWD approvals of Water Improvement Plans are required prior to City Engineer's approval.
22. All weather access per Fire Department standards shall be provided to the proposed buildings per the Precise Grading Plan.
23. The developer/property owner shall submit a compaction certification from the Soils Engineer in compliance with the approved geotechnical/soils report.

Prior to Issuance of Certificate of Occupancy

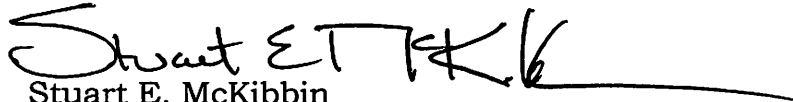
24. Morgan Street along the property frontage within the dedicated right-of-way shall be improved to provide for a 40 foot wide concrete pavement (using a TI of 10.0 and PG 70-10), 6-inch curb and gutter located 20 feet south of the centerline with 6 foot wide sidewalk and street lights subject to the result of a photometric study prepared by a registered Electrical Engineer, per City of Perris, County of Riverside and Caltrans standards.
25. Redlands Avenue (Secondary Arterial - 94'/70') along the property frontage within the dedicated right-of-way shall be improved to provide for a 4 foot wide landscaped planter (east of the existing sidewalk) and a Class I Shared Use Path Facility (8 foot wide AC paved section), per Active Transportation Plan, City of Perris, County of Riverside and Caltrans standards. A Class 2 bike path shall be installed from Morgan Avenue to the northern edge of the property along Redlands Avenue.

The existing roadway pavement condition of Redlands Avenue shall be inspected to determine the extent of pavement improvements as directed by the City Engineer.

26. To mitigate the offsite traffic impacts, the developer/property owner shall pay a sum of \$7,180 fair share contribution for the following improvements as indicated in the Traffic Impact Analysis:

- At I-215 Northbound Ramps and Ramona Expressway, add a 3rd eastbound through-lane and a 3rd westbound through lane.
 - At Indian Avenue and Harley Knox Boulevard, restripe the 2nd southbound shared through-right turn lane to function as a dedicated right turn lane and modify the traffic signal to implement overlap phasing on the southbound right turn lane.
27. Site circulation shall be such that auto and truck access and parking are distinct and separate.
 28. The driveways on Morgan Street may accommodate ingress and egress for both trucks and autos however, distinctive controls, **e.g. lighted stop signs**, shall be provided to isolate the trucks and autos maneuvers directly past the driveway; the controls shall be designed by a Traffic engineer and approved by the City Engineer.
 29. The driveway on Redlands Avenue shall be designated for auto access only and shall be restricted to right-in/right-out only.
 30. The driveways shall be per County of Riverside Standard No. 207A.
 31. The intersection of Morgan Street and Redlands Avenue shall be signalized and improved to ultimate design and shall be concrete paved to withstand truck traffic as directed by the City Engineer.
 32. The intersection of Rider Street and Redlands Avenue shall be signalized and improved to ultimate design and shall be concrete paved to withstand truck traffic as directed by the City Engineer.
 33. Pedestrian signals shall be installed on Redlands Avenue at the trail crossings near Sinclair Street.
 34. The developer/property owner shall provide for utility trench surface repair as directed by the City Engineer.
 35. The developer/property owner shall pay the City \$250,000 for their contribution towards the implementation of interim and ultimate improvements to I-215/Ramona Expressway Interchange, I-215/Harley Knox Boulevard Interchange and other improvements. This one time contribution is above and beyond TUMF, DIF, RBBB and other City fees and it is not reimbursable.
 36. Associated existing signing and striping shall be refreshed and any appurtenances damaged or broken during the development of this project shall be repaired or removed and replaced by the

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


Stuart E. McKibbin
Contract City Engineer

JASON E. UHLEY
General Manager-Chief Engineer



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236744

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT

February 16, 2021

Mr. Stuart McKibbin
City Engineer
City of Perris
101 North D Street
Perris, CA 92570

Dear Mr. McKibbin:

Re: DPR 19-00004
TPM 37437 and TPM 37438
IDI Logistics Tentative Review No. 3
Account No. 137-0-3-90275

As requested by the City of Perris, the Riverside County Flood Control and Water Conservation District (District) received the following for review:

1. DPR 19-00004 Conceptual Grading and Drainage Plan, dated November 12, 2020
2. Tentative Parcel Map No. 37437 - Rider 2, dated November 12, 2020
3. Tentative Parcel Map No. 37438 - Rider 4, dated November 12, 2020
4. Preliminary Drainage Study - Rider 2, dated January 2021
5. Preliminary Drainage Study - Rider 4, dated January 2021

The District's review is limited to the development of conditions of approval for the submitted plans as it relates to the District's proposed Perris Valley Master Drainage Plan (MDP) Lateral G-2, proposed connections to District Facilities, and the widening of Perris Valley Channel. It is the District's understanding that water quality aspects of the plan will be reviewed by the City.

GENERAL CONDITIONS

Development Plan Review (DPR) 19-0004 proposes to construct an 806,351 square foot industrial building on 39-acres and a 570,370 square foot industrial building on 33-acres within the Perris Valley Commerce Center Specific Plan. Tentative Parcel Map (TPM) 37437 and 37438 are within DPR 19-00004. TPM 37437 proposes to combine five (5) parcels into one (1) to facilitate site development of Rider II (APNs: 303-170-004, 005, 303-170-011, 303-170-014 and 303-130-022). TPM 37438 proposes to combine three (3) parcels into one (1) to facilitate site development of Rider IV (APNs: 303-160-002, 303-160-003, 303-160-007 and 303-160-009). DPR 19-00004 proposes to widen the District's Perris Valley Channel to its ultimate width per the Perris Valley Commerce Center Specific Plan. It is understood that Rider II and Rider IV will be constructed after Perris Valley Channel is widened to its ultimate width. The project site is located north of Rider Street, south of Morgan Street, east of Redlands Avenue, and west of Perris Valley Channel.

The eastern portions of both project sites are located within the limits of the 100-year Zone AE floodplain limits for Perris Valley Channel as delineated on Panel Number 06065C-1430H of the Flood Insurance Rate Maps dated August 18, 2014 issued in conjunction with the National Flood Insurance Program (NFIP) administered by the Federal Emergency Management Agency (FEMA). The District recommends that the City require the applicant to process a Conditional Letter of Map Revision (CLOMR) prior to grading and a Letter of Map Revision (LOMR) prior to occupancy with FEMA for the modification to the floodplain.

Mr. Stuart McKibbin
Re: DPR 19-00004
TPM 37437 and TPM 37438
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This review assumes that the widening of Perris Valley Channel to its ultimate width will remove both properties from the 100-year floodplain and floodway prior to construction. Based on the statements in submitted drainage study and a memorandum to the District on September 29, 2020 the City of Perris does not wish to pursue a more

TPM 37437 (Rider II)

TPM 37437 is located on the northeast corner of Rider Street and Redlands Avenue. The existing drainage pattern for the site is characterized by sheet flow that follows the approximate slope to the southeast corner of the project site. Approximately 6 cfs offsite tributary runoff from the north side of the property (OS-1 and OS-2) flow towards a proposed screen wall located on the northern boundary of the site, which provides openings allowing offsite flows to enter the site where it is treated in WQ Basin A, a bio-retention basin. The proposed WQ Basin is located at the southeast corner of the site. On-site runoff generated in the northern half of the site (Area-1 and Area-2) will be collected by the proposed onsite storm drain (Line-A) and conveyed to the WQ Basin A. On-site runoff generated in the southern half of the site (Area-3 and Area-4) will be collected by a proposed onsite storm drain (Line B) and conveyed into WQ Basin A. The rest of the impervious area (Area-5) will sheet flow to a curb and spills into the basin. After treatment, runoff will discharge from WQ Basin A into the District's existing Perris Valley MDP Lateral A-B via a proposed 54-inch lateral, and discharges into Perris Valley Channel. The proposed basin outlet pipe connection to Line A-B will require an encroachment permit from the District since work will be performed within District right-of-way and involve District facilities. If the proposed 54-inch lateral pipe needs to be maintained by the District, the project shall provide viable maintenance access.

In the drainage report for TPM37437, the Rational method calculations used the parameters from the Riverside County Hydrology Manual. Some parameters used need to be verified, such as the rainfall data and the value for slope of intensity, etc. The report shall be updated accordingly. The drainage report referenced a technical memorandum dated February 12, 2020 (Page 56). The memorandum described the modification of the tributary watershed for the Perris Valley MDP Lines A-B, A-C and H (Mid County Parkway project). The proposed tributary area to Line A-C is reduced significantly compared to the original MDP. Some runoffs that were tabled to drain to Line A-C now drain to Perris Valley MDP Lines A-B and H. Due to this modification, the project proposes to drain additional offsite flow and the entire project onsite flow to Line A-B. The memorandum states that the modification has resulted in reduced flow rates for Line A-B compared to the original design assumptions, which is inconsistent with the drainage study for TPM37437 which shows the Q100 in Line A-B increased from 483cfs (As-Built Drawing No. 4-1063) to 506cfs (Pages 56 and 87). During final design, the applicant shall submit the backup drainage study and calculations to the District to demonstrate that Line A-B is sized for ultimate land use condition and constructed to its ultimate capacity, and the additional flows originate outside Line A-B tributary sub-watershed will not negatively impact Line A-B.

An existing storm drain discharges near the northwest corner of Rider II creates a flood hazard to the site. Rider IV (to the north) proposes to construct Lateral G2 which will collect and convey the offsite runoff to Perris Valley Channel. Should Rider II develop prior to Rider IV, Rider II shall construct Lateral G2.

The project is located within the limits of the District's Perris Valley Area Drainage Plan. The project proposes additional impervious surface area and applicable fees should be paid to the District or City prior to issuance of grading or building permits.

TPM 37438 (Rider IV)

TPM 37438 is located on the south east corner of Morgan Street and Redlands Avenue. The site may be subject to runoff from Line G which discharges runoff at the north east corner of Morgan Street and Redlands Avenue. The existing drainage ditch downstream of the Line G outlet may not have the capacity to convey the ultimate 100-year flow rate of 653 CFS per the Perris Valley Commerce Center Specific Plan.

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The existing drainage pattern for the site is characterized by sheet flow that follows the approximate slope to the south east corner of the project site. The project proposes to construct Lateral G2 to collect and convey the offsite runoff to Perris Valley Channel. Per the Grading and Drainage Plan, Lateral G2 begins at the intersection of the future Sinclair Street and heads east along the southern border of TPM37438 until it discharges into the future extents of Perris Valley Channel. Lateral G2 is proposed to be a RCB upstream and 7'W X 6'H rectangular channel downstream. Lateral G2 connection to Perris Valley Storm Drain will be detailed during final design once all constraints are fully recognized. Preliminarily, the connection will be via an RCB exit wingwall per Caltrans Standard D84 Type A. The Section E-E on Grading Plan shows the 15-ft access road for the channel maintenance is also used as a trail. There is a potential safety hazard regarding the public falling into the channel due to the public trail adjacent to the open channel. Such safety hazard shall be mitigated, and fence along the channel can be considered. Additionally, the proposed access road is within existing MWD right of way. The District will typically take the ownership of the access road if the project prefers to have the District to maintain Lateral G2. The feasibility of the access road /trail should be verified.

Based on the Response to Comments Letter dated January 7, 2021, the information on Lateral G2 from the Perris Valley Commerce Center Specific Plan (2010) was included in the drainage report as a reference and to preliminary guide the design of Lateral G2. Please note, this document was plan checked by the District, and corrections were issued on January 17, 2019 regarding WSPG analysis, potential nuisance conditions and long-term ponded conditions. During the final engineering, the proposed Lateral G2 shall be designed based on approved information from Perris Valley Commerce Center Specific Plan (2010). If Lateral G2 will be maintained by the District, the final design and backup calculations shall be submitted to the District for approval during final engineering. The facility must be constructed to District standards, and District plan check and inspection will be required for District acceptance. Plan check, inspection, and administrative fees will be required. Please refer to the SUBMIT PLANS and SIX ITEMS FOR DISTRICT OPERATION AND MAINTENANCE OF FACILITY(IES) in the PRIOR TO GRADING PERMIT and PRIOR TO BUILDING PERMIT sections in this letter for detail.

On-site runoff generated by the site is collected by two proposed onsite storm drains (Line A and Line B) and conveyed to a proposed onsite water quality storage basin and a bio retention basin located southeast of the site. The onsite water quality flows are being pumped to the bio retention basin from the storage basin. The western half of the site (Area B1 thru Area B4) drains to Line B and the eastern half (Area A1 thru Area A5) flows to Line A. Both Lines A and B connect to the Lateral G2 and the storage basin. The water quality flow is retained in storage basin while the higher flows discharge directly into Lateral G2 from Lines A and B.

The project is located within the limits of the District's Perris Valley Area Drainage Plan. The project proposes additional impervious surface area and applicable fees should be paid to the District or City prior to issuance of grading or building permits.

PRIOR TO GRADING PERMIT

SUBMIT PLANS

Submit storm drain improvement plans, the hydrologic and hydraulic report, and reference material including but not limited to, street improvement plans, grading plans, utility plans, the approved tentative map or site plan, the final map and the environmental constraint sheet, the geotechnical soils report and environmental documents (CEQA, and federal and state permits). The storm drain improvement plans and the hydrologic and hydraulic report must receive District approval prior to the issuance of grading permits. All submittals shall be date stamped by the Engineer and include a Plan Check Application, Flood Control Deposit Based Fee Worksheet, both found on the District's website (<https://reflood.org/I-Want-To/Services/Submit-for-Plan-Check>), and a plan check fee deposit.

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ENCROACHMENT PERMIT REQUIRED

An encroachment permit shall be obtained for any work that is to be performed within the District right-of-way or impacting District facilities. The encroachment permit application shall be processed and approved concurrently with the improvement plans.

SIX ITEMS FOR DISTRICT OPERATION AND MAINTENANCE OF FACILITY(IES)

Inspection and maintenance of the flood control facility(ies) to be constructed with this development must be performed by either the County Transportation Department or the Flood Control District. THE APPLICANT OR AN AUTHORIZED REPRESENTATIVE MUST OBTAIN CONFIRMATION THAT ONE OF THESE AGENCIES WILL ACCEPT THE PROPOSED SYSTEM FOR OWNERSHIP, OPERATION AND MAINTENANCE PRIOR TO SUBMITTAL FOR REVIEW. In the event the District is willing to maintain the proposed facility(ies), the following six (6) items must be initiated prior to the issuance of a grading permit and accomplished prior to starting construction of the drainage facility(ies):

1. Plans shall be prepared in strict accordance with District dralling, engineering, operations, and maintenance standards.
2. The Applicant shall submit to the District the preliminary title reports, plats, and legal descriptions for all right-of-way that is to be conveyed to the District and shall secure that right-of-way to the satisfaction of the District. All right-of-way transfer issues shall be coordinated with the District's Right-of-Way Section.
3. The Applicant shall enter into an agreement establishing the terms and conditions of inspection, operation, and maintenance with the District and any other maintenance partners. The Applicant shall submit a completed Application for Agreement Preparation to the District's Contract Services Section.
4. All regulatory permits (and all documents pertaining thereto, e.g., Habitat Mitigation and Monitoring Plans, Conservation Plans/Easements) that are to be secured by the Applicant for both facility construction and maintenance shall be submitted to the District for review. The regulatory permits' terms and conditions shall be approved by the District prior to improvement plan approval, map recordation, or finalization of the regulatory permits. There shall be no unreasonable constraint upon the District's ability to operate and maintain the flood control facility(ies) to protect public health and safety.
5. Plans for the facility must be signed by the District's General Manager-Chief Engineer (the plans will not be signed prior to execution of the above-referenced Agreement).
6. A pre-construction meeting shall be scheduled with the District's Construction Management Section. Prior to scheduling the pre-construction meeting, the Applicant must submit proof of flood control facility bonds and a certificate of insurance to the District's Contract Services Section.

ADP FEE

This project is located within the boundaries of the PERRIS VALLEY Area Drainage Plan (ADP) for which the County Board of Supervisors has adopted drainage fees pursuant to County Ordinance No. 460. If the City has adopted ADP fees by local ordinance, applicable ADP fees will be due prior to the issuance of permits for this project. Although the current fee for this ADP is \$8,875 per acre, the fee due will be based on the fee in effect at the time of payment. Drainage fees shall be paid by cashier's check or money order to the City of Perris or the District, as determined by the local land use authority.

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TPM 37437 and TPM 37438
IDI Logistics
Tentative Review No. 3
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PRIOR TO BUILDING PERMIT

SUBMIT PLANS

Submit storm drain improvement plans, the hydrologic and hydraulic report, and reference material including but not limited to, street improvement plans, grading plans, utility plans, the approved tentative map or site plan, the final map and the environmental constraint sheet, the geotechnical soils report and environmental documents (CEQA, and federal and state permits). The storm drain improvement plans and the hydrologic and hydraulic report must receive District approval prior to the issuance of grading permits. All submittals shall be date stamped by the Engineer and include a Plan Check Application, Flood Control Deposit Based Fee Worksheet, both found on the District's website (<https://rcflood.org/I-Want-To/Services/Submit-for-Plan-Check>), and a plan check fee deposit.

ENCROACHMENT PERMIT REQUIRED

An encroachment permit shall be obtained for any work that is to be performed within the District right-of-way or involving District facilities. The encroachment permit application shall be processed and approved concurrently with the improvement plans.

SIX ITEMS FOR DISTRICT OPERATION AND MAINTENANCE OF FACILITY(IES)

Inspection and maintenance of the flood control facility(ies) to be constructed with this development must be performed by either the County Transportation Department or the Flood Control District. THE APPLICANT (OR AN AUTHORIZED REPRESENTATIVE) MUST OBTAIN CONFIRMATION THAT ONE OF THESE AGENCIES WILL ACCEPT THE PROPOSED SYSTEM FOR OWNERSHIP, OPERATION AND MAINTENANCE PRIOR TO SUBMITTAL FOR REVIEW. In the event the District is willing to maintain the proposed facility(ies), the following six (6) items must be accomplished prior to the issuance of a grading permit or starting construction of the drainage facility(ies) whichever comes first:

1. Plans shall be prepared in strict accordance with District drafting, engineering, operations, and maintenance standards.
2. The Applicant shall submit to the District the preliminary title reports, plats, and legal descriptions for all right-of-way that is to be conveyed to the District and shall secure that right-of-way to the satisfaction of the District. All right-of-way transfer issues shall be coordinated with the District's Right-of-Way Section.
3. The Applicant shall enter into an agreement establishing the terms and conditions of inspection, operation, and maintenance with the District and any other maintenance partners. The Applicant shall submit a completed Application for Agreement Preparation to the District's Contract Services Section.
4. All regulatory permits (and all documents pertaining thereto, e.g., Habitat Mitigation and Monitoring Plans, Conservation Plans/Easements) that are to be secured by the Applicant for both facility construction and maintenance shall be submitted to the District for review. The regulatory permits' terms and conditions shall be approved by the District prior to improvement plan approval, map recordation, or finalization of the regulatory permits. There shall be no unreasonable constraint upon the District's ability to operate and maintain the flood control facility(ies) to protect public health and safety.
5. Plans for the facility must be signed by the District's General Manager-Chief Engineer (the plans will not be signed prior to execution of the above-referenced Agreement).

Mr. Stuart McKibbin
 Re: DPR 19-00004
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6. A pre-construction meeting shall be scheduled with the District's Construction Management Section. Prior to scheduling the pre-construction meeting, the Applicant must submit proof of flood control facility bonds and a certificate of insurance to the District's Contract Services Section.

ADP FEE

This project is located within the boundaries of the PERRIS VALLEY Area Drainage Plan (ADP) for which the County Board of Supervisors has adopted drainage fees pursuant to County Ordinance No. 460. If the City has adopted ADP fees by local ordinance, applicable ADP fees will be due prior to the issuance of permits for this project. Although the current fee for this ADP is \$8,875 per acre, the fee due will be based on the fee in effect at the time of payment. Drainage fees shall be paid by cashier's check or money order to the City of Perris or the District, as determined by the local land use authority.

PRIOR TO OCCUPANCY

FACILITY COMPLETION - MAP

The District will not release occupancy permits for any portion of the project exceeding 80% of the total recorded residential lots within the map or phase unless either 1) the District has accepted the drainage system for operation and maintenance or 2) written approval has been provided by the District.

The purpose of this drainage review is to ensure drainage is addressed at a planning level to protect the site from off-site flows in the existing, interim and ultimate conditions, accommodate right of way for proposed drainage facilities, provide an adequate outlet, not adversely affect adjacent properties, properly floodproof structures and potentially mitigate for increases in runoff. Detailed analyses during the final design may result in changes to assumptions made during entitlement phase, such as, revisions to facility sizes, inlet and outlet requirements, revisions to hydrology and/or hydraulic parameters, etc. Every effort has been made to identify all potential areas of concern for which the District will recommend conditions of approval should this case be filed. However, if during further review of the site and development proposal additional public safety and health issues are discovered, the District reserves the right to bring such issues to the attention of the hearing body.

Any questions pertaining to this project can be directed to Han Yang at 951.955.1348 or hyang@riveco.org.

Very truly yours,

Deborah de Chambeau

DEBORAH DE CHAMBEAU
 Engineering Project Manager

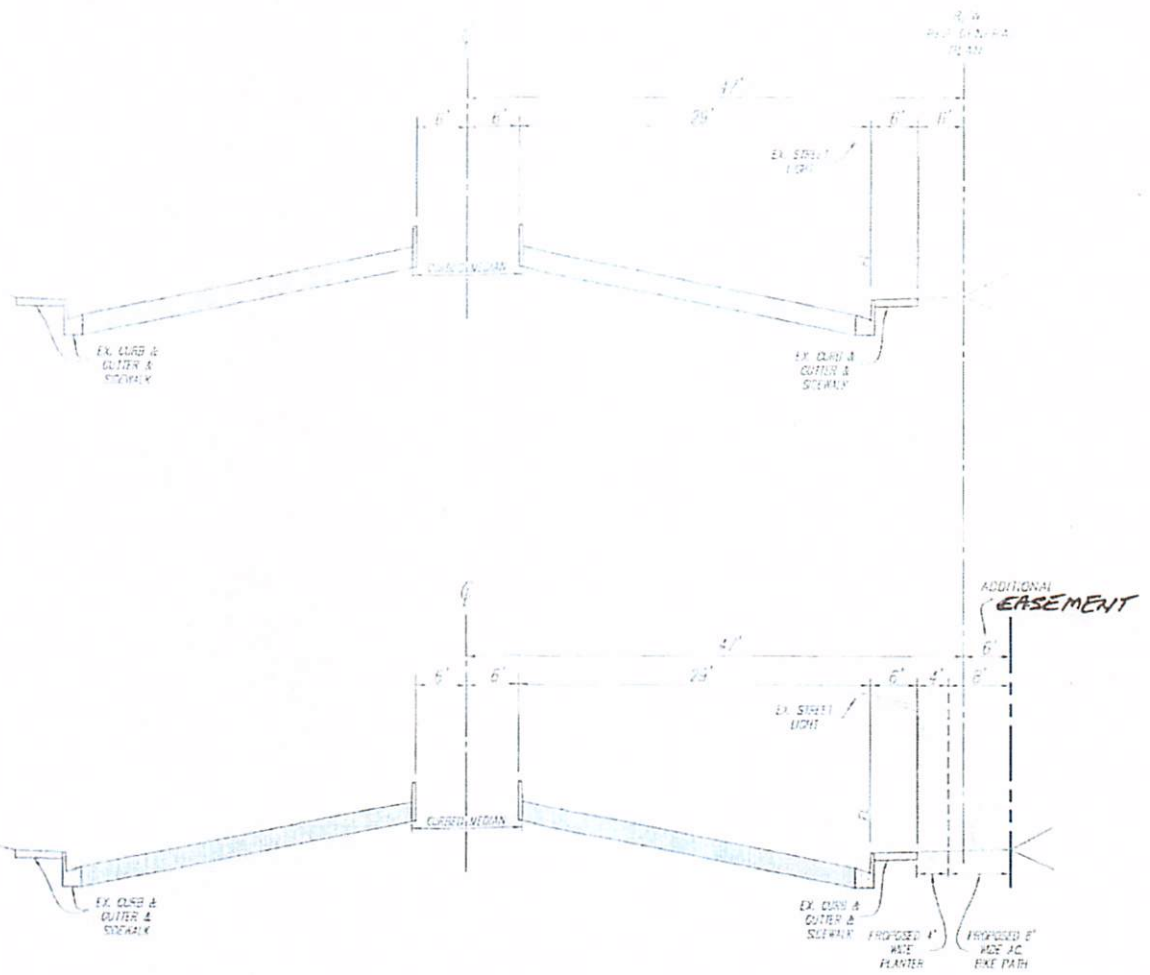
c: Albert A. Webb Associates
 Attn: DJ Arellano
 Attn: Natalie Crider
 City of Perris
 Attn: Mary Blais, Project Planner
 IDI Logistics
 Attn: Steve Hollis



HY:blm

EXHIBIT A

REDLANDS AVE. CROSS SECTION MORGAN ST. TO RIDER ST.





CITY OF PERRIS

PUBLIC WORKS DEPARTMENT

Engineering Administration

. NPDES .

Special Districts (Lighting, Landscape, Flood Control)

MEMORANDUM

Date: May 7, 2021

To: Cathy Perring, Project Planner

From: Michael Morales, CIP Manager *M.A.M.*

Subject: DPR 19-00004 TPM 37437 (TPM 19-05058) DPR 19-00006 TPM 37438 (TPM 19-05096)– Conditions of Approval

DPR 19-00004 and TPM 37437 are proposals to construct an 806,351 s.f. industrial building and create a new parcel map on 39 acres (AKA Rider 2) at the N/E corner of Rider Street and Redlands Avenue; and DPR 19-00006 and TPM 37438 are proposals to construct a 567,098 s.f. industrial building and create a new parcel map on 33 acres (AKA Rider 4) at the S/E corner of Morgan Street and Redlands Avenue, within the Perris Valley Commerce Center (PVCC) Specific Plan

-
1. **Dedication and Landscape Maintenance Easement.** Offer of Dedication and/or Landscape Maintenance Easement for City landscape maintenance district shall be provided as follows:
 - **Rider Street**–Provide offer of dedication as needed to provide for full half width Street (94' ROW, 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.
 - **Redlands Avenue**–Provide offer of dedication as needed to provide for full half width Street (94' ROW (47' half-width), raised median, Modified Class I bicycle path (non-shared use), curb gutter, sidewalk and off-site landscaping requirements, per City General Plan, including minimum including the minimum parkway, plus an additional 6' easement, totaling 18' public parkway from face of curb. The additional 6' of landscape easement shall be required to provide for the required Class I shared use path (pedestrian/bicycle), to be integrated with the existing sidewalk improvements.
 - **Morgan Street**- Provide offer of dedication as needed to provide for full half width Street (94' ROW 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.
 - **Rider Street Median**- Provide a 14' wide raised landscape median fronting the project and extending east along Rider Street as determined by the City Engineer's Office.
 - **Redlands Avenue Median (existing)**- Provide a 12' wide raised landscape median fronting the project and extending south along Redlands Avenue, as determined by the City Engineer's Office.
 - **Intersection of Redlands Ave. and Rider Street (N/E Corner)**- Per Section 4.2.9.2 of the PVCCSP Developments within "Major Roadway Visual Zone" a visually enhanced corner cut-back area is to be provided at certain roadways. See section 5.2.1 for roadway standards and guidelines for arterials. The developer shall provide a visually enhanced landscape design within a corner cut back area and provide an offer of dedication to the City of Perris within the visually enhanced corner cut-back area. The enhanced corner cut-back shall comply with Figure 5.0-5c and be contained within a minimum 26.5' area from back of curb.

2. **Landscape Maintenance Easement and Landscape Easement Agreement.** The developer shall provide, for review and approval, a landscape easement, complete with legal plat map and legal description to the City of Perris. The Developer shall provide an additional six feet (6') landscape easement and if applicable a Landscape easement agreement, acceptable to the City of Perris for frontage along Redlands Avenue. The total public parkway along Perris Boulevard will be 18' from face of curb. 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.

3. **Landscaping Plans.** Three (3) copies of Construction Landscaping and Irrigation Plans for the off-site landscaping, including any medians or other landscape areas along the dedications shall be submitted to the Planning Department for approval and shall be accompanied by the appropriate filing fee. The landscape and irrigation plan shall be prepared by a registered landscape architect and conform to the requirements of Chapter 19.70 of the Municipal Code. The location, number, genus, species, and container size of the plants shall be shown. This landscape plan shall be titled "LMD Off-site Landscape Plan DPR 19-00004 and 19-00006" 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:
 - **Rider Street** - Per Section 6.2.1 Streetscape Landscape design guidelines and planting pallet for Secondary Arterials, and figure 6.0-6 of the PVCCSP, for sizing and spacing requirements. Planting will be the same plant pallet as new project to the west on Rider Street. and just west of Redlands Ave. Street trees to be alternating *Ulmus Parvifolia* and *Lagerstromia Indica* Muskogee in alternating groupings of three. Shrubs and ground cover will consist of *Senecia Serpens*, *Callistemon Citrinus* 'Little John' and *Baccharis Pilularis*.
 - **Redlands Ave**- Per Section 6.2.1 Streetscape Landscape design guidelines and planting pallet for Secondary Arterials, and figure 6.0-6 of the PVCCSP, for sizing and spacing requirements. Planting will be within a 4' planter area and will consist of the same plant pallet as new project to the west on Redlands Ave. Street Tree Primary: *Rhus Lancia* African Sumac Tree; Secondary (accent tree): *Lagerstromia India* Tribe Varieties. Use drought resistant shrubs and ground cover intended to complement the existing parkways to the west along Redlands Avenue, including but not limited to the following Kangaroo Paw, *Nelia* Grasses, Agave, *Lantana* yellow/purple, Red Yucca, Red Hot Poker.
 - **Redlands Avenue Bicycle Path**- Shall be marked as a bicycle path, a minimum of 7' wide asphalt with 6" mow curb on both sides. Asphalt path will be a minimum of 3" asphalt concrete over a 4" class 2 base. Total width of bicycle path shall be 8'.
 - **Rider Street Landscape Median** Per Section 6.2.1 Streetscape Landscape design guidelines and planting pallet for Secondary Arterials, and figure 6.0-6 of the PVCCSP for sizing and spacing requirements. Planting will be the same plant pallet as new project to the west on Rider Street, and just west of Redlands Ave. Median Tree will be *Lagerstromia Indica*. Median planting is: *Muhlenbergia* 'Pink Muhly', *Hesperaloe Parviflora* *Lantana Montevidensis* and *Rosmarinus officinalis*.

- **Redlands Avenue Landscape Median (existing)**- This project will benefit from the existing Redlands avenue median and shall pay its fair share of on-going maintenance costs.
 - **Intersection of Redlands Ave. and Rider Street (S/E Corner)**-- Per Section 6.2.1 Streetscape Landscape design guidelines and planting pallet for Secondary Arterials, and figure 6.0-6 of the PVCCSP. 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, (i.e. 36" Box) in a semi-circle or crescent shape on the upper level, with two levels of drought tolerant shrubs in mid- and foreground planters. Provide enhanced signage (i.e. Name of project shall be installed in 18-inch letters) along the face of the planter area on the second tier. Plants shall be low growth in front of sign to allow the sign to be visible to vehicles.
- 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).
4. **Landscape Inspections.** The project applicant shall inform the on-site project manager and the landscape contractor of their responsibility to call for only "OFF-SITE" landscape and irrigation inspections at the appropriate stages of construction. Inspections shall be scheduled at least two-working days (Monday through Friday) prior to actual inspection. Contact Public Works-Engineering Administration/Special Districts at (951) 657-3280 to schedule inspections.
- **Inspection #1** - Trenches open, irrigation installed, and system pressurized to 150 PSI for four hours.
 - **Inspection #2** - Soil prepared, and plant materials positioned and ready to plant.
 - **Inspection #3** - Landscaping installed, 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.

5. **One Year Maintenance and Plant Establishment Period-**The applicant will be required to provide a minimum of a one (1) year maintenance and plant establishment period, paid at the sole expense of applicant. This one-year maintenance period commences upon the successful completion of Inspection #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.
6. **Street/Off-Site Improvements.** The applicant shall submit street improvement plans, accompanied by the appropriate filing fee to the City Engineering Department. Details of treatments off-site improvements, including lighting shall meet both the City Engineer's Design Guidelines, and the additional requirements of the Engineering and Special Districts Division. Components shall include, but not be limited to:
 - a. **Street Lighting-**If street lighting is required, lighting shall meet the type, style, color and durability requirements, necessary for energy efficiency goals, maintenance and longevity of improvements of the City Engineer's Office. 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) 657-3280 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.
7. **Water Quality Management Plans.** The applicant shall submit a Preliminary and Final WQMP, accompanied by the appropriate filing fee to the Planning Department and City Engineering Department, respectively. Details

for treatment control facilities shall meet both the Riverside County WQMP Design Guidelines, and the additional requirements of the Engineering and Special Districts Division intended to reduce long term maintenance costs and longevity of improvements. Components shall include, but not be limited to:

- **Storm Drain Screens**-If off-site catch basins are required by the City Engineer's Office, connector pipe screens shall be included in new catch basins to reduce sediment and trash loading within storm pipe. Connector pipe screens shall meet the type, style, and durability requirements of the Public Works 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.

8. **Flood Control District #1 Maintenance Acceptance.** Flood Control District facilities required by the City Engineer's Office shall be installed and fully operational, and approved by final inspection by the City Engineer's Office. Prior to acceptance for maintenance of "Off-site" flood control facilities by the Public Works-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.
9. **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, bike path, Rider Median, and fair share maintenance costs for existing Redlands Avenue median 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

April 5, 2021

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

Subject: Development Review for Rider 2, DPR19-00004 and TPM 19-05058; and Development Review for Rider 4 Industrial, PLN 19-00006 & TPM 19-05096

As requested a review of the subject property was completed. Please 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. Fire flow shall be a minimum of 4000 GPM at 20 psi for a duration of 2 hours.
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

MEMO

To: Cathy Perring, Senior Planner

From: Joshua Estrada, Parks Coordinator

cc: Sabrina Chavez, Director of Community Services
Arcenio Ramirez, Community Services Manager

Date: November 16, 2020

Subject: Development Plan Review - #19-00004 & TPM 19-05058
Development Plan Review - #19-00006 & TPM 19-05096

Applicant: Steve Hollis, IDI Rider 2 LLC

Community Services Staff reviewed DPR #19-00004 & TPM 19-05058 and DPR 19-00006 & TPM 19-05096 and offer the following comments:

Development Impact Fees – Park Facilities

The Proposed Project is an industrial development project and is subject to payment of the following fees:

- Park Development Impact Fees
- Public Art Fees

Special District

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

Trails and Connectivity

The Proposed Project is adjacent to the Linear Park Trail that is identified on the City Trails Master Plan.

- Developer shall submit design plans for Linear Park Improvements, including lighting, to the Community Services Department for approval.
- The site plan must identify improvements to connect existing trail on the East side of the San Jacinto River to the Perris Valley Trail on the West side of the river.



CITY OF PERRIS

COMMUNITY SERVICES

- Trail plan is to include a trailhead sign, quarter mile markers, trail overlay showing total distance, and connection to the existing Perris Valley Trail.

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

Planning Case File No(s): DEVELOPMENT PLAN REVIEW #19-00004 & TPM 19-05058

Case Planner: Mary Blais (951) 943-5003.

Applicant: Mr. Steve Hollis

Location: NEC REDLANDS AVE & RIDER STREET

Project: Proposal to construct an 806,351 sf Speculative Industrial Building on 39 Acres located in the Perris Valley Commerce Center Specific Plan within a Light Industrial Zone and a Tentative Parcel Map 37437 to five parcels into one.

APN(s): 303-170-004, 011, 014, & 303-130-022

Reviewed By: David J. Martinez, CBO

Date: 4-3-19

BUILDING AND SAFETY CONDITIONS

1. Shall comply with the latest adopted State of California editions of the following codes as applicable:
 - A. California Building Code
 - B. California Residential Code
 - C. California Electrical Code
 - D. California Mechanical Code
 - E. California Plumbing Code
 - F. California Energy Code.
 - G. California Fire Code
 - H. California Green Building Standards Code.
2. Automatic fire suppression systems shall be installed in all new construction when the gross area of the building exceeds 5,000 sf. or more than two-story high per Title 16 of the City of Perris Code of Ordinances.
3. The requirements of the Department of Environmental Health Services and the Air Quality Management District shall be satisfied prior to the issuance of any permit if hazardous materials are stored and/or used.
4. The Parcel map shall record prior to the issuance of any permits
5. All signs shall be Underwriters Laboratories, or equal, approved.
6. All exterior lighting shall be orientated, directed, and/or shielded as much as possible so that direct illumination does not infringe onto adjoining properties.

PRIOR TO ISSUANCE OF BUILDING/CONSTRUCTION PERMITS

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

FIRE CONDITIONS: To Be provided by Dennis Grubb