

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

**FINAL CONDITIONS OF APPROVAL**

**Major Modification 22-05265 of Development Plan Review 08-04-0006  
Tentative Parcel Map 23-05248 (TPM 38518)  
EIR Addendum 23-05252**

**January 30, 2024**

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**PROJECT: PROJECT:** Major Modification 22-05265 – A proposal to modify Development Plan Review 08-04-0006, previously approved Perris Logistics Center (PLC) South, Site 2 project, on 195 acres as follows: 1) Reduce the total number of warehouse/distribution buildings from four (4) buildings to three (3) buildings; 2) Reduce the overall square footage of the buildings from 3,448,734 square feet to 3,316,317 square feet; and 3) Tentative Parcel Map 23-05248 (TPM 38518) to modify a previously approved map to reduce the number of parcels from six (6) to three (3) parcels and letter Lot “A” for open space. The project site is located at the southwest corner of Mapes Road and Goetz Road, in the General Industrial (GI Zone). Applicant: Brian Caris, IDI Logistics.

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**General Conditions:**

1. **Approvals.** All applicable conditions of approval of previously approved related entitlements for Site 2 of the South Perris Industrial, as listed below, shall apply:
  - a. **Major Modification 22-05265 of Development Plan Review 08-04-0006**
  - b. **Tentative Parcel Map 23-05248 (TPM 38518); and**
  - c. **EIR Addendum 23-05252**
2. **Development Agreement (DA 33575).** The project shall be subject to the terms and conditions of the Perris Logistics Center South, Site 2 Development Agreement, recorded on March 14, 2014, which may be modified by City Council approval from time to time.
3. **The Approval Period for Development Plan Review (DPR 08-04-0006) Tentative Parcel Map 23-05248 (TPM-38518).** The Development Plan Review and Tentative Parcel Map are subject to the Term of Agreement as found in Section 2.5 of the previously approved Development Agreement (DA 33575) recorded on March 12, 2014.
4. **Mitigation Monitoring and Reporting Program.** The project shall comply with all provisions of the adopted Mitigation Monitoring and Reporting Program (MMRP) for the Environmental Impact Report (SCH #2008071060), as incorporated herein, and as may be modified by these conditions per the EIR Addendum.
5. **Future Obligation of Buyers and Lessees.** All future buyers and lessees shall be informed of their obligation to comply with these Conditions of Approval. The applicant shall further inform the buyer or lessee of their obligation to maintain compliance with all local and City ordinances, including but not limited to an annual fire inspection and maintenance of a City business license.

6. **Change or Expansion of Use.** No change or expansion of the site or the use shall occur without subsequent reviews and approvals from the Planning Division.
7. **Conformance to Approved Plans.** Development of the Project Site 2 site plan, building elevations, colors and materials, conceptual grading and landscaping shall conform substantially to the sets of plans for **Major Modification 22-05265, Development Plan Review 08-04-0006** and **Tentative Parcel Map 23-05248 (TPM 38518)** as approved by the City Council, or as amended by these conditions. Any deviation shall require appropriate Planning Division review and approval.
8. **ADA Compliance.** The project shall conform to all disabled access requirements in accordance with the State of California, Title 24, and the Federal Americans with Disabilities Act (ADA).
9. **Rooftop Solar.** The project does not propose rooftop solar panels at this time. However, suppose the project proposes solar rooftop panels in the future. In that case, the applicant/developer shall prepare a solar glare study that analyzes glare impacts, and the Airport Land Use Commission and March Air Reserve Base shall review this study.
10. **Planning Division.** All Planning Division Conditions of Approval shall be reproduced in the construction and grading plans.
11. **Fire Marshal Conditions.** The project shall comply with all requirements of the Fire Marshall in the memo dated **July 27, 2023**.
12. **Building Official/Fire Marshal.** The project shall adhere to all Building Official/Fire Marshal requirements. Fire hydrants shall be located on the project site pursuant to the Building Official and the approved Fire Access Plan. Water, gas, sewer, electrical transformers, power vaults, and separate fire/water supply lines (if applicable) must be shown on the final set of construction plans pursuant to the requirements of the Building Official. All Conditions of Approval shall be included in the building plans. See the City of Perris website, Office of the Fire Marshal, for examples and relevant information for access and the underground plan available at: <http://www.cityofperris.org>.
13. **Building Conditions.** The project shall adhere to the requirements of the Building Department as indicated in the attached Conditions of Approval dated **July 11, 2023**.
14. **City Engineer.** The project (**MM 22-05265, DPR 08-04-0006 and TPM 23-025248**) shall adhere to the requirements of the City Engineer as indicated in the attached Revised Conditions of Approval dated October 20, 2023.
15. **Public Works Department.** The project shall comply with all requirements of Public Works Conditions of Approval dated November 28, 2023.
16. **Community Services Department.** The project shall comply with all the requirements of the Community Services Department Conditions of Approval dated October 25, 2023.
17. **Perris Unified School District.** The proposed subdivision shall adhere to the standard requirements and mitigation fees established by the Perris Unified School District.
18. **Indemnification.** The developer/applicant shall indemnify, protect, defend, and hold harmless, the City and any agency or instrumentality thereof, and/or any of its officers, employees and agents from any and all claims, actions, or proceedings against the City, or

any agency or instrumentality thereof, or any of its officers, employees and agents, to attack, set aside, void, annul, or seek monetary damages resulting from an approval of the City, or any agency or instrumentality thereof, advisory agency, appeal board or legislative body including actions approved by the voters of the City concerning Environmental Impact Report (SCH #2008071060) and all cases associated with the South Perris Industrial Project, including **Major Modification 22-05265, Development Plan Review 08-04-0006** and **Tentative Parcel Map 23-05248 (TPM-38518)**. The City shall promptly notify the applicant of any claim, action, or proceeding for which indemnification is sought, and shall further cooperate fully in the defense of the action.

19. **Dam Inundation Disclosure.** The owner shall disclose to all future tenants indicating all three sites of the South Perris Industrial Project are located within the dam inundation area, subjecting the sites to flooding in the event of a dam failure.
20. **Southern California Edison (SCE).** The applicant shall contact the Southern California Edison area service planner (951 928-8323) to explore energy conservation benefit options and to complete the required forms prior to commencement of construction. No grading permits shall be issued until a letter from SCE is received by the City Engineer indicating electrical service will be underground.
21. **Waste Hauling and Disposal.** The project shall use only the City-approved waste hauler for all construction and other waste disposal.
22. **Graffiti and Property Maintenance.** The project shall comply with the Perris Municipal Code Chapter 7.42 regarding Property Maintenance. The site shall be maintained graffiti-free state at all times. Graffiti located on the site shall be removed within 48 hours. Graffiti shall be painted over in panels and not patches. The paint shall match the color of the wall or material surface. In addition, the project shall comply with the one-year landscape maintenance schedule identified in Public Works Department Condition of Approval No. 3-K, dated January 4, 2023.
23. **Utilities.** All utility facilities attached to buildings, including meters and utility boxes, shall be painted to match the wall of the building to which they are affixed. These facilities shall also be screened from the public right-of-way by landscaping.
24. **Performance Standards.** The applicant shall comply with all Performance Standards for Large Industrial Buildings as listed in PMC Chapter 19.44.070.
25. **Solar/Photo Voltaic Panels.** The project shall be designed with load bearing capacity for the roof top installation of photovoltaic arrays of at least 1.5 megawatts.
26. **Downspouts.** Exterior downspouts are not permitted on elevations of any building facing the public right of way. Interior downspouts are required for these elevations.
27. **Screening of Roof-Mounted Equipment.** Proper screening shall prevent public views of all HVAC equipment and roof-mounted equipment. Also, all vent pipes and similar devices shall be painted to match the building.
28. **Glazing.** Highly reflective glass shall not be used for architectural elevations.
29. **Roof Parapets.** The height of the roof parapet shall fully screen any roof-mounted equipment. All vent pipes and similar devices shall be painted to match the building.

30. **Parking Stall Configuration.** Design of parking stalls shall comply with PMC 19.69.030C.5b (double striping). Premium parking stalls provided voluntarily or as required for LEED (or other green building rating system) for Low Emission Vehicles (LEV)/Zero Emission Vehicles (ZEV) and carpools shall be designated as such.
31. **Trash Enclosures.** Trash enclosures shall be screened with landscaping (vines and shrubs) and provide decorative solid trellis cover.
32. **Sign Program.** A sign program is required for each site and shall include, at a minimum, entry statements, including theme walls, monumentation, and enhanced landscaping at each entrance. Theme walls and monuments shall be placed no closer than five feet from the public right-of-way.
33. **Payment of State Fish and Game Fees.** Within five (5) days of City Council approval, the applicant shall file a Notice of Determination of the Riverside County Clerk and submit appropriate payment of fees in accordance with Section 753.5 (Title 14) of the California Code of Regulations; no project shall be operative, vested, or final until the filing fees have been paid.
34. **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., on weekdays. Construction may not occur on weekends or State holidays, without prior consent of the Building Official. Non-noise generating activities (e.g., interior painting) are not subject to these restrictions.
  - 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 the transport of dust off-site. The name and telephone number of such persons shall be provided to the City. Also, a board shall be placed at the subject site to include a person and phone number for the public to call in case of dirt and dust issues.
  - f. Project applicants shall provide construction site electrical hookups for electric hand tools such as saws, drills, and compressors to eliminate the need for diesel-powered electric generators or provide evidence that electrical hookups at construction sites are not practical or prohibitively expensive.

**Green Building Practices:**

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

BUILDINGS

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

INTERIORS

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

SITE

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

CONSTRUCTION

- w. Recycle & salvage construction waste to minimize waste.
  - x. Reuse existing site or building as much as possible in remodels to minimize waste.
  - y. Use recycled-content (fly ash in concrete, steel, gypsum board).
  - z. Use regional materials (concrete, C.M.U., roof tiles), products that are created with local raw materials, and locally manufactured.
36. **Green Building Rating System/LEED.** In support of the General Plan's goals for sustainability, compliance with a nationally-recognized green building program is highly recommended. The US Green Building Council's LEED (Leadership in Energy and Environmental Design) rating system recognizes highly performing, healthy, durable, affordable, and environmentally sound buildings and site design. The project applicant has indicated the South Perris Industrial buildings will pursue **LEED Certified** certification. If LEED Certified certification is not ultimately granted by the USGBC, the project shall comply with the requirements for LEED building certification (at minimum) according to the edition of the NC Reference Manual (USGBC) in effect at time of project registration.
37. **Compliance with LEED Categories and Credits.** The successful implementation of the performance standards described in the New Construction (NC) reference guide result in LEED Certification at the chosen level. LEED success is dependent upon the collaboration and cooperation of all members of the project team very early in the design process, with oversight by LEED-accredited professionals. In some sections, City codes will facilitate compliance. See the current US Green Building Council NC Rating System reference guide, or the guide in effect at time of project registration. The building(s) and facilities shall be maintained in the condition that awarded LEED certification.

**TPM 38518 - FINAL MAP RECORDATION**

38. **Application.** The Final Map application shall be submitted to the City Engineering Department with payment of appropriate fees for review and approval concurrently with the application to the Planning Division. The Final Map application shall include all necessary road dedications, appropriate easements, and street vacations.
39. **Map Recordation.** Prior to the recordation of the Final Map, the developer shall obtain the following clearances, approvals, or actions:
- a. Verification from the Planning Division that all pertinent conditions of approval have been met, as mandated by the Perris Municipal Code.
  - b. Any other required approval from an outside agency.

**PRIOR TO THE ISSUANCE OF GRADING PERMIT:**

40. **Riverside County Conservation Agency Joint Plan Review Process.** Prior to the issuance of a grading permit, the applicant shall have concluded the Riverside County Conservation Agency (RCA) Joint Plan Review (JPR) process including any required approval by wild life agencies, etc. No disturbance of land or grading shall occur prior to the completion of the RCA JPR process.
41. **Precise Grading Plans.** Precise grading plans shall be submitted to the City Engineer for review and approval. Grading plans shall be consistent with approved development plans.

42. **Traffic Control Plan.** A Traffic Control Plan shall be submitted for approval to the City Engineer.
43. **Final Water Quality Management Plan (FWQMP).** The development shall be subject to all provisions of City of Perris Ordinance Number 1194, which establishes stormwater/urban runoff management and discharge controls to improve water quality and comply with federal regulations, and any subsequent amendments, revisions, or ordinances pertaining thereto.
44. **Preliminary Water Quality Management Plans (PWQMP).** The structural BMPs selected for this project have been approved in concept. The owner shall submit a final WQMP including plans and details providing the elevations, slopes, and other details for the proposed structural BMPs including two bioretention basins, seven Contech CMP Chamber and Modular Wetlands System systems, catch basin inserts, self-retaining landscape and covered trash enclosures. The Public Works department shall review and approve the final WQMP text, plans and details.
45. **San Jacinto River Trail.** A regional trail located adjacent to the South Perris Industrial Project along the San Jacinto River from Goetz Road to Case Road shall either be constructed prior to the first building permit issuance or payment of an in-lieu in accordance with Community Services Conditions dated October 13, 2023. The trail construction includes clearance of all necessary approval from the RCA and wildlife agencies through the JPR and applicable CEQA process. **The applicant shall work with Riverside County Flood Control District (RCFCD) to assist with the construction of the trail.**
46. **Airport Land Use Commission Conditions.** The ALUC Conditions for Major Modification 22-05265 for DPR 08-04-0006 and Tentative Parcel Map 23-05248 (TPM 38518) are as follows:
  - a. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
  - b. The following uses/activities are not included in the proposed project and shall be prohibited at this site:
    - (1) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight or circling climb following takeoff or toward an aircraft engaged in a straight or circling final approach toward a landing at an airport, other than a DoD or FAA-approved navigational signal light or visual approach slope indicator.
    - (2) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight or circling climb following takeoff or towards an aircraft engaged in a straight or circling final approach towards a landing at an airport.

- (3) Any use which would generate smoke or water vapor, or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, wastewater management facilities, artificial marshes, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.
  - (4) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
  - (5) Hazards to flight
- c. The attached notice shall be provided to all prospective purchasers of the property and tenants of the building, and shall be recorded as a deed notice.
  - d. Any proposed detention basins or facilities shall be designed and maintained to provide for a maximum 48-hour detention period following the design storm, and remain totally dry between rainfalls. Vegetation in and around the detention basins that would provide food or cover for birds would be incompatible with airport operations and shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature. Landscaping in and around the detention basin(s) shall not include trees or shrubs that produce seeds, fruits, or berries. Landscaping in the detention basin, if not rip-rap, should be in accordance with the guidance provided in ALUC “LANDSCAPING NEAR AIRPORTS” brochure, and the “AIRPORTS, WILDLIFE AND STORMWATER MANAGEMENT” brochure available at [RCALUC.ORG](http://RCALUC.ORG) which list acceptable plants from Riverside County Landscaping Guide or other alternative landscaping as may be recommended by a qualified wildlife hazard biologist. A notice sign, in a form similar to that attached hereto, shall be permanently affixed to the stormwater basin with the following language: “There is an airport nearby. This stormwater basin is designed to hold stormwater for only 48 hours and not attract birds. Proper maintenance is necessary to avoid bird strikes”. The sign will also include the name, telephone number or other contact information of the person or entity responsible to monitor the stormwater basin.
  - e. 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.
  - f. The project has been evaluated to construct three industrial buildings totaling 3,345,217 square feet on three separate parcels. Any increase in building area, change in use to any higher intensity use, change in building location, or modification of the tentative parcel map lot lines and areas will require an amended

- review to evaluate consistency with the ALUCP compatibility criteria, at the discretion of the ALUC Director.
- g. Noise attenuation measures shall be incorporated into the design of the office area, to the extent such measures are necessary to ensure that interior noise levels from aircraft operations are at or below 45 CNEL.
  - h. At least 13.10 acres of ALUC-eligible open areas (at least 75 feet in width and 300 feet in length), as depicted on the Open Space exhibit, shall be kept obstacle and obstruction free per ALUC open area definition (no objects greater than four feet in height with a diameter of four inches or greater).
  - i. The project does not propose rooftop solar panels at this time. However, if the project were to propose solar rooftop panels in the future, the applicant/developer shall prepare a solar glare study that analyzes glare impacts, and this study shall be reviewed by the Airport Land Use Commission.
  - j. The Federal Aviation Administration has conducted aeronautical studies of the proposed project (Aeronautical Study Nos. 2023-AWP-4892-OE thru 2023-AWP-4895-OE, 2023-AWP-4888-OE thru 2023-AWP-4891-OE, and 2023-AWP-4884-OE thru 2023-AWP-4887-OE) and has determined that the buildings would not result in an impact to air navigation.
  - k. The proposed buildings and site elevations shall not exceed the heights identified in the aeronautical studies.
  - l. The maximum height and top point elevation specified above shall not be amended without further review by the Airport Land Use Commission and the Federal Aviation Administration; provided, however, that reduction in structure height or elevation shall not require further review by the Airport Land Use Commission.
  - m. Temporary construction equipment used during actual construction of the structure(s) shall not exceed the structure heights and site elevations as identified in the aeronautical studies, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.
  - n. Within five (5) days after construction of the proposed building reaches its greatest height, FAA Form 7460-2 (Part II), Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and e-filed with the Federal Aviation Administration. (Go to <https://oeaaa.faa.gov> for instructions.) This requirement is also applicable in the event the project is abandoned or a decision is made not to construct the applicable structure.

**PRIOR TO THE ISSUANCE OF BUILDING PERMITS:**

- 47. **Off-Site Tree Planting or Funding.** To promote the City's tree planting initiative currently underway to make Perris GREEN providing positive benefits to the local environment from air quality to shading, the developer shall plant one 24-inch box tree per 2,500 square feet of building size to include irrigation lines and controllers at an off-site location to be determined

- by the City (i.e., City right-of-way, parks, etc.) to provide funding equivalent to such cost the discretion of the City prior to issuance of the building permit.
48. **Final Parcel Map Submittal.** Prior to the issuance of the first building permit, Tentative Parcel Map 38518 shall be submitted for Final Map approval to the City Engineering Department and be recorded with the County of Riverside, with proof of recording provided to the City Planning Division and Engineering Division. The Final Map shall conform substantially to the approved Tentative Map.
  49. **Landscape and Irrigation Plans.** Landscaping and irrigation plans shall conform to Section 19.70 of the Perris Municipal Code. Three (3) complete sets of landscape plans (as listed below) shall be submitted to the Planning Division, accompanied by the appropriate landscape plan check filing fee. The landscape plans shall be prepared and stamped by a California licensed landscape architect and include the following:
    - a. Landscape Design Plan (including Planting Details per the City's Technical Manual for Landscape Design).
    - b. Irrigation and Maintenance Plan.
    - c. Soil Management Plan.
    - d. Grading Design Plan, including Water Quality Management Plan (WQMP) site design BMP's
  50. **Landscaping Plans.** Prior to issuance of building permits, three (3) copies of Construction Landscaping and Irrigation Plans shall be submitted to the Planning Division for approval, accompanied by the appropriate filing fee. The landscape and irrigation plan shall be prepared by a California-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. The landscaping shall be consistent with the conceptual landscape plan, except as required below. Although the current plans show conceptual landscaping and trees, staff will work with applicant/developer to develop an appropriate list of trees for use within the landscaped areas, including the avoidance of certain trees that are not recommended for use by the City.
    - a. **Street Trees.** All street trees within the public right of way shall be 36-inch box size or larger and planted a maximum of 30 feet on center within the parkway.
    - b. **BMPs for Water Quality.** All BMPs (vegetated swales, detention basins, etc.) shall be indicated on the landscape plans with appropriate planting and irrigation.
    - c. **Employee Amenity Areas.** The outdoor employee break area shall be landscaped to include shade trees and shade structures architecturally similar in colors and materials to the warehouse building.
    - d. **Enhanced Pavement.** Decorative pavement treatments (accent colors, textures, and patterns) shall be used for all driveway entrances and pedestrian pathways.
    - e. **Shade Tree.** The project shall provide shade trees throughout the parking lot.
    - f. **Maintenance.** All landscaping shall be maintained in a viable growth condition.
  51. **Eastern Municipal Water District (EMWD).** Applicant shall also submit landscape plans to EMWD for approval after the City's approval, and comply with required EMWD inspections. Contact EMWD at 951 928-3777, ext. 4334.

52. **Additional Plan Requirements.** The following additional plans shall be reviewed and approved by the appropriate City departments:
- a. **Trash Enclosures.** Each building shall provide covered trash enclosures constructed to the City standard under permit. The trash enclosure shall be easily accessible to all tenants, and be screened by landscaping from the public view. The trash enclosure shall be treated with an overhead trellis treatment, and elevations shall be included on final landscape and fencing plans for review and approval by the Planning Division.
  - b. **Site Lighting.** A site lighting plan shall be approved that complies with the City's Outdoor Lighting Regulations. The lighting plan shall include photometrics, fixture details, and light standard elevations. Fixtures shall have full-cut off shields to prevent light and glare above the horizontal plane of the bottom of the lighting fixture. **All wall sconces above the dock doors in the truck/trailer loading areas shall be reduced to a maximum of 20-feet.**
  - c. **Fencing and Screen Walls.** Decorative screen walls shall screen views into the site from the public right of way, and adjacent public uses (including open space and public trails). The plans and details for screen walls and other fencing shall be included in the landscape plan check submittal package for review and approval by the Planning Division. The following shall apply:
    - i. **Architecture.** The design of the screen walls shall be architecturally tied to the building, significantly articulated, and include base, body and cap elements.
    - ii. **Location.** Decorative 14-foot high tilt-up concrete screen walls are required to screen truck loading areas from the right of way, and other areas of public view wrapping to the interior property lines for a distance of 100 feet to screen the truck courts and truck driving aisles. To minimize wall height visually from the public, a six-foot tall berm is required in front of each screen wall.
    - iii. **Gates** in public view shall be constructed of tubular steel in a color complementary to the building.
  - d. **Knox boxes** are required for all gates, and shall be approved by the Fire Marshal and issued by the Building Division.
  - e. **Graffiti** shall be abated within 48 hours. Block walls shall be treated with a graffiti-resistant coating or equally effective graffiti deterrent. **Graffiti shall be painted over in panels and not patches.**
  - f. **Handicap parking** stalls shall be provided for each building, pursuant to the requirements of the Perris Municipal Code and the California Building Code.
53. **Construction Plans.** All Planning Division and Engineering Department Conditions of Approval, proposed employee amenities, LEED requirements, the Mitigation Monitoring Plan, and Landscape Plan Requirements shall be reproduced in full on construction drawings and grading plans, immediately following the cover sheet of such plans. Applicant shall annotate each Condition on the construction plans to indicate the manner by which each condition has been met (i.e., sheet and detail numbers).
54. **Fees.** The developer shall pay the following fees according to the timeline noted.  
Prior to the issuance of building permits, the applicant shall pay:

- a. Stephen's Kangaroo Rat Mitigation Fees at \$500 per acre;
- b. Multiple Species Habitat Conservation Plan fees;
- c. Statutory school fees to all appropriate school districts;
- d. Appropriate Road and Bridge Benefit District fees;
- e. The park development impact fee;
- f. The Public Art fee
- g. Any outstanding liens and development processing fees owed to the City

Prior to issuance of Occupancy, the applicant shall pay:

- a. City Development Impact Fees; and
- b. Transportation Uniform Mitigation Fees (TUMF)

**PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**

55. **Assessment and Community Facilities Districts.** The project shall be annexed into any assessment, community facilities, or similar district that provides funding for maintenance, services, or public improvements that benefit the project. The costs and benefits shall be described in the applicable district and annexation documents. The Developer shall complete all actions required to complete such annexation prior to the recordation of the Final Map (or issuance of a certificate of occupancy if a Final Map is not required). This condition shall apply only to districts existing at the time the Final Map is approved (or all requirements have been met for a certificate of occupancy, as applicable). Such districts may include but are not limited to the following:
  - a. Landscape Maintenance District No. 1
  - b. Flood Control Maintenance District No. 1 (may include Streets)
  - c. Maintenance District No. 84-1 (Street Lights and Traffic Signals)
  - d. North Perris Public Safety or South Perris Community Facilities District
  - e. Ramona Mobility Group District (Transportation Improvements)
  - f. Future Fire Protection Community Facilities District
  - e. Any other applicable City Assessment and Community Facilities Districts
56. **Final Planning Inspection.** The applicant shall obtain occupancy clearance from the Planning Division by scheduling a final Planning inspection after final sign-offs from the Building Division and Engineering Department. Planning Staff shall verify that all Conditions of Approval have been met, and all required paving, parking, walls, site lighting, landscaping and automatic irrigation is installed and in good condition.
57. **Truck Routes.** The applicant shall notify all truck drivers of the truck routes adopted by the City Council. Signs shall be provided on-site and within the public right-of-way to direct all trucks to use designated truck routes only as approved by the Engineering and Planning Departments. Truck traffic to and from the project is limited to the I-215/Highway 74 interchange to Bonnie Drive, Bonnie Drive to Case Road, Case Road to Ellis Avenue, Ellis Avenue to Goetz Road, and Goetz Road to Mapes Road for exclusive access to each parcel. Truck traffic on "A" Street is strictly prohibited. **Additionally, provide "No Truck" signs on Mapes Road and appropriate pavement markings where deemed appropriate by the City Engineer.**
58. **Final Inspection.** The applicant shall obtain occupancy clearance from the Planning Division by scheduling a final Planning inspection after final signoffs from the Building

- Division and Engineering Department. Planning Staff shall verify that all pertinent conditions of approval have been met. The applicant shall have all the required paving, parking, walls, site lighting, landscaping, and automatic irrigation installed and in good condition.
59. **Outstanding Fees.** Any processing fees for the Planning Division shall be paid before building occupancy.
  60. **On-Site Landscape Inspections.** The project applicant shall inform the on-site project manager and the landscape contractor of their responsibility to call for a final landscape inspection after the installation of all landscaping and irrigation systems is completely operational. Before calling for a final inspection, the City's "Certificate of Compliance" form shall be completed and signed by the designer/auditor responsible for the project and submitted to the project planner. The project planner shall sign off the "Certificate of Compliance" to signify code compliance and acceptance.
  61. **Maintenance Agreement.** A recorded document in the form of a Covenant Declaration and/or a Maintenance Agreement shall be provided to the Development Services Department to specify maintenance responsibilities for on-site improvements not dedicated to public use including, but not limited to, walkways, decorative pavement, landscaping, storage areas, fences and walls, signage, lighting fixtures, detention basins and water quality BMPs.
  62. **Shared Access and/or Parking Agreement.** Owners shall sign and be party to an agreement, subject to the City's approval and recorded to run with the land, which provides for easements, covenants and conditions relating to applicable parking, vehicle access, utility use, and other uses between the subject properties. The agreement, together with all attachments, must be submitted to and approved by the Development Services Department and the City Attorney prior to approval of Final Parcel Maps.
  63. **Occupancy Clearance.** The applicant shall have all required paving, parking, screen walls, colors, and materials (per approved elevation plans), site lighting, landscaping, and automatic irrigation installed and in good condition prior to Planning sign-off.
  64. **Truck Idling Signage.** The applicant shall place a sign at the guard gate entrance/guard shack informing drivers that truck idling shall be limited to no more than (5) minutes or less.

**END OF CONDITIONS**



# CITY OF PERRIS

HABIB MOTLAGH, CITY ENGINEER

## CONDITIONS OF APPROVAL

P8-1009

February 22, 2010, Revised May 3, 2010, Revised May 19, 2010

**Revised Planning Commission June 16, 2010**

~~Phase II~~ **Site II** - DPR 08-04-0006

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

1. This project is located within the limits of the San Jacinto River Flood Plain and must comply with City Resolution # 3403.
2. The project's grading shall be in a manner to perpetuate existing drainage patterns, any deviation from this, concentration or increase in runoff must have approval of adjacent property owners. Drainage easements shall be obtained from effected property owners or if within this site, shall be shown on the final map. The applicant shall accept the offsite runoff and convey to acceptable outlet.
3. The incremental increase in runoff between developed and undeveloped state (100-year) and the nuisance runoff shall be retained within onsite private detention basin and drained to adequate outlet as approved by City and pursuant to Riverside County Flood Control standards.
4. Onsite landscape area(s) shall be designed in a manner to collect the onsite nuisance runoff in compliance with WQMP Standards.
5. Prior to issuance of any permit, the developer shall sign the consent and waiver forms to join the lighting and landscape

**DEPARTMENT OF ENGINEERING**

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TEL.: (951) 943-6504 - FAX: (951) 943-8416

districts. The developer shall maintain all on and offsite landscaping with exception of median improvements which will be included in landscape maintenance. The proposed offsite streetlights and portions of existing and new signals at Goetz Road with Ellis, Mapes & Ethanac; and Ethanac Road with I-215; and Case Road with Ellis, Murrieta, Mapes and I-215 ramps shall be maintained by City and cost paid for by the property owners through annexation to lighting and landscaping districts. In the event RCFC does not maintain the proposed offsite drainage facilities, it shall be annexed to Flood control District for maintenance.

6. All onsite drainage runoff shall be collected via onsite underground facilities and conveyed to San Jacinto River as approved by RCFC and City of Perris.
7. All pads shall be graded to be a minimum of 1' above 100-year calculated water surface or adjacent finished grade.
8. All grading and drainage improvements shall comply with NPDES and Best Management Practices. Erosion control plans shall be prepared and submitted to Water Quality Board and the City as part of the grading plans. Catch basins shall be installed at all existing intersections and new driveways to eliminate nuisance runoff from cross-gutter.
9. This project shall comply with the recommendation of Riverside County Flood control Districts letter dated February 23, 2010. In case of conflict the City Engineer's condition shall prevail. LOMR and CLOMR must be obtained as stated in Flood Control letter.

Construction of a landscaped open channel along "A" Street adjacent to the site and extension along southerly side of property line and discharge to onsite WQMP and San Jacinto River will be required.

The channel shall be extended northwesterly of intersection of Mapes and "A" to collect all offsite runoff including installation of catch basins at all corners of this intersection. Construction of 2 underground pipe along "A" from this channel to west side of "A" Street to pick up the offsite runoff and installation of catch basins at all proposed driveways is also a requirement.

The landscaping and fencing along "A" Street Channel shall be as approved by Planning Department.

10. Existing power poles within the project site or along the project boundary (under 65kv), if any, shall be removed and cables undergrounded. All other utility poles, if any, shall be removed and utilities undergrounded.

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11. Streetlights shall be installed along perimeter streets adjacent to this site as approved by City Engineer per Riverside County and Southern California Edison standards.
12. This project is located within EMWD's water and sewer service area. The applicant shall install water and sewer facilities as required by EMWD and Fire Department.
13. The applicant shall submit to City Engineer the following for his review:
  - a. Street Improvement Plans
  - b. Signing, Striping, and Signal Plans
  - c. Onsite Grading Plans, SWPPP, and Erosion Control Plan
  - d. Water and Sewer Plans
  - e. Drainage Plans, Hydrology and Hydraulic Reports
  - f. Streetlight Plan
  - g. Final WQMP

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

14. 6' concrete sidewalk (adjacent to site), handicap ramps, and driveways shall be installed pursuant to Riverside County and ADA standards. All driveway approaches shall be constructed per Riverside County standards for Commercial Driveway (Std. 207A) and comply with the ADA requirements.

Access points on "A" as shown on site plan requires installation of underground storm drain to convey the 100-year storm events.

15. This and other similar projects will significantly impact the transportation infrastructure within the City of Perris and adjacent communities. For this reason, the following transportation related improvements are required to mitigate the initial and the ongoing impact to the transportation facilities.
16. Goetz Road from Ellis Avenue to the intersection of Ethanac Road within 128' full width dedicated right-of-way shall be improved with 45' of new paving along either side, curb/gutter located 47' on either side of centerline. The existing bridge over San Jacinto River shall be widened to accommodate minimum of four 12' wide lanes with no change in bridge elevation plus 6' sidewalk.
17. Mapes Road from Goetz to "A" Street along both sides shall be improved with minimum of 30' new paving on either side, curb/gutter located 32' on either side of centerline within 94' full-width dedicated right-of-way. Sidewalk shall be constructed along the south side adjacent to property.

18. "A" Street along both sides from Mapes Road to Watson Road shall be improved with minimum of 26' new paving on either side, curb/gutter located 28' from either centerline within 78' full-width dedicated right-of-way including additional 131' dedication for "A" Street Channel and future rail extension. Sidewalk and trail shall be constructed along the east side of "A" Street as determined by Planning Department.
19. 14' wide landscape median along Goetz Road adjacent to the site shall be installed.
20. Ethanac Road from Goetz Road to I-215 shall be improved to ultimate conditions per General Plan along north side of centerline and to provide one 15' wide paved lane along south and minimum of one left turn pocket at all intersections except as noted.
21. The intersection of Goetz Road with Ellis Avenue and Ellis Avenue with Case Road and "A" Street **with Mapes Road** and Case Road with Mapes Road shall be improved to general plan standards with 2 left turn pockets, minimum 2 through lanes and one dedicated right turn (all legs and directions) as appropriate.
22. Ellis Avenue from Goetz Road to Case Road and Case Road from Ellis Avenue to I-215 ramps shall be improved along both sides with 45' of new paving on either side, concrete curb and gutter located 47' on either side of centerline within 128' dedicated right-of-way. These improvements shall include widening and improvements to existing crossings over San Jacinto River with no change in elevation.  
  
Construction of offset improvements along Case Road due to right-of-way constraints along east side may be acceptable providing it complies with above requirements.
23. Traffic index of 11.0 shall be used for any work on Goetz, Ellis and Case, 10.5 for Ethanac, 9.0 for Mapes Road, and 7.5 for "A" Street.
24. The intersections of Goetz with Mapes and Ellis; and Ellis with Case Road and "A" with Mapes Road and all proposed new driveways on Mapes, "A", and Goetz Roads with truck access shall be improved with concrete section.
25. Prior to issuance of any occupancy permits the improvements to Case Road interchange with I-215 (ultimate configuration) shall be completed and accepted by Caltrans and City of Perris.
26. New traffic signals shall be installed at intersection of Goetz with Mapes and Ellis and at Ellis with Case and at Case with Murrieta, Mapes and I-215 ramps. All existing signals shall be upgraded to accommodate the requested improvements.

27. Minimum of one RTA stop(s) shall be provided along Goetz as determined by the City Engineer and RTA.
28. At the time of development of this project and during plan check, the City Engineer may examine the conditions of existing pavement along Goetz Road, Ellis Avenue, Case Road, and Ethanac Road. If in his opinion the existing pavement is adequate, the developers shall utilize the existing pavement to comply with the above conditions.
29. Watson Avenue from "A" Street to proposed end of cul-de-sac shall be improved to provide for minimum of 40' of paving, curb/gutter located 20' on either side of centerline within 60' dedicated right-of-way. The right-of-way along Watson Avenue from the cul-de-sac east shall remain and be used for bike/walking trails as determined by Planning Department.
30. Right-of-way acquisition. All right-of-way property area necessary for construction of the street and traffic improvements including any utility and construction easements, not under Applicant's ownership shall be acquired by the Applicant, at Applicant's sole cost. If Applicant is unsuccessful in negotiating any right-of-way acquisition with third party owners after a 30 day period, then City shall conduct the necessary analysis to determine in its sole discretion whether to attempt to acquire the right-of-way by exercise of its power of eminent domain; provided, however, that nothing herein shall be deemed a prejudgment or commitment with respect to condemnation.
31. Reimbursement of costs. Applicant and City shall cooperate to ensure that Applicant receives, to the greatest extent practicable, reimbursement and credit for all of Applicant's eligible costs of constructing all of the street and traffic improvements. Reimbursement agreement or some similar agreement between Applicant and the City that will fund the costs of such construction. Notwithstanding the forgoing, City shall have no obligation to reimburse or credit Applicant from any source of City funding other than under the local Development Impact Fee program as adopted by the City. Other sources of reimbursement may include the Transportation Uniform Mitigation Fee (TUMF) program, future developers who benefit from the improvements constructed by the Applicant, and/or participants in a community facilities or assessment district created to fund such improvements and other improvements in the vicinity of Applicant's project.

#### Phasing Conditions

In the event this project is developed in to smaller buildings and in different phases (up to 600,000 S.F. of building size) and no other development

within DPR 07-0130 and DPR 08-01-0007 is proposed concurrently; is under construction; or exists, the following conditions shall apply:

32. Condition #16 shall be revised to require construction of 4-15' wide lanes along Goetz Road from Mapes to Ethanac Road including widening of existing bridge to accommodate 4-12' wide lanes with no change in bridge elevation plus 6' wide sidewalk.
33. Condition #20 shall be revised to require construction of one additional 15' wide lane along the north side and minimum of one left turn pocket at all intersections except at Goetz Road.
34. Condition #22 is deleted.
35. Condition 25 shall be revised to read, the intersection at I-215 / Case / **Mapes Road** ~~Mathews~~ shall be improved with interim configuration and the work shall be completed and accepted by Caltrans and City of Perris prior to issuance of any occupancy permit.

#### Phase II

Any additional development beyond 600,000 S.F. of building size or combination thereof between this project, DPR 08-01-007 and 07-0130 exceeding 600,000 S.F. building size, then conditions 1-31 as stated above shall apply.

*Habib Motlagh*

Habib Motlagh  
City Engineer



# CITY OF PERRIS

## PUBLIC WORKS DEPARTMENT

Weed Abatement

NPDES Services

Flood Control and Landscape Districts

# MEMORANDUM

**Date:** November 28, 2023  
**To:** Mathew Evans, Planner  
**From:** Michael Morales, CIP Manager  
**By:** Chris Baldino, Landscape Inspector **CB**

**Subject: MJMOD22-05265 – Conditions of Approval**

A major modification of the size and configuration of 3 Industrial buildings totaling 3,192,567 square feet. Located on the southwest corner of Mapes Road and Goetz Rd.

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1. Dedication and/or Landscape Maintenance Easement. Offer of Dedication and Landscape Maintenance Easement for City landscape maintenance district shall be provided as follows:
  - Goetz Road - Provide offer of dedication as needed to provide for full half width Street (128' ROW 64' half-width), curb gutter, sidewalk, median, and off-site landscaping requirements, per City General Plan, including minimum 12' public park way from face of curb.
  - Mapes Road - Provide offer of dedication as needed to provide for full half width Street (94' ROW 47' half-width), curb gutter, sidewalk, raised landscape median and off-site landscaping requirements, per City General Plan, including minimum 12' public park way from face of curb.
  - "A" Street - Provide offer of dedication as needed to provide for full half width Street (78' ROW 39' half-width), curb gutter, sidewalk, and off-site landscaping requirements, per City General Plan, including minimum 11' public parkway from face of curb.
  - Watson Road - Provide offer of dedication as needed to provide for full half width Street (66' ROW 33' half-width), curb gutter, sidewalk, and off-site landscaping requirements, per City General Plan, including minimum 11' public park way from face of curb.
2. Landscape Maintenance Easement and Landscape Easement Agreement. The developer shall provide, for review and approval, an Offer of Dedication and certificate of acceptance, complete with a legal plat map and legal description to the City of Perris. In addition, if required by the City of Perris, the Developer shall provide an additional landscape easement and Landscape easement agreement acceptable to the City of Perris. The City shall record the same with the Riverside County Recorder's Office, and the recorded instrument shall be returned to the City Clerk of the City of Perris for filing.
3. Landscaping Plans. Three (3) copies of Construction Landscaping and Irrigation Plans for the off-site landscaping, including any medians or other landscape areas along the dedications shall be submitted to the Planning Department for approval and shall be accompanied by the appropriate filing fee. The landscape and irrigation plan shall be prepared by a registered landscape architect and conform to the requirements of Chapter 19.70 of the Municipal Code. The location, number, genus, species, and container size of the plants

shall be shown. This landscape plan shall be titled "Off-site Landscape Plan for MJMOD22-05265" and shall be exclusive of any private property, on-site landscaping. Elements of the Landscape Plan shall include but not be limited to:

- a. Landscape Limits – Limits of right-of-way areas or easement areas, defined by concrete mow curbs, fully dimensioned, that are to be annexed into the Landscape Maintenance District. A planting palette and hardscape plan intended to meet the design intent of the Landscape Guidelines in effect for the area; or if no such guidelines exist the design intent of neighboring development, as determined by the Engineering Administration and Special Districts Division, including:
  - Goetz Road – Street Scape and landscape design guidelines and planting pallet would include but not be limited to: Trees Primary: Platanus Acerifolia 'Bloodgood' London Plane, and Quercus Agrifolia, Costal Live Oak. Secondary tree: Pinus Canariensis, Canary Island Pine. Use of drought resistant shrubs and groundcover intended to complement the existing parkway to the south along the Green Valley Development. This would include but not be limited to the following: Salvia Greggii 'Furmans Red', Muhlenbergia Capillaris / Pink Muhly, Myoporum Parvifolium 'Putah Creek', Rosmarinus Officinalis 'Prostratus' / Dwarf Rosemary.
  - Goetz Road Raised Median – Primary Trees: Magnolia Grandiflora 'Majestic Beauty', Secondary Tree: Lagerstroemia 'Natchez' Crape Myrtle. Use of drought resistant shrubs and groundcover intended to complement the existing median to the south along the Green Valley Development. This would include but not be limited to the following: Hesperaloe Parviflora 'Red Yucca', Hesperaloe Parviflora 'Yellow Yucca', Muhlenberg Capillaris 'Pink Muhly', Myoporum Parvifloium 'Putah Creek', Rosmarinus Officinalis 'Prostratus' Dwarf Rosmary.
  - Mapes Road - Developer shall be required to install new landscape and Irrigation within existing parkway as follows: Trees Primary: Platanus Acerifolia 'Bloodgood' London Plane, Secondary tree: Searsia Lancea "African Sumac. Use of drought resistant shrubs and groundcover, including but not be limited to the following: Salvia Greggii 'Furmans Red', Artemisia Powis Castle Silver Sage, Muhlenbergia Capillaris / Pink Muhly, Myoporum Parvifolium 'Putah Creek', Hesperaloe Parviflora 'Red Yucca', Hesperaloe Parviflora 'Yellow Yucca', Rosmarinus Officinalis 'Prostratus' / Dwarf Rosemary.
  - Mapes Road Median - Primary Trees: Lagerstroemia 'Natchez' Crape Myrtle. Use of drought resistant shrubs and groundcover, this would include but not be limited to the following: Hesperaloe Parviflora 'Red Yucca', Hesperaloe Parviflora 'Yellow Yucca', Muhlenberg Capillaris 'Pink Muhly', Myoporum Parvifloium 'Putah Creek', Rosmarinus Officinalis 'Prostratus' Dwarf Rosmary.
  - 'A' Street –Tree Primary: Quercus Virginiana, Southern Live Oak, Secondary (accent tree): Lagestromia-Indian Tribe Varieties in alternating groups of three. Use drought resistant shrubs and ground cover including but not limited to the following: Olea E. Little Ollie Fruitless Olive Multi Trunk, Lilly of the Nile (Agapanthus Africanus), Leucophyllum F. Green Cloud Texas Ranger, Red Yucca, Red Hot Poker, Rhapsiolepis Indica Indica, (Indian Hawthorn), Iceberg Rose, Rosa red Ribbons (Groundcover Rose).
  - Watson Road – Tree Primary: Quercus Virginiana Southern Live Oak, Platanus A. 'Columbia', Secondary Tree: Loelreuteria Planiculate, Golden Rain Tree. Use of drought resistant shrubs and groundcover including but not limited to the following: Leucophyllum F. Green Cloud Texas Ranger, Olea E. Little Ollie Fruitless Olive Multi Trunk, Westringia F. Wynabie Gem Coast Rosemary, Epilobium Canium California Fuschia, Leymus C. Canyon Prince, Lantana Camara Dwarf Gold.
- 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 Rainbird XBT-20PC w/ Diffuser, or equal on flexible PVC risers, Sentry Guard Cable Guard and Union Guard, and backflow Wilkens Model 375 (or equal). The controller shall include an ET based controller with weather station that is centrally controlled capable and wi-fi ready (Weather Trak Pro3, or equal, with Rain Sensor). At the discretion of the 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. The 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. 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). 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 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



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. Streetlights will be owned by City of Perris not SCE. Streetlights shall be constructed per LS-3 account billing standard, which shall include an individually metered pedestal for streetlights.
  - b. **Acceptance By Public Works/Special Districts-** Lighting District facilities required by the City Engineer's Office shall be installed and fully operational and approved by final inspection by the City Engineer's Office, and the City's Consulting Traffic Signal Inspection Team (Riverside County TLMA) at (951) 955-6815. Prior to acceptance for maintenance of "Off-site" traffic signal and lighting facilities by the Public Works-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 turnover information pertaining to Street Lights, and Traffic Signal Electrical/SCE Service Meters with Wildan Financial Services, the City's Special Districts Consulting Firm at (951) 587-3564. (i.e. Provide electrical meter number, photo of pedestal, and coordinate "request for transfer of billing information" with SCE and City for all new service meters). Developers shall pay 18-month energy charges to the City of Perris for all off-site street lighting. Call Wildan Financial Services, Inc. for the amount due, and to obtain receipt for payment. Obtain and provide a clearance form from Riverside County TLMA indicating completion of all punch list items from traffic signal construction. Submit one large format 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 Work's Engineering Administration and Special Districts Division.
  - **WQMP Inspections-** The project applicant shall inform the on-site project manager and the water quality/utilities contractor of their responsibility to call for both "ON-SITE" and OFF-SITE" WQMP Inspections at the appropriate stages of construction. Contact CGRM at (909) 455-8520 to schedule inspections.
  - **Acceptance By Public Works/Special Districts-**Both on-site and off-site flood control/water quality facilities required for the project, as depicted in the Final WQMP, shall be installed and fully operational, and approved by final inspection by the City's WQMP Consultant, CGRM. The Developer shall obtain a

final Clearance Letter from CGRM indicating compliance with all applicable Conditions of Approval for the approved WQMP. The developer shall deliver the same to the Public Works-Engineering and Administration Division/Special Districts. In addition, prior to acceptance by the City, the developer shall submit a Covenant and Agreement describing on-going maintenance responsibilities for on-site facilities per the approved WQMP, to the Public Works Engineering Administration and Special Districts Division. The Public Works Engineering Administration and Special Districts Division will review and approve the Covenant and Agreement. The City shall record the same with the Riverside County Recorder's Office, and the recorded instrument shall be returned to the City Clerk of the City of Perris for filing.

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, as determined by the City Engineer
  - Consent and Waiver for Landscape Maintenance District No. 1 -New off-site parkway and median landscape proposed by the project.
  - Petition for Flood Control Maintenance District No. 1 -For Off-site Flood Control Facilities proposed by the project, as determined by the City Engineer.
  - Original notarized document(s) to be sent to:  
Daniel Louie  
Wildan Financial Services  
27368 Via Industria, #200  
Temecula, CA92590
  - 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.



# CITY OF PERRIS

COMMUNITY SERVICES

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## MEMO

**Date:** October 25, 2023

**To:** Mathew Evans, Project Planner

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

**Cc:** Arcenio Ramirez, Assistant Director of Community Services  
Arturo Garcia, Parks Supervisor  
Joshua Estrada, Parks Coordinator

**Subject:** MAJMOD22-05265 – A Major modification request by Logistics Center South to reduce the square footage of three (3) previously approved industrial buildings totaling 3,478,279 square feet to reduce the square footage of the three (3) buildings to 3,192,567. The project's siting has been changed to reflect the reconfiguration of the three (3) footprints while maintaining Code-compliant onsite landscape, parking, and other required amenities. The vacant site is approximately 195 acres in size. – Conditions of Approval

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Community Services Staff reviewed MM PLN 22-05265 and offer the following conditions(s):

### Development Impact Fees

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

### Special Districts

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

### Trails

- Developer shall construct the San Jacinto River Trail from Goetz Road to Case Road, subject to review and approval by the City and Western Riverside County Regional Conservation Authority, and obtain the necessary access and permits to



# CITY OF PERRIS

COMMUNITY SERVICES

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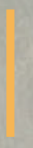
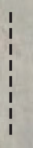
construct the trail from appropriate city and regulatory agencies. The JPR application for the trail shall be submitted to the RCA prior to issuance of the grading permit, and construction of the trail shall be completed before any occupancy permit. The trail shall be designed consistent with the San Jacinto River Trail from Goetz Road to Ethanac Road, as depicted on the attached Exhibits A-C: Typical Trail Cross-Section. The developer has the option to construct the trail as aforementioned or pay in-lieu fees in the amount of \$6,104,454, which includes a 5% escalation fee per a five-year period based on the developer's project estimate of \$4,783,000 dated September 12, 2023 (see attached). The in-lieu fee payment option shall be paid under the terms of the following schedule: 20% (\$1,220,890) upon the issuance of a grading permit, 40% (\$2,441,782) upon the issuance of the first building permit, and 40% (\$2,441,782) upon the issuance of the second building permit.

# SAN JACINTO RIVER TRAIL PROPOSED PROJECT

## EXHIBIT A: CONCEPTUAL PLAN

### CITY OF PERRIS

#### LEGEND

-  Ethanac Road: Access Point 1
-  Goetz Road: Access Point 2
-  Goetz Park (Existing): Accessible Restrooms, Playground, Picnic Area and Parking, Walking Loop, Skate Spot, Multi-use Fields, Basketball Half-Court
-  Connection to Goetz Park Skate Spot (Existing). See Exhibit C.
-  Proposed Foot Bridges over Riparian Areas (6 Locations)
-  Proposed 0.85 Mile Paved Meandering Bike Trail/  
Skate Path (8' width plus 2' shoulder)
-  Proposed 0.85 Mile Decomposed Granite Trail (42" width plus 6" curb edging)
-  Proposed 0.85 Mile Two-Rail Fencing at D.G. Trail Edge (4' max height)



Connection to Roy W. Kabian Memorial Park: 1.5 Miles

ACCESS POINT #1:  
Ethanac Road Sidewalk

Connection to Monument Park: 0.65 Miles

ETHANAC ROAD

SAN JACINTO RIVER

See Exhibit B for typical trail cross section

Proposed 0.85 Mile Decomposed Granite Trail (42" width plus 6" curb edging)

Proposed 0.85 Mile Two-Rail Fencing at D.G. Trail Edge (4' max height)

See Exhibit C for skate spot connection

Connection to Lake Perris Trail System via Perris Valley Storm Drain Trail: 8.9 Miles

ACCESS POINT #2:  
Goetz Park Access Road to Existing Restrooms and Parking

GOETZ ROAD

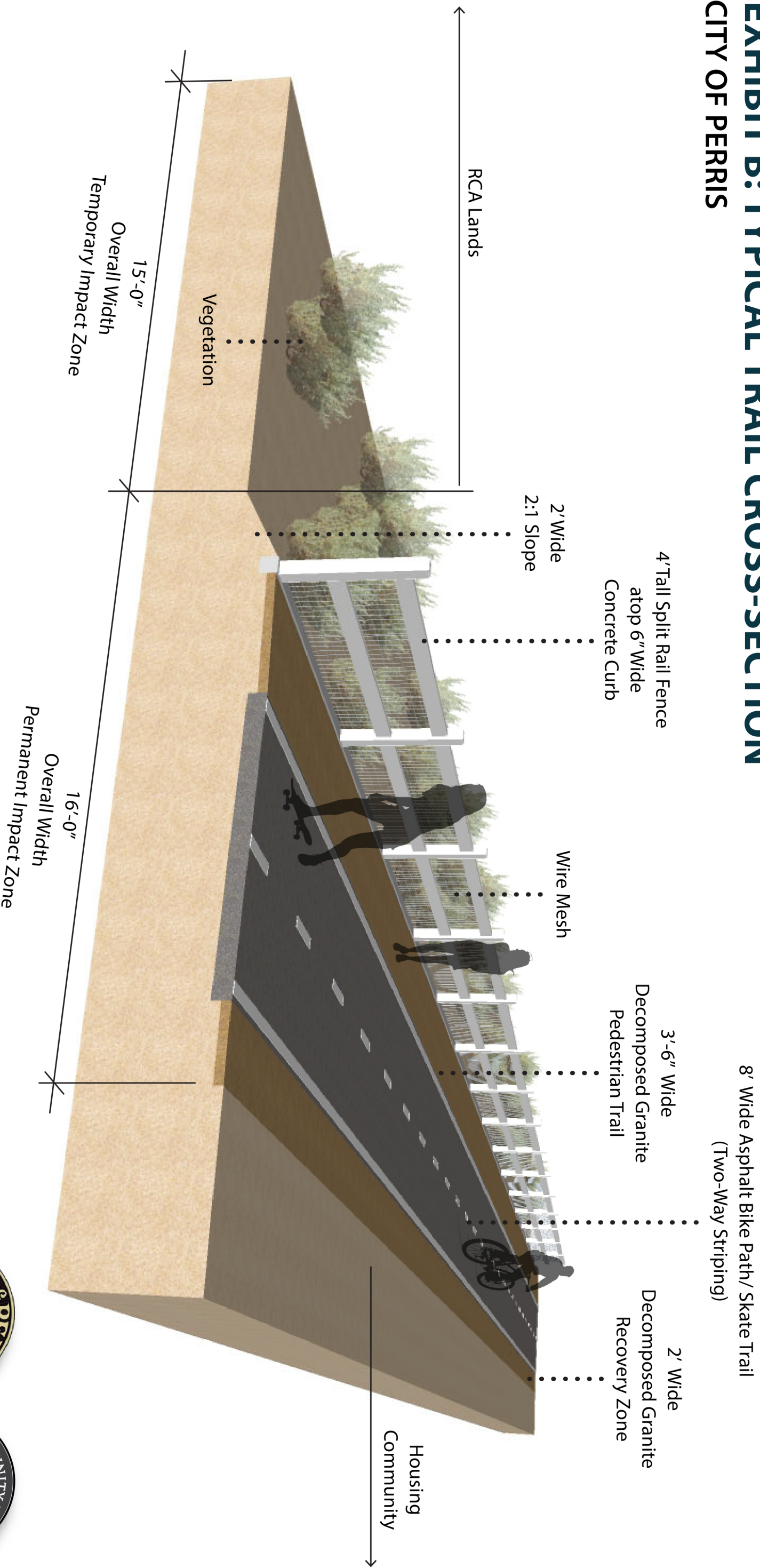
(NOT TO SCALE)



# SAN JACINTO RIVER TRAIL PROPOSED PROJECT

## EXHIBIT B: TYPICAL TRAIL CROSS-SECTION

### CITY OF PERRIS



**SECTION A - A**



# SAN JACINTO RIVER TRAIL PROPOSED PROJECT EXHIBIT C: GOETZ PARK SKATE SPOT CONNECTION CITY OF PERRIS



# SAN JACINTO RIVER TRAIL PROPOSED PROJECT

## EXHIBIT D: REGIONAL MAP

### CITY OF PERRIS

#### SCHOOLS

##### HIGH SCHOOLS

- 1 PERRIS HIGH SCHOOL
- 2 VAL VERDE HIGH SCHOOL
- 3 ORANGE VISTA HIGH SCHOOL

##### MIDDLE SCHOOLS

- 4 LAKESIDE MIDDLE SCHOOL
- 5 PINACATE MIDDLE SCHOOL
- 6 THOMAS RIVERA MIDDLE SCHOOL

##### ELEMENTARY SCHOOLS

- 7 COLUMBIA SCHOOL
- 8 MANUEL REAL SCHOOL
- 9 MEAD VALLEY SCHOOL
- 10 NAN SANDERS SCHOOL
- 11 PERRIS ELEMENTARY SCHOOL
- 12 SIERRA VISTA SCHOOL
- 13 VAL VERDE SCHOOL
- 14 ENCHANTED HILLS SCHOOL
- 15 PALMS ELEMENTARY SCHOOL

##### CONTINUATION HIGH SCHOOL

- 16 PERRIS LAKE HIGH SCHOOL

#### RECREATIONAL FACILITIES

##### NEIGHBORHOOD PARKS

- 1 BANTA BEATTY PARK
- 2 BOB LONG MEMORIAL PARK
- 3 FOSS FIELD PARK
- 4 FRANK EATON PARK
- 5 MERCADO PARK
- 6 RUSSELL STEWART PARK

##### COMMUNITY PARKS

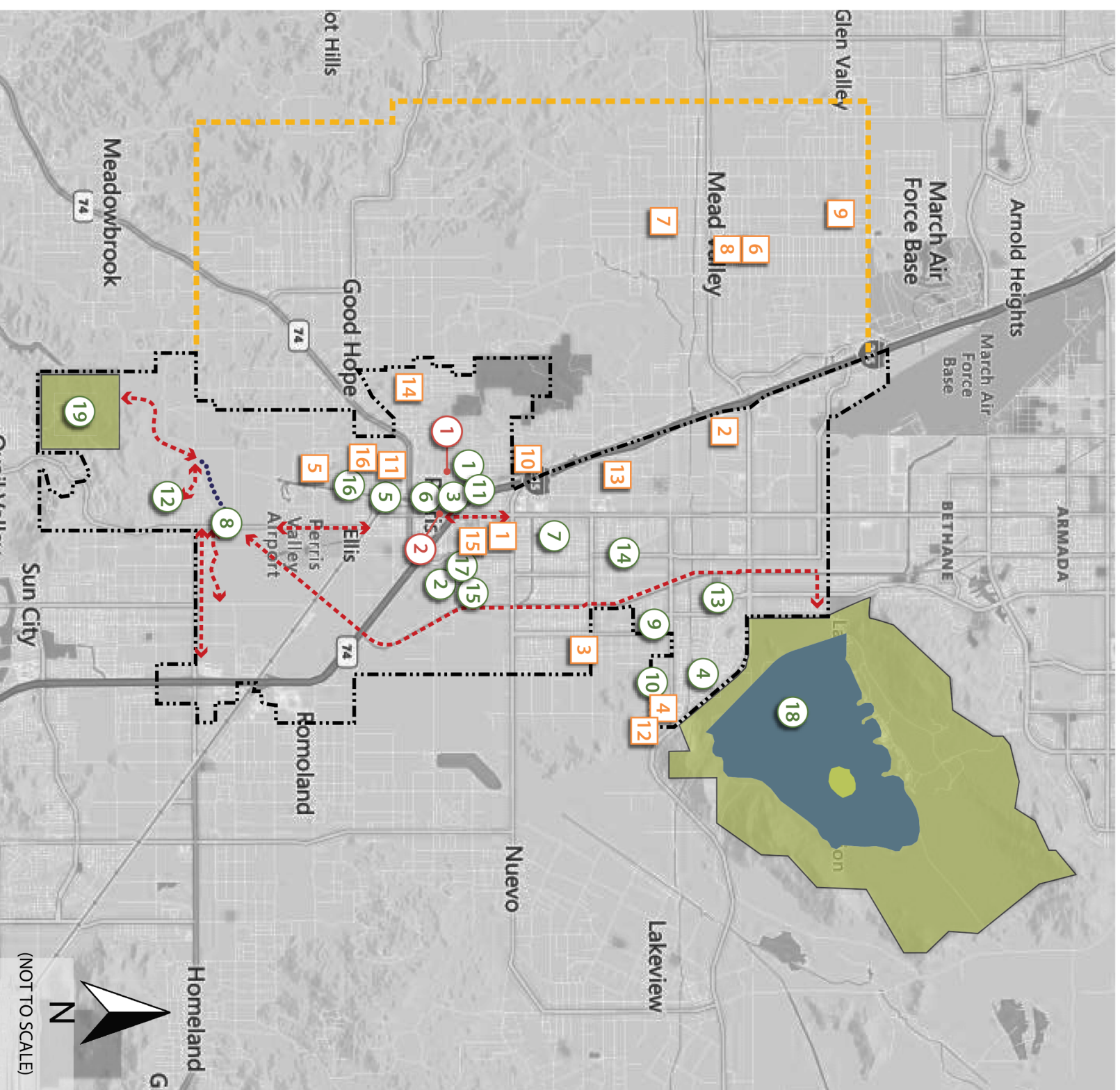
- 7 COPPER CREEK PARK
- 8 GOETZ PARK
- 9 LIBERTY PARK
- 10 MAY RANCH PARK
- 11 METZ PARK
- 12 MONUMENT RANCH PARK
- 13 MORGAN PARK
- 14 PARAGON PARK
- 15 PATRIOT PARK
- 16 ROTARY PARK
- 17 SKYDIVE BASEBALL PARK

##### REGIONAL PARKS

- 18 LAKE PERRIS STATE PARK
- 19 ROY W. KABIAN MEMORIAL PARK

##### COMMUNITY FACILITIES

- 1 SENIOR CENTER
- 2 BOB GLASS GYMNASIUM



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

Planning Case File No(s): MMOD 22-05265

Case Planner: Douglas Fenn

Applicant: IDI Logistics

Location: Northwest corner of "A" street and Metz Road

Project: PROPOSED to modify an approved application to reduce the SF of three industrial buildings totaling 3,478,279 SF down to 3,192,567 SF.

APN(s): 330-120-05, 330-120-003, 006, 330-120-008, 01, 330-120-008-01, 330-120-009-02

Reviewed By: David J. Martinez, CBO

Date: 07-11-2022

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

1. The proposed building and site will be required to comply with the ADA and Title 24 Access regulations for the entire building. The entire building will have to be brought up to the current accessibility regulations.
2. The proposed buildings will have to comply with the EV charging station requirements
3. The proposed buildings will have to have fire sprinklers
4. **If the plans are submitted for plan review on or after January 1, 2023, then the project will have to comply with the 2022 adopted versions of the California codes.**

Specific Conditions:

- A) Requires Separate Fire Review.
- B) Provide minimum 60' setback to maintain unlimited allowable area for building.

## **BUILDING & SAFETY**

### **GENERAL CONDITIONS**

- 1. Shall comply with the latest adopted edition of the following codes as applicable:
  - A. 2019 California Building Code
  - B. 2019 California Electrical Code
  - C. 2019 California Mechanical Code
  - D. 2019 California Plumbing Code
  - E. 2019 California Energy Code.
  - F. 2019 California Fire Code
  - G. 2019 California Green Building Standards Code.
  
- 2. Automatic fire suppression systems shall be installed in all new and remodel or additions, construction when the gross area of the building exceeds 3,500 sf. or more than two-story high per Title 16 of the City of Perris Code of Ordinances.
  
- 4. All lot lines, easement lines, etc. shall be located and/or relocated in such a manner as to not cause any existing structure to become non-conforming with the requirements of the latest adopted edition of the Building Code, or any other applicable law, ordinance, or code.
  
- 5. 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**

- 14. 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

