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101 North "D" Street, or call (951) 943-6100*

AGENDA
JOINT MEETING OF THE CITY COUNCIL, SUCCESSOR
AGENCY TO THE REDEVELOPMENT AGENCY, PUBLIC
FINANCE AUTHORITY, PUBLIC UTILITY AUTHORITY,
HOUSING AUTHORITY, PERRIS JOINT POWERS
AUTHORITY AND PERRIS COMMUNITY ECONOMIC
DEVELOPMENT CORPORATION OF THE CITY OF PERRIS
Tuesday, September 11, 2018
6:30 P.M.
City Council Chambers
(corner of San Jacinto and Perris Boulevard)
101 North "D" Street
Perris, California

1. CALL TO ORDER: 6:30 P.M.

2. ROLL CALL:

Corona, Rabb, Rogers, Burke, Vargas

3. INVOCATION:

Pastor Brenda Hunt
First Congregational Church
100 North "A" St.
Perris, CA 92570

4. PLEDGE OF ALLEGIANCE:

Mayor Pro Tem Corona will lead the Pledge of Allegiance.

5. REPORT ON CLOSED SESSION ITEMS:

6. PRESENTATIONS/ANNOUNCEMENTS:

At this time, the City Council may recognize citizens and organizations that have made significant contributions to the community and it may accept awards on behalf of the City.

- A. Introduction of Lt. Mike Portillo by Chief Greg Fellows.

7. APPROVAL OF MINUTES:

- A. Approve the Minutes of the Regular Joint Meeting held on August 28, 2018 of the City Council, Successor Agency to the Redevelopment Agency, Public Finance Authority, Public Utility Authority, Housing Authority, Perris Community Economic Development Corporation and the Perris Joint Powers Authority.

8. CONSENT CALENDAR:

*Consent Calendar items are normally enacted in one motion. The Mayor or City Council may remove a Consent Calendar item for separate action. **Public comment is limited to three (3) minutes.***

- A. Approve Final Parcel Map 36989 (FTM 17-05268), to subdivide 37.09 acres into 145 single-family lots and five (5) lettered lots within the Green Valley Specific Plan, generally located north of Ethanac Road and 1,350 feet east of Goetz Road. The Green Valley Specific Plan is a master-planned community encompassing 1,269 acres of land envisioned to construct 3,460 single family detached homes, 750 multi-family units, 42.3 acres of business and professional office space, 72.7 acres of commercial retail, 24 acres for (3) school sites, and 51.1 acres of public parks.

9. PUBLIC HEARINGS:

*The public is encouraged to express your views on any matter set for public hearing. It is our procedure to first receive the staff report, then to ask for public testimony, first from those in favor of the project followed by testimony from those in opposition to it, and if there is opposition, to allow those in favor, rebuttal testimony only as to the points brought up in opposition. To testify on the matter, you need to simply come forward to the speaker's podium at the appropriate time, give your name and address and make your statement. After a hearing is closed, you may not further speak on the matter unless requested to do so or are asked questions by the Mayor or a Member of the City Council. **Public comment is limited to three (3) minutes.***

- A. Consideration to adopt Resolution Number (next in order) regarding Major Modification 18-05211, Proposal to increase the residential density of the Barrett Apartment project from 202 dwelling units to 228 units along with associated changes to the building unit mix, and an increase in on-site parking and building coverage on a 16.9-acre site within the MFR-14 zoning District located approximately 670 feet south of Placentia Avenue between Barrett Avenue and Perris Boulevard. (Applicant: Peter Kulmaticki, Perris Group LLC)

The Proposed Resolution Number (next in order) is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING THE ADDENDUM TO MITIGATED NEGATIVE FOR MAJOR MODIFICATION 18-05211 LOCATED NORTH OF ORANGE AVENUE, SOUTH OF PLACENTIA AVENUE, BETWEEN PERRIS BOULEVARD AND BARRETT AVENUE.

Introduced by: Dr. Grace Williams, Director of Planning and Economic Development

PUBLIC COMMENT:

- B. Consideration to adopt Resolution Number (next in order) approving the City's CDBG 2017-2018 Fourth Program Year Consolidated Annual Performance and Evaluation Report (CAPER).

The Proposed Resolution Number (next in order) is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, APPROVING THE 2017-2018 FOURTH PROGRAM YEAR CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT.

Introduced by: Dr. Grace Williams, Director of Planning and Economic Development

PUBLIC COMMENT:

10. BUSINESS ITEMS: (not requiring a “Public Hearing”):

*Public comment will be called for each non-hearing item. Please keep comments brief so that everyone who wishes to speak has the opportunity to do so. After public comment is closed, you may not further speak on the matter unless the Mayor or City Council requests further clarification of your statement. **Public Comment is limited to three (3) minutes.***

- A. Lake Perris Dam Remediation Project by the California Department of Water Resources.

Introduced by: Habib Motlagh, City Engineer

PUBLIC COMMENT:

11. PUBLIC COMMENT/CITIZEN PARTICIPATION:

*This is the time when any member of the public may bring a matter to the attention of the Mayor and the City Council that is within the jurisdiction of the City Council. The Ralph M. Brown act limits the Mayor’s, City Council’s and staff’s ability to respond to comments on non-agendized matters at the time such comments are made. Thus, your comments may be agendized for a future meeting or referred to staff. The City Council may discuss or ask questions for clarification, if desired, at this time. **Public comment is limited to three (3) minutes.***

12. COUNCIL COMMUNICATIONS:

(Committee Reports, Agenda Items, Meeting Requests and Review etc.)

*This is an opportunity for the Mayor and City Councilmembers to report on their activities and the actions of the Committees upon which they sit, to bring a matter to the attention of the full Council and staff, and to request agenda items. Any matter that was considered during the public hearing portion is not appropriate for discussion in this section of the agenda. **NO ACTION CAN BE TAKEN AT THIS TIME.***

13. CITY MANAGER’S REPORT:

14. ADJOURNMENT:

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Building Official (951) 443-1029. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

**CITY COUNCIL/
SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY/
PERRIS PUBLIC FINANCE AUTHORITY/
PERRIS PUBLIC UTILITIES AUTHORITY/HOUSING
AUTHORITY/PERRIS JOINT POWERS AUTHORITY/PERRIS
COMMUNITY ECONOMIC DEVELOPMENT CORPORATION
AGENDA SUBMITTAL**

TO: The Honorable Mayor and Members of the City Council
FROM: Nancy Salazar, City Clerk *NS*
DATE: September 11, 2018
SUBJECT: *Approval of Minutes*

BACKGROUND: None.

FISCAL IMPACT: None.

- **RECOMMENDATION:** Motion to approve the Minutes of the Regular Joint Meeting held on August 28, 2018 of the City Council, Successor Agency to the Redevelopment Agency, Public Finance Authority, Public Utility Authority, Housing Authority, Perris Community Economic Development Corporation and Perris Joint Powers Authority

Prepared by: Judy L. Haughney, CMC, Assistant City Clerk *JLH*
Approved by: Nancy Salazar, City Clerk

Attachments:

- Minutes of the Regular Joint Meeting held on August 28, 2018 of the City Council, Successor Agency to the Redevelopment Agency, Public Finance Authority, Public Utility Authority, Housing Authority, Perris Community Economic Development Corporation and Perris Joint Powers Authority

CITY OF PERRIS

MINUTES:

Date of Meeting: August 28, 2018

06:30 PM

Place of Meeting: City Council Chambers

1. CALL TO ORDER: 6:30 P.M.

Mayor Vargas called the Regular City Council meeting to order at 6:31 p.m.

2. ROLL CALL: Burke, Corona, Rabb, Rogers, Vargas

Present: Burke, Corona, Rabb, Rogers, Vargas

Staff Members Present: City Manager Belmudez, City Attorney Dunn, Assistant City Engineer Brophy, Assistant City Manager Madkin, Assistant City Manager Miramontes, Police Captain Fellows, Fire Chief Barnett, Director of Planning and Economic Development Williams, Director of Administrative Services Carlos, Director of Community Services and Housing Chavez, Director of Finance Erwin, Director of Public Works Hartwill, Public Information Officer Vargo and City Clerk Salazar.

3. INVOCATION: Pastor Javier Munoz Temple del Evangelio 251 North Perris Boulevard Perris, California 92570

In the absence of Pastor Javier Munoz, his son gave the Invocation.

4. PLEDGE OF ALLEGIANCE: .

Councilwoman Burke led the Pledge of Allegiance

5. REPORT ON CLOSED SESSION ITEMS:

There was no Closed Session.

6. PRESENTATIONS/ANNOUNCEMENTS:

A. Presentation by Jaqueline Reliford, former YAC President, reciting her poem: "Colored Colors."

B. Recognition of service and retirement and plaque presentation to Diane Sbardellati who will be retiring on September 4, 2018.

C. Recognition of the 2018 graduates for the City of Perris Junior Master Gardener Certified Program, introduced by Isabel Carlos, Director of Administrative Services.

D. Invitation to the Seventh Day Adventist Healthiest Cities and Counties Garden Ribbon

Cutting Ceremony to be held August 30, 2018, 10:00 A.M., presented by Pastor Wade Ford, 5th Street Seventh Day Adventist Church.

7. APPROVAL OF MINUTES:

- A. Approved the Minutes of the Regular Joint Meeting held on July 31, 2018 of the City Council, Successor Agency to the Redevelopment Agency, Public Finance Authority, Public Utility Authority, Housing Authority, Perris Community Economic Development Corporation and the Perris Joint Powers Authority.

The Mayor called for a motion.

M/S/C: Moved by David Starr Rabb, seconded by Tonya Burke to Approve the Minutes as presented.

AYES: Tonya Burke, Malcolm Corona, David Starr Rabb, Rita Rogers, Michael Vargas

NOES:

ABSENT:

ABSTAIN:

8. CONSENT CALENDAR:

City Attorney Dunn noted that the resolutions pertaining to the following items need to be re-ordered and the City Clerk has the information: Items 8.I, 8.K., 8.L., 8.N., 8.O.

Mayor Pro Tem Corona requested that Items 8.G. and 8.F. be pulled for clarification.

The Mayor called for Public Comment. There was no Public Comment.

- A. Adopted the Second Reading of Ordinance Number 1369 amending Zoning Code Chapters 19.61 "Conditional Use Permits" and Chapter 19.54 "Authority and Review Procedures" to clarify inconsistencies related to Conditional Use Permit approving authority in the City of Perris.

The Second Reading of Ordinance Number 1369 is entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING ORDINANCE AMENDMENT 18-05114, TO AMEND ZONING CODE CHAPTERS 19.61 "CONDITIONAL USE PERMITS" AND CHAPTER 19.54 "AUTHORITY AND REVIEW PROCEDURES" AND FIND THE PROJECT EXEMPT FROM CEQA PURSUANT TO ARTICLE 19, SECTION 15305, MINOR ALTERATIONS IN LAND USE LIMITATIONS, AND MAKE FINDINGS IN SUPPORT THEREOF

- B. Adopted the Second Reading of Ordinance Number 1370 regarding Community Facilities District No. 2018-1 (Green Valley- West Elm) of the City of Perris Ordinance Levying Taxes within each of the two improvement areas therein and in accordance with the respective Rate and Method of Apportionment. Property is located along Ethanac Road to the south, and Fieldstone Drive to the north, and in between Murietta Road and Goetz Road to the east and west, respectively.

The Second Reading of Ordinance Number 1370 is entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS, CALIFORNIA, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF

COMMUNITY FACILITIES DISTRICT NO. 2018-1 (GREEN VALLEY-WEST ELM) OF THE CITY OF PERRIS AUTHORIZING THE LEVY OF A SPECIAL TAX WITHIN IMPROVEMENT AREA NO. 1, AND IMPROVEMENT AREA NO. 2 OF SAID DISTRICT

- C. Adopted Resolution Number 5340 regarding California Clean Air Day October 3, 2018.

Resolution Number 5340 is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, SUPPORTING AND DECLARING CALIFORNIA CLEAN AIR DAY OCTOBER 3, 2018

- D. Approved the Quit Claim and Easement Transfers to Riverside County Flood Control (RCFC) regarding Perris Valley MDP Line Q.
- E. Approved Contract Services Agreement with Lynn Merrill and Associates, Inc. for NPDES Industrial and Commercial Inspection Services.
- F. Approved Extension of Time No. 18-05220 for Tentative Tract Map 33199, to subdivide 10 acres into 26 residential lots, located at the northwest corner of Metz Road and Webster Avenues. (Applicant: Mike Naggar).

Mayor Pro Tem Corona requested that Items 8.F and 8.G. be pulled for clarification.

The following Councilmember's spoke:

**Corona
Vargas**

The Mayor called for a motion.

M/S/C: Moved by Rita Rogers, seconded by Malcolm Corona to Approve Items 8.F. and 8.G. as presented.

AYES: Tonya Burke, Malcolm Corona, David Starr Rabb, Rita Rogers, Michael Vargas

NOES:

ABSENT:

ABSTAIN:

- G. Approved Extension of Time No. 18-05208 for Tentative Tract Map 31407, to subdivide 80 acres into 243 residential lots, located at the southwest corner of Metz Road and Webster Avenue. (Applicant: Nelson Chung, Pacific Communities).
- H. Approved Final Parcel Map (FPM) 35268, a final parcel map to consolidate 191 parcels into one (1) parcel to facilitate construction of a 643,000 sq. ft. building located at northwest corner of Rider Street and Redlands Avenue. (Applicant: Steven Hollis, IDIG Rider Distribution Center, LLC).
- I. Adopted Resolution Numbers 5341, 5342 and 5343 regarding Annexation of Parcel 2, Parcel Map 33587 to Landscape Maintenance District No. 1 (LMD 1). Parcel 2, Parcel Map 33587 is a 4.10 acre industrial project located on Markham Street, approximately 315 feet west of Perris Boulevard. (Ownership of: Markham JP/ARA, LLC).

Resolution Number 5341 is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, INITIATING PROCEEDINGS, APPOINTING THE ENGINEER OF WORK, ORDERING THE PREPARATION OF A DISTRICT MAP INDICATING THE PROPOSED BOUNDARIES OF AN ANNEXATION TO THE CITY OF PERRIS LANDSCAPE MAINTENANCE DISTRICT NUMBER 1, AND FOR PROVIDING OTHER ENGINEERING SERVICES IN THE MATTER OF THE ANNEXATION OF BENEFIT ZONE 141 (PARCEL 2, PARCEL MAP 33587) TO LANDSCAPE MAINTENANCE DISTRICT NUMBER 1

Resolution Number 5342 is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, OF PRELIMINARY APPROVAL OF ENGINEER'S REPORT FOR ANNEXATION OF PARCEL 2, PARCEL MAP 33587 TO BENEFIT ZONE 141, CITY OF PERRIS LANDSCAPE MAINTENANCE DISTRICT NUMBER 1

Resolution Number 5343 is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DECLARING INTENTION TO ORDER THE ANNEXATION TO BENEFIT ZONE 141, CITY OF PERRIS LANDSCAPE MAINTENANCE DISTRICT NUMBER 1, DECLARING THE WORK TO BE OF MORE LOCAL THAN ORDINARY PUBLIC BENEFIT; SPECIFYING THE EXTERIOR BOUNDARIES OF THE AREA TO BE ANNEXED TO BENEFIT ZONE 141, LANDSCAPE MAINTENANCE DISTRICT NUMBER 1 AND TO BE ASSESSED THE COST AND EXPENSE THEREOF; DESIGNATING SAID ANNEXATION AS ANNEXATION OF PARCEL 2, PARCEL MAP 33587 TO BENEFIT ZONE 141, LANDSCAPE MAINTENANCE DISTRICT NUMBER 1; DETERMINING THAT THESE PROCEEDINGS SHALL BE TAKEN PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972; AND OFFERING A TIME AND PLACE FOR HEARING OBJECTIONS THERETO ON OCTOBER 30, 2018

- J. Adopted Resolution Number 5344 regarding Annexation Parcel Map 36678 to Flood Control MD No. 1. Parcel Map 3678 is a 48.58 acre industrial project. Location: Patterson Avenue is located along the project's west boundary, Nance Street is located parallel to and 300 feet about the project's north boundary, excepting that portion of the north boundary along Washington Avenue. North Webster Avenue is located along the project's east boundary and Markham Street is located along the project's south boundary. (Ownership of: Mader Incorporated and CPT Grainger).

Resolution Number 5344 is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DECLARING INTENTION TO AUTHORIZE LEVYING ASSESSMENTS UPON CERTAIN PARCELS OF REAL PROPERTY, TO ORDER ANNEXATION OF PARCEL MAP 36678 TO BENEFIT ZONE 94, FLOOD CONTROL MAINTENANCE DISTRICT NUMBER 1, PURSUANT TO THE BENEFIT ASSESSMENT ACT OF 1982; AND OFFERING A TIME AND PLACE FOR HEARING OBJECTIONS THERETO OCTOBER 30, 2018

- K. Adopted Resolution Numbers 5345, 5346 and 5347 regarding Annexation of Parcel Map 36678 to Landscape Maintenance District No. 1 (LMD 1). Parcel Map 36678 is a

48.58 acre industrial project. Location: Patterson Avenue is located along the project's west boundary, Nance Street is located parallel to and 300 feet about the project's north boundary, excepting that portion of the north boundary along Washington Avenue. North Webster Avenue is located along the project's east boundary and Markham Street is located along the project's south boundary. (Ownership of: Mader Incorporated and CPT Grainger).

Resolution Number 5345 is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, INITIATING PROCEEDINGS, APPOINTING THE ENGINEER OF WORK, ORDERING THE PREPARATION OF A DISTRICT MAP INDICATING THE PROPOSED BOUNDARIES OF AN ANNEXATION TO THE CITY OF PERRIS LANDSCAPE MAINTENANCE DISTRICT NUMBER 1, AND FOR PROVIDING OTHER ENGINEERING SERVICES IN THE MATTER OF THE ANNEXATION OF BENEFIT ZONE 131 (PARCEL MAP 36678) TO LANDSCAPE MAINTENANCE DISTRICT NUMBER 1

Resolution Number 5346 is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, OF PRELIMINARY APPROVAL OF ENGINEER'S REPORT FOR ANNEXATION OF PARCEL MAP 36678 TO BENEFIT ZONE 131, CITY OF PERRIS LANDSCAPE MAINTENANCE DISTRICT NUMBER 1

Resolution Number 5347 is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DECLARING INTENTION TO ORDER THE ANNEXATION TO BENEFIT ZONE 131, CITY OF PERRIS LANDSCAPE MAINTENANCE DISTRICT NUMBER 1, DECLARING THE WORK TO BE OF MORE LOCAL THAN ORDINARY PUBLIC BENEFIT; SPECIFYING THE EXTERIOR BOUNDARIES OF THE AREA TO BE ANNEXED TO BENEFIT ZONE 131, LANDSCAPE MAINTENANCE DISTRICT NUMBER 1 AND TO BE ASSESSED THE COST AND EXPENSE THEREOF; DESIGNATING SAID ANNEXATION AS ANNEXATION OF PARCEL MAP 36678 TO BENEFIT ZONE 131, LANDSCAPE MAINTENANCE DISTRICT NUMBER 1; DETERMINING THAT THESE PROCEEDINGS SHALL BE TAKEN PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972; AND OFFERING A TIME AND PLACE FOR HEARING OBJECTIONS THERETO ON OCTOBER 30, 2018

- L. Adopted Resolution Numbers 5348, 5349 and 5350 regarding Annexation of Parcel Map 36678 to Maintenance District No. 84-1. Parcel Map 36678 is a 48.58 acre industrial project. Location: Patterson Avenue is located along the project's west boundary, Nance Street is located parallel to and 300 feet about the project's north boundary, excepting that portion of the north boundary along Washington Avenue. North Webster Avenue is located along the project's east boundary and Markham Street is located along the project's south boundary. (Ownership of: Mader Incorporated and CPT Grainger).

Resolution Number 5348 is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, INITIATING PROCEEDINGS, APPOINTING THE ENGINEER OF WORK, ORDERING THE PREPARATION OF

A DISTRICT MAP INDICATING THE PROPOSED BOUNDARIES OF AN ANNEXATION TO THE CITY OF PERRIS MAINTENANCE DISTRICT NUMBER 84-1, AND FOR PROVIDING OTHER ENGINEERING SERVICES IN THE MATTER OF THE ANNEXATION OF PARCEL MAP 36678 INTO MAINTENANCE DISTRICT NUMBER 84-1

Resolution Number 5349 is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, OF PRELIMINARY APPROVAL OF ENGINEER'S REPORT FOR ANNEXATION OF PARCEL MAP 36678 TO CITY OF PERRIS MAINTENANCE DISTRICT NUMBER 84-1

Resolution Number 5350 is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DECLARING INTENTION TO ORDER THE ANNEXATION TO CITY OF MAINTENANCE DISTRICT NUMBER 84-1, DECLARING THE WORK TO BE OF MORE LOCAL THAN ORDINARY PUBLIC BENEFIT; SPECIFYING THE EXTERIOR BOUNDARIES OF THE AREA TO BE ANNEXED TO MAINTENANCE DISTRICT NUMBER 84-1 AND TO BE ASSESSED THE COST AND EXPENSE THEREOF; DESIGNATING SAID ANNEXATION AS ANNEXATION OF PARCEL MAP 36678 TO MAINTENANCE DISTRICT NUMBER 84-1; DETERMINING THAT THESE PROCEEDINGS SHALL BE TAKEN PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972; AND OFFERING A TIME AND PLACE FOR HEARING OBJECTIONS THERETO ON OCTOBER 30, 2018

- M. Adopted Resolution Number 5351 regarding Annexation of Parcel Map 35762 to Flood Control Maintenance District No. 1. Parcel Map 35762 is a 2.81 acre commercial project. Location: Case Road is located along the project's north and west boundary, Interstate 215 is located along the project's east boundary and Ethanac Road is located along the project's south boundary. (Ownership of: Cahan Perris, LLC).

Resolution Number 5351 is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DECLARING INTENTION TO AUTHORIZE LEVYING ASSESSMENTS UPON CERTAIN PARCELS OF REAL PROPERTY, TO ORDER ANNEXATION OF PARCEL MAP 35762 TO BENEFIT ZONE 106, FLOOD CONTROL MAINTENANCE DISTRICT NUMBER 1, PURSUANT TO THE BENEFIT ASSESSMENT ACT OF 1982; AND OFFERING A TIME AND PLACE FOR HEARING OBJECTIONS THERETO ON OCTOBER 30, 2018

- N. Adopted Resolution Numbers 5352, 5353 and 5354 regarding Annexation of Parcel Map 35762 to Landscape Maintenance District No. 1 (LMD 1). Parcel Map 35762 is a 2.81 acre commercial project. Location: Case Road is located along the project's north and west boundary, Interstate 215 is located along the project's east boundary and Ethanac Road is located along the project's south boundary. (Ownership of: Cahan Perris, LLC).

Resolution Number 5352 is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, INITIATING PROCEEDINGS, APPOINTING THE ENGINEER OF WORK, ORDERING THE PREPARATION OF

A DISTRICT MAP INDICATING THE PROPOSED BOUNDARIES OF AN ANNEXATION TO THE CITY OF PERRIS LANDSCAPE MAINTENANCE DISTRICT NUMBER 1, AND FOR PROVIDING OTHER ENGINEERING SERVICES IN THE MATTER OF THE ANNEXATION OF BENEFIT ZONE 139 (PARCEL MAP 36762) TO LANDSCAPE MAINTENANCE DISTRICT NUMBER 1

Resolution Number 5353 is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, OF PRELIMINARY APPROVAL OF ENGINEER'S REPORT FOR ANNEXATION OF PARCEL MAP 35762 TO BENEFIT ZONE 139, CITY OF PERRIS LANDSCAPE MAINTENANCE DISTRICT NUMBER 1

Resolution Number 5354 is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DECLARING INTENTION TO ORDER THE ANNEXATION TO BENEFIT ZONE 139, CITY OF PERRIS LANDSCAPE MAINTENANCE DISTRICT NUMBER 1, DECLARING THE WORK TO BE OF MORE LOCAL THAN ORDINARY PUBLIC BENEFIT; SPECIFYING THE EXTERIOR BOUNDARIES OF THE AREA TO BE ANNEXED TO BENEFIT ZONE 139, LANDSCAPE MAINTENANCE DISTRICT NUMBER 1 AND TO BE ASSESSED THE COST AND EXPENSE THEREOF; DESIGNATING SAID ANNEXATION AS ANNEXATION OF PARCEL MAP 35762 TO BENEFIT ZONE 139 LANDSCAPE MAINTENANCE DISTRICT NUMBER 1; DETERMINING THAT THESE PROCEEDINGS SHALL BE TAKEN PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972; AND OFFERING A TIME AND PLACE FOR HEARING OBJECTIONS THERETO ON OCTOBER 30, 2018

- O. Adopted Resolution Numbers 5355, 5356 and 5357 regarding Annexation of Parcel Map 35762 to Maintenance District No. 84-1. Parcel Map 35762 is a 2.81 acre commercial project. Location: Case Road is located along the project's north and west boundary, Interstate 215 is located along the project's east boundary and Ethanac Road is located along the project's south boundary. (Ownership of: Cahan Perris, LLC).

Resolution Number 5355 is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS COUNTY OF RIVERSIDE, STATE OF CALIFORNIA INITIATING PROCEEDINGS APPOINTING THE ENGINEER OF WORK, ORDERING THE PREPARATION OF A DISTRICT MAP INDICATING THE PROPOSED BOUNDARIES OF AN ANNEXATION TO THE CITY OF PERRIS MAINTENANCE DISTRICT NUMBER 84-1, AND FOR PROVIDING OTHER ENGINEERING SERVICES IN THE MATTER OF THE ANNEXATION OF PARCEL MAP 35762 INTO MAINTENANCE DISTRICT NUMBER 84-1

Resolution Number 5356 is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA OF PRELIMINARY APPROVAL OF ENGINEER'S REPORT FOR ANNEXATION OF PARCEL MAP 35762 TO CITY OF PERRIS MAINTENANCE DISTRICT NUMBER 84-1

Resolution Number 5357 is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DECLARING INTENTION TO ORDER

THE ANNEXATION TO CITY OF PERRIS MAINTENANCE DISTRICT NUMBER 84-1, DECLARING THE WORK TO BE OF MORE LOCAL THAN ORDINARY PUBLIC BENEFIT; SPECIFYING THE EXTERIOR BOUNDARIES OF THE AREA TO BE ANNEXED TO MAINTENANCE DISTRICT NUMBER 84-1 AND TO BE ASSESSED THE COST AND EXPENSE THEREOF; DESIGNATING SAID ANNEXATION AS ANNEXATION OF PARCEL MAP 35762 TO MAINTENANCE DISTRICT NUMBER 84-1; DETERMINING THAT THESE PROCEEDINGS SHALL BE TAKEN PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972; AND OFFERING A TIME AND PLACE FOR HEARING OBJECTIONS THERETO ON OCTOBER 30, 2018

- P. Adopted Resolution Number 5358 adopting the Local Hazard Mitigation Plan as an Annex to the Emergency Operations Plan (EOP).

Resolution Number 5358 is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ADOPTING THE LOCAL HAZARD MITIGATION PLAN (LHMP) AS AN ANNEX TO THE EMERGENCY OPERATIONS PLAN (EOP)

- Q. Adopted Resolution Number 5359 adopting the Annual Health Plan Premium Adjustment for Calendar Year 2019 and fixing the Employer Contribution at the Equal Amount for Employees and Annuitants under the Public Employees' Medical and Hospital Care Act.

Resolution Number 5359 is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, CALIFORNIA, ADOPTING THE ANNUAL HEALTH PLAN PREMIUM ADJUSTMENT FOR CALENDAR YEAR 2019

- R. Approved the expenditure of funds granted to the City of Perris and authorize the City Manager to sign the Interlocal Agreement between the Cities of Banning, Cathedral City, Coachella, Corona, Desert Hot Springs, Hemet, Indio, Jurupa, La Quinta, Moreno Valley, Palm Springs, Perris, the City of Riverside and the County of Riverside for the Edward Byrne Memorial Justice Assistance Grant (JAG) Program.
- S. Approved the 12th Amendment to WRCOG Agreement creating the Riverside County Habitat Conservation Agency.
- T. Approved the City of Perris Monthly Check Register for July 2018.

The Mayor called for a motion.

M/S/C: Moved by David Starr Rabb, seconded by Malcolm Corona to Approve the balance of the Consent Calendar with the exception of Items 8.F. and 8.G., and the clarification on re-ordering the resolutions for items 8.I., 8.K., 8.L., 8.N., 8.O.

AYES: Tonya Burke, Malcolm Corona, David Starr Rabb, Rita Rogers, Michael Vargas

NOES:

ABSENT:

ABSTAIN:

9. PUBLIC HEARINGS:

- A. Adopted Resolution Number 5360 regarding the Continuation of Public Hearing - Annexation of Parcel into CFD 1-S (South Perris Public Services District) - Annexation Number 7. Project is Green Valley, APNs: 330-150-005, 330-150-011, 330-150-012, 330-150-013, 330-150-015 and 330-150-016. (Owner(s): Eastern Municipal Water District, KB Home Coastal, LLC, and Green Valley Recovery Acquisition, LLC).
(Continued from the July 31, 2018 City Council Meeting).

Resolution Number 5360 is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, ACTING AS THE LEGISLATIVE BODY OF COMMUNITY FACILITIES DISTRICT NO. 1-S (SOUTH PERRIS PUBLIC SERVICES) OF THE CITY OF PERRIS, DECLARING THE RESULTS OF A SPECIAL ELECTION RELATING TO ANNEXATION NO. 7 AND ORDERING THE ANNEXATION OF SUCH TERRITORY, THE LEVYING OF A SPECIAL TAX WITHIN THE AREA OF ANNEXATION NO. 7 AND DIRECTING THE RECORDING OF A NOTICE OF SPECIAL TAX LIEN

This item was continued from the July 31, 2018 City Council meeting.

Director of Finance Erwin presented this item

The Mayor opened the Public Hearing at 7:04 p.m. There was no Public Comment.

The Mayor closed the Public Hearing at 7:04 p.m.

The Mayor called for a motion.

M/S/C: Moved by Malcolm Corona, seconded by David Starr Rabb to Approve Resolution Number 5360 as presented.

AYES: Tonya Burke, Malcolm Corona, David Starr Rabb, Rita Rogers, Michael Vargas

NOES:

ABSENT:

ABSTAIN:

- B. Adopted Resolution Numbers 5361 and 5362 and introduced the First Reading of Ordinance Number 1371 regarding Environmental Impact Report No. 17-05100, Specific Plan Amendment No. 17-05974, Tentative Parcel Map (TPM) 37304 (TPM No. 17-05060), and Development Plan Review (DPR) 17-00002, a proposal to develop two industrial buildings (1 million square feet and 61,200 square feet) on 55 vacant acres with a proposed Specific Plan Amendment to change the land use designation of 35 acres from Business Professional Office (BPO) to Light Industrial (LI), a Tentative Parcel Map to consolidate 14 existing parcels and vacate all or parts of three unimproved streets and a Development Plan Review for a site plan and architectural elevations. The Project is located on Perris Boulevard, south of Markham Street, north of Perry Street and west of Redlands Avenue within the Perris Valley Commerce Center (PVCC) Specific Plan area. (Applicant: Duke Realty).

Resolution Number 5361 is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, CERTIFYING THE ENVIRONMENTAL IMPACT REPORT 17- 05100 (STATE CLEARINGHOUSE

#2017081059), PREPARED FOR THE DUKE PROJECT, A WAREHOUSE DEVELOPMENT PROJECT CONSISTING OF TWO BUILDINGS TOTALING 1,077,230 SQUARE FEET, BASED UPON THE STATEMENT OF FACTS AND FINDINGS AND STATEMENT OF OVERRIDING CONSIDERATION AND THE MITIGATION MONITORING AND REPORTING PROGRAM

Resolution Number 5362 is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA APPROVING TENTATIVE PARCEL MAP 17-05060 (TPM 37304) AND DEVELOPMENT PLAN REVIEW 17-00002 TO FACILITATE CONSTRUCTION OF 1,077,230 SQUARE FEET IN TWO INDUSTRIAL BUILDINGS ON 55 ACRES LOCATED ON PERRIS BOULEVARD BETWEEN MARKHAM STREET AND PERRY STREET SUBJECT TO THE CONDITIONS OF APPROVAL AND FINDINGS CONTAINED HEREIN

The First Reading of Ordinance Number 1371 is entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA APPROVING SPECIFIC PLAN AMENDMENT 17-05074 TO THE PERRIS VALLEY COMMERCE CENTER SPECIFIC PLAN (PVCCSP) TO CHANGE THE LAND USE DESIGNATION OF APPROXIMATELY 35 ACRES FROM BUSINESS PROFESSIONAL OFFICE (BOP) TO LIGHT INDUSTRIAL (LI) TO FACILITATE THE APPROVAL OF AN INDUSTRIAL WAREHOUSE PROJECT ON 55 ACRES LOCATED ON PERRIS BOULEVARD BETWEEN MARKHAM STREET AND PERRY STREET, AND MAKING FINDINGS IN SUPPORT THEREOF

City Attorney Dunn noted that this item was brought back at the request of Councilmember Burke and would be heard as a new item.

Planning Manager Phung gave the presentation on this item.

The following Councilmember spoke:

Rabb

The Mayor opened the Public Hearing at 7:20 p.m.

Councilmember Rogers left the City Council Chambers at 7:21 p.m. and returned at 7:23 p.m.

The following people spoke at Public Comment:

Mike Day

Andrew Fernandez

David Cordero

Joshua D. Naggar

Raul Ruiz

Scott Ebersole, Hector Ruano

Brian Morrell

Daniel Meza

Bo Cheli

Nannette Plascencia

The Mayor closed the Public Hearing at 7:57 p.m.

The following Councilmembers spoke:

Corona

Rogers

Burke

Rabb

Vargas

Councilmember Rabb left the City Council Chambers at 8:34 p.m. and returned at 8:35 p.m.

The Mayor called for a motion.

M/S/C: Moved by Rita Rogers, seconded by Tonya Burke to Approve Resolution Numbers 5361, 5362 and the First Reading of Ordinance Number 1371 as presented.

AYES: Tonya Burke, David Starr Rabb, Rita Rogers

NOES: Malcolm Corona, Michael Vargas

ABSENT:

ABSTAIN:

10. **BUSINESS ITEMS:**

- A. **Approved the 2018-2019 Pre-Year Budget Review and amend the Operations Budgets as presented.**

Councilmember Rogers left the City Council Chambers at 8:45 p.m. and returned at 8:48 p.m.

Councilmember Rabb left the City Council Chambers at 8:45 p.m. and returned at 8:47 p.m.

Director of Finance Erwin made the presentation on this item.

The following Councilmember's spoke:

Rogers

Rabb

The Mayor called for Public Comment. There was no Public Comment.

The Mayor called for a motion.

M/S/C: Moved by Malcolm Corona, seconded by Rita Rogers to Approve the item as presented.

AYES: Tonya Burke, Malcolm Corona, David Starr Rabb, Rita Rogers, Michael Vargas

NOES:

ABSENT:

ABSTAIN:

- B. Overview of the Partnership with Perris Union High School District and the International Code Council (ICC) for the International Residential Code Training Program.

This item was presented by Counter Services Supervisor Arana.

The following Councilmember's spoke:

Corona

Burke

The Mayor called for Public Comment. There was no Public Comment.

- C. Appointed and designated a Councilmember and alternate to act on behalf of the City of Perris to the Western Community Energy Joint Powers Authority Board of Directors (WCE JPA).

Assistant City Manager Miramontes made the presentation on this item.

The Mayor made the following appointments:

Councilmember Rogers-Delegate

Councilmember Burke-Alternate

The Mayor called for Public Comment. There was no Public Comment.

The Mayor called for a motion.

M/S/C: Moved by David Starr Rabb, seconded by Tonya Burke to Approve the appointments of Councilmember Rogers as delegate and Councilmember Burke as alternate to the WCE JPA

AYES: Tonya Burke, Malcolm Corona, David Starr Rabb, Rita Rogers, Michael Vargas

NOES:

ABSENT:

ABSTAIN:

11. PUBLIC COMMENT/CITIZEN PARTICIPATION:

The following people spoke at Public Comment:

Bill Lamb

Ali Mazarei

Abigail Silva

12. COUNCIL COMMUNICATIONS:

The following Councilmember's spoke:

Rabb

Burke

Rogers

Corona

Vargas

13. CITY MANAGER'S REPORT:

14. ADJOURNMENT:

There being no further business the Mayor adjourned the Regular City Council meeting at 9:31 p.m.

Respectfully Submitted,

Nancy Salazar, City Clerk

**CITY COUNCIL
AGENDA SUBMITTAL**

Meeting Date: September 11, 2018

SUBJECT: **Final Tract Map 36989 (FTM 17-05268)** - A final parcel map to subdivide 37.09 acres into 145 single-family lots and five (5) lettered lots within the *Green Valley Specific Plan*, generally located north of Ethanac Road and 1,350 feet east of Goetz Road. **Applicant:** Corinne Mostad, KB Home

REQUESTED ACTION: **Approve** Final Tract Map 36989



CONTACT: Dr. Grace Williams, Director of Planning and Economic Development 



BACKGROUND/DISCUSSION:

On August 29, 2017, the City Council unanimously approved Tentative Tract Map 36989 to subdivide 37.09 acres into 145 single-family lots and five (5) lettered lots within the *Green Valley Specific Plan*, generally located north of Ethanac Road and 1,350 feet east of Goetz Road. The *Green Valley Specific Plan* is a master-planned community encompassing 1,269 acres of land envisioned to construct 3,460 single family detached homes, 750 multi-family units, 42.3 acres of business and professional office space, 72.7 acres of commercial retail, 24 acres for three (3) school sites, and 51.1 acres of public parks.

The Final Map has been reviewed by the City Engineer's office and is consistent with the Tentative Tract Map approved by the City Council on August 29, 2017. Also, all associated engineering fees are paid and all bonds are posted. The applicant has also complied with all Planning Division requirements related to the Conditions of Approval for Tentative Tract Map 36989 prior to recordation of Final Tract Map.

BUDGET (or FISCAL) IMPACT: Cost for processing this application is funded by the applicant.

Prepared by: Nathan Perez, Associate Planner 
Reviewed by: Kenneth K. Phung, Planning Manager 

Assistant City Manager: Darren Madkin 
Assistant City Manager: Clara Miramontes
Director of Finance: Jennifer Erwin 

Attachments: 1. Conditions of Approval (Planning & Engineering)
2. Final Tract Map 36989

Consent: **September 11, 2018**

LINE #	BEARING	DISTANCE
L1	S89°47'38"E	21.81'
L2	N07°05'11"W	28.47'
L3	N48°33'04"E	28.47'
L4	N07°21'00"W	21.81'
L5	N07°29'59"W	28.13'
L6	N07°39'52"E	21.82'
L7	N48°33'04"E	33.80'
L8	N07°07'11"W	40.70'
L9	N07°22'38"E	33.80'
L10	N07°12'42"W	30.84'
L11	N07°49'58"E	30.82'
L12	N07°05'11"W	20.82'
L13	N07°04'30"W	20.82'
L14	N07°04'00"W	18.25'
L15	N07°12'08"E	20.00'

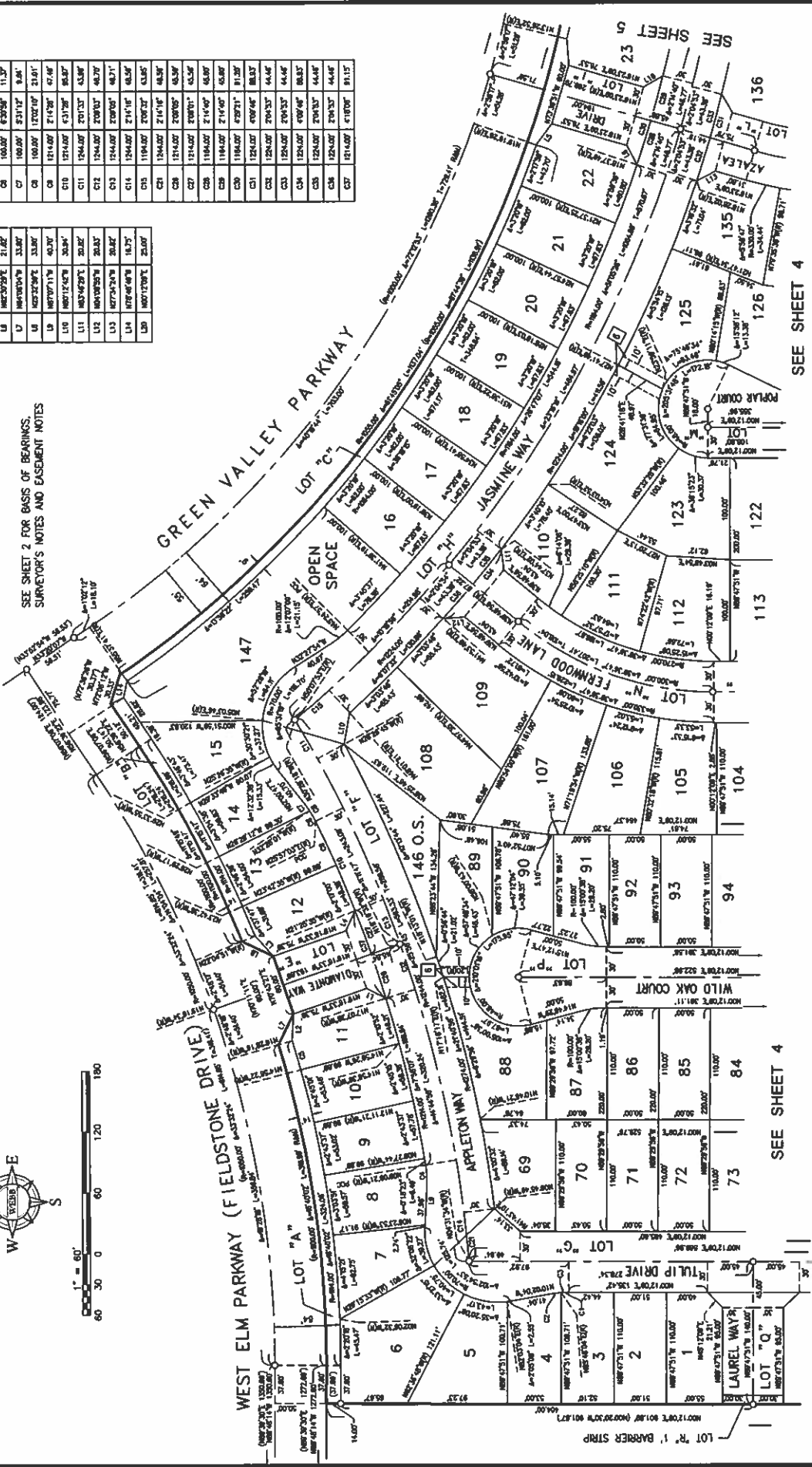
CURVE #	BEARING	ARC	CHORD
C1	100.00°	474.00'	7.48'
C2	100.00°	570.00'	10.18'
C3	100.00°	1074.14'	21.87'
C4	100.00°	1022.00'	21.81'
C5	111.00°	131.95'	20.78'
C6	100.00°	670.56'	11.27'
C7	100.00°	631.12'	8.46'
C8	121.00°	214.97'	47.46'
C9	121.00°	214.97'	47.46'
C10	121.00°	637.26'	85.87'
C11	124.00°	207.12'	43.87'
C12	124.00°	207.12'	46.70'
C13	124.00°	207.12'	46.71'
C14	124.00°	214.18'	48.57'
C15	118.00°	207.22'	43.85'
C16	124.00°	214.18'	48.58'
C17	124.00°	207.12'	43.85'
C18	124.00°	207.12'	43.87'
C19	124.00°	207.12'	43.87'
C20	124.00°	214.00'	45.54'
C21	118.00°	214.00'	45.54'
C22	118.00°	214.00'	45.54'
C23	124.00°	214.00'	45.54'
C24	124.00°	207.12'	43.87'
C25	124.00°	207.12'	44.48'
C26	124.00°	207.12'	44.48'
C27	121.00°	478.00'	81.15'

IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TRACT NO. 36989

BEING A SUBDIVISION OF LOTS 15 THROUGH 17, INCLUSIVE, OF TRACT NO. 24648 AS SHOWN BY MAP ON FILE IN BOOK 226 OF MAPS AT PAGES 88 THROUGH 100, INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN SECTION 8, TOWNSHIP 5 SOUTH, RANGE 3 WEST, S.B.M.

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS
 SEPTEMBER, 2017

SEE SHEET 2 FOR BASIS OF BEARINGS,
 SURVEYOR'S NOTES AND EASEMENT NOTES



SEE SHEET 4

SEE SHEET 4

IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

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SURVEYOR'S NOTES AND EASEMENT NOTES

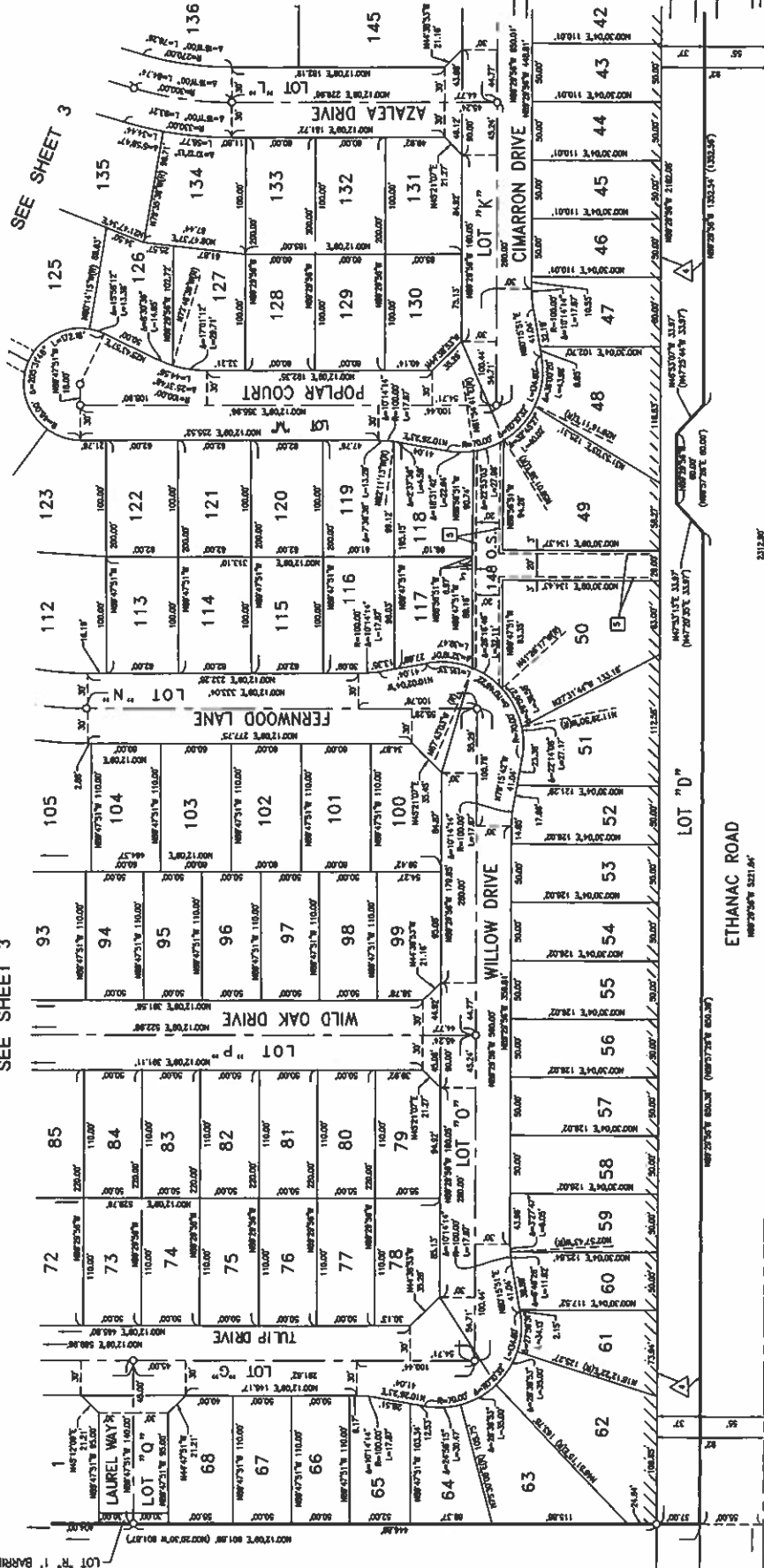
ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS SEPTEMBER, 2017



LOT "A" 1' BARRIER STRIP

SEE SHEET 3

SEE SHEET 5



ETHANAC ROAD

LOT "D"

LOT "K"

LOT "N"

LOT "O"

LOT "P"

LOT "Q"

LOT "R"

LOT "S"

LOT "T"

LOT "U"

LOT "V"

LOT "W"

LOT "X"

LOT "Y"

LOT "Z"

LOT "AA"

LOT "AB"

LOT "AC"

LOT "AD"

LOT "AE"

LOT "AF"

LOT "AG"

LOT "AH"

LOT "AI"

LOT "AJ"

LOT "AK"

LOT "AL"

LOT "AM"

LOT "AN"

LOT "AO"

LOT "AP"

LOT "AQ"

LOT "AR"

LOT "AS"

LOT "AT"

LOT "AU"

LOT "AV"

LOT "AW"

LOT "AX"

LOT "AY"

LOT "AZ"

LOT "BA"

LOT "BB"

LOT "BC"

LOT "BD"

LOT "BE"

LOT "BF"

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LOT "BO"

LOT "BP"

LOT "BQ"

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LOT "BT"

LOT "BU"

LOT "BV"

LOT "BW"

LOT "BX"

LOT "BY"

LOT "BZ"

LOT "CA"

LOT "CB"

LOT "CC"

LOT "CD"

LOT "CE"

LOT "CF"

LOT "CG"

LOT "CH"

LOT "CI"

LOT "CJ"

LOT "CK"

LOT "CL"

LOT "CM"

LOT "CN"

LOT "CO"

LOT "CP"

LOT "CQ"

LOT "CR"

LOT "CS"

LOT "CT"

LOT "CU"

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LOT "CW"

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LOT "DY"

LOT "DZ"

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LOT "EC"

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LOT "EE"

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LOT "EG"

LOT "EH"

LOT "EI"

LOT "EJ"

LOT "EK"

LOT "EL"

LOT "EM"

LOT "EN"

LOT "EO"

LOT "EP"

LOT "EQ"

LOT "ER"

LOT "ES"

LOT "ET"

LOT "EU"

LOT "EV"

LOT "EW"

LOT "EX"

LOT "EY"

LOT "EZ"

LOT "FA"

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LOT "HX"

LOT "HY"

LOT "HZ"

LOT "IA"

LOT "IB"

LOT "IC"

LOT "ID"

LOT "IE"

LOT "IF"

LOT "IG"

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LOT "II"

LOT "IJ"

LOT "IK"

LOT "IL"

LOT "IM"

LOT "IN"

LOT "IO"

LOT "IP"

LOT "IQ"

LOT "IR"

LOT "IS"

LOT "IT"

LOT "IU"

LOT "IV"

LOT "IW"

LOT "IX"

LOT "IY"

LOT "IZ"

LOT "JA"

LOT "JB"

LOT "JC"

LOT "JD"

LOT "JE"

LOT "JF"

LOT "JG"

LOT "JH"

LOT "JI"

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LOT "JN"

LOT "JO"

LOT "JP"

LOT "JQ"

LOT "JR"

LOT "JS"

LOT "JT"

LOT "JU"

LOT "JV"

LOT "JW"

LOT "JX"

LOT "JY"

LOT "JZ"

LOT "KA"

LOT "KB"

LOT "KC"

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LOT "KR"

LOT "KS"

LOT "KT"

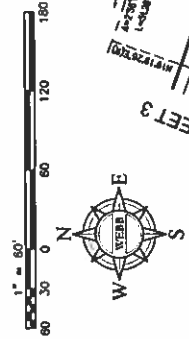
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LOT "KV"

LOT "KW"

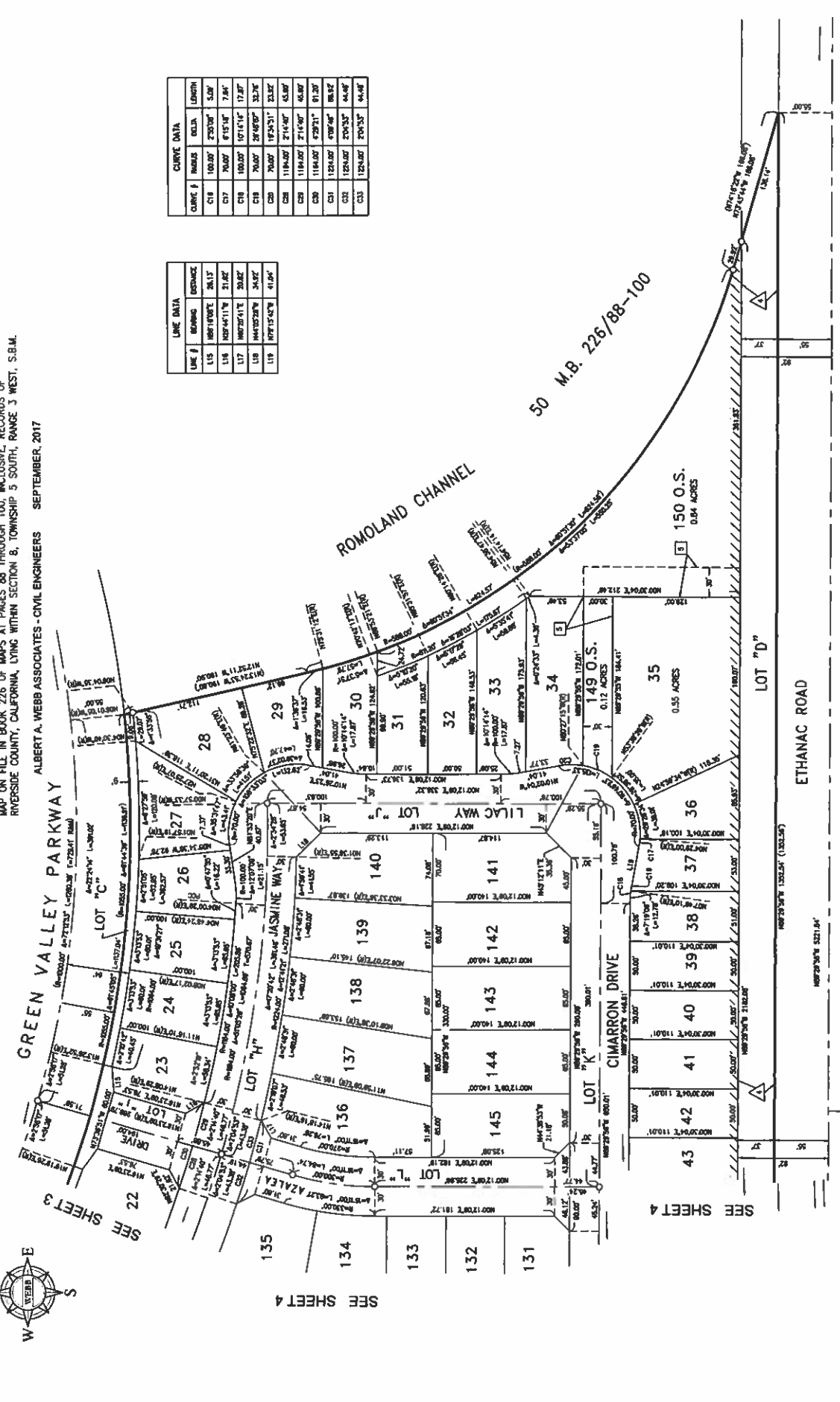
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ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS SEPTEMBER, 2017



CURVE #	BEARING	DISTANCE	CHORD	DELTA	LENGTH
C16	100.00°	270.00'	270.00'	5.00'	5.00'
C17	70.00°	675.00'	675.00'	7.86'	7.86'
C18	100.00°	1071.61'	1071.61'	17.87'	17.87'
C19	70.00°	2649.00'	2649.00'	32.76'	32.76'
C20	70.00°	1824.51'	1824.51'	22.82'	22.82'
C21	119.40°	2714.00'	2714.00'	43.00'	43.00'
C22	119.40°	4297.31'	4297.31'	81.20'	81.20'
C23	129.40°	4087.00'	4087.00'	66.82'	66.82'
C24	129.40°	2204.53'	2204.53'	44.00'	44.00'
C25	129.40°	2204.53'	2204.53'	44.00'	44.00'

LINE #	BEARING	DISTANCE
L15	N00°00'00"E	84.13'
L16	N02°45'17"E	21.82'
L17	N44°25'28"E	24.82'
L18	S77°15'28"E	41.89'



SEE SHEET 4

SEE SHEET 4

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

CONDITIONS OF APPROVAL

**Design Guidelines (DG) 15-00006
TTM 36989 (TTM 15-05180)
TTM 36988 (TTM 15-05181)**

August 29, 2017

PROJECT: TTM 36989 (TTM 15-05180), TTM 36988 (TTM 15-05181) and Design Guidelines (DG) 15-00006 – Proposal for Tentative Tract Map 36988 to subdivide 37.65 acres into 169 single family lots, Tentative Tract Map 36989 to subdivide 37.09 acres into 145 single family lots within the Green Valley Specific Plan and proposed Commercial and Residential Design Guidelines for the Green Valley Specific Plan, located north of Ethanac Road and west of Murrieta Road. **Applicant:** Patrick Parker, Raintree Investment Corporation

General Requirements:

- 1. Environmental Impact Report Mitigation Monitoring Program.** The project shall at all times comply with all provisions of the Supplemental Mitigation Monitoring and Reporting Program (MMRP) for the Addendum EIR and the adopted MMRP for the Green Valley Specific Plan Final EIR certified March 5, 1990.
- 2. Development Standards.** The project shall conform to all requirements of the City of Perris Municipal Code Title 19.
- 3. Conformance to Approved Plans.** Development of the project shall conform substantially to the approved set of plans presented at the **June 7, 2017** Planning Commission hearing, or as amended by these conditions and as approved by the City Council on **July 11, 2017**. Any deviation shall require appropriate Planning Division review and approval.
- 4. Tract Map Term of Approval.** In accordance with the Subdivision Map Act, the recordation of the final map shall occur within two (2) years from the approval date unless an extension is granted. The applicant may apply for a maximum of five (5) one-year extensions, to permit additional time to record the final map. A written request for extension shall be submitted to the Development Services Department at least thirty (30) days prior to the expiration of Tentative Map approval.
- 5. 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).
- 6. Property Maintenance.** The project shall comply with provisions of Perris Municipal Code 7.06 regarding Landscape Maintenance, and Chapter 7.42 regarding Property Maintenance.
- 7. 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,

Attachment 2

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 **DG 15-00006, TTM 36989 (TTM 15-05180) and TTM 36988 (TTM 15-05181)**. 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.

8. **Building Official/Fire Marshal.** The proposed project shall adhere to all requirements of the Building Official/Fire Marshal. Fire hydrants shall be located on the project site pursuant to the Building Official. The applicant shall submit a fire access and fire underground plan prior to construction drawings. 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 on building plans. See City of Perris website, Office of the Fire Marshal, for examples and relevant information for access and underground plan available at: <http://www.cityofperris.org>.
9. **Park Services Conditions.** The project shall comply with all requirements of the Park Services Department as indicated in the Conditions of Approval dated February 2, 2016.
10. **Engineering Conditions.** The project shall comply with all requirements of the City Engineer as indicated in the Conditions of Approval dated May 24, 2017 for TTM 36989 and TTM 36988.
11. **Fire Marshall Conditions.** The project shall comply with all requirements of the Fire Marshall as indicated in the Conditions of Approval dated June 13, 2016.
12. **Community Services Conditions.** The project shall comply with all requirements of Community Services Department as indicated in the Conditions of Approval date April 13, 2016.
13. **Class II Bike Lane.** A Class II bike lane shall be included per the Perris Trail Master Plan along Ethanac Road and Murrieta to all off-site improvement plans subject to the approval of Planning Division and City Engineer. A copy of the street improvement plans shall be submitted to the Planning Division.
14. **Unit Identification.** Each unit in the tract shall include an interior lighted address fixture. This fixture shall allow for replacement of the bulbs, and shall be reviewed and approved by the Planning Division.
15. **Utilities.** All utilities such as cable TV and electrical distribution lines (including those which provide direct service to the project site and/or currently exist along public right-of-ways) adjacent to the site shall be placed underground along Tract frontage, except for electrical utility lines rated at 65kv or larger. 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.

16. **Mechanical Equipment.** All mechanical equipment, including air conditioning units, pool equipment, etc., shall be screened from the public right-of-way by a view obscuring fence, wall, or landscaping to the satisfaction of the Planning Division.
17. **Residential Use and Development Restrictions.** The physical development of all lots shall be reviewed and approved by the city. Any use, activity, and/or development occurring on the site without appropriate city approvals shall constitute a code violation and shall be treated as such. Placement of any sales trailer or a model home shall require separate review and approval by the City.
18. **Spark Arresters.** All spark arresters in the proposed tract shall be screened by sheet metal enclosures, or other material acceptable to the Building Department, and painted the according to the approved paint palette.
19. **City-Approved Waste Hauling.** The developer shall use only the City-approved waste hauler for all construction and other waste disposal.
20. **Energy Conservation.** To improve local air quality, the applicant shall comply with the energy-conservation features into the project (as feasible) per the EIR and Design Guidelines. An accounting of the project's energy conservation measures shall be submitted to the Building Division, prior to application for Building Permits.
21. **Preliminary Water Quality Management Plan (PWQMP).** A Preliminary WQMP was prepared for the proposed project site. All P-WQMPs were determined to be in substantial compliance, in concept, with the Riverside County 2012 WQMP Manual requirements. The following two conditions apply:
 - a. 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.
 - b. The structural BMPs selected for this project have been approved in concept. The owner shall submit a final WQMP including plans and details providing the elevations, slopes, and other details for the proposed structural BMPs including the lot specific LID design, extended detention basins, and landscaping. The Public Works Department shall review and approve the final WQMP text, plans and details.

Prior to Final Tract Map approval.

22. **Final Tract Map Approval.** The developer shall obtain the following clearances or approvals prior to Final Map Recordation:
 - a. Verification from the Planning Division that all pertinent conditions of approval have been met, including any Administrative Development Plan Review approvals, as mandated by the Perris Municipal Code.

- c. Planning Commission approval of all proposed street names through a Street Name application.
 - d. Repair and Maintenance Easement on behalf of the City of Perris for all underground infrastructure (i.e. sewer, storm drain, etc.) within trails and HOA areas as deemed appropriate by the City Engineer.
 - e. Any other required approval from an outside agency.
 - f. **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:
 - i. Landscape Maintenance District No. 1;
 - ii. Flood Control Maintenance District No. 1;
 - iii. Maintenance District No. 84-1;
 - iv. South Perris Community Facilities Assessment District; and
 - v. Transportation Uniform Mitigation Fee.
23. **CC&Rs.** Prior to recordation of the Final Map of each tract, the developer shall submit and obtain approvals for any Covenants, Conditions, and Restrictions (CC&Rs) to the Department of Planning and Community Development and the City Attorney's office. Approved CC&Rs shall be recorded with the final map.

Prior to Issuance of Grading Permits

24. **Grading Permits.** Prior to issuance of grading permits, a final map application shall be submitted to the Planning Division with payment of appropriate fees for review and approval concurrently with application to the City Engineer. No precise grading permit shall be approved prior to final tract map approval.
25. **Southern California Edison.** Prior to issuance of grading permits, 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.
26. **Final Water Quality Management Plan (F-WQMP).** 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, underground storm chamber and canopy cover for trash enclosure areas. The Public Works Department shall review and approve the final WQMP plans, and details.

Prior to Issuance of Building Permits

27. **Building Plans.** All Planning, Park Services, Community Services, Fire and Engineering Conditions of Approval shall be copied onto the approved building plans. Such conditions shall be annotated, directing the receiver to the sheet and detail(s) indicating satisfaction of the conditions. Also, the Mitigation and Monitoring 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.
28. **Property Liens.** The applicant shall pay all liens owed to the city prior to the issuance of building permits.
29. **Administrative Development Plan Review.** Prior to issuance of any building permit, the applicant shall obtain approval of an Administrative Development Plan Review (ADPR) for the review of architecture, plotting, conceptual landscape, and fencing of all production units within the entire tract. The applicant shall provide 10-percent one single-story homes. Side entry garages are encouraged and shall be incorporated as feasible and as approved through the development plan review process. The following is required for plotting, color and materials, and architecture.
 - a. The developer shall submit a minimum of four (4) architectural types, eight (8) color schemes, and four (4) floor plans.
 - b. Each architectural type shall provide a minimum of two (2) materials that are associated with selected architecture.
 - c. All elevations shall provide architectural detail option for lots that are facing the public right-of-way, detention basins, Trails, and Romoland Channel.
 - d. The floor plan shall include the garage to be off-set 5' feet or more from the habitable building wall or covered porch entry.
 - e. No three (3) consecutive lots (side by side) shall have similar architecture or floor plan, and no similar architecture or floor plan shall be located across the street.
 - f. A minimum 10% of each floor plan shall be used within the tract.
 - g. All garage doors shall include decorative windows at the top row of the door.
 - h. Roof type and roof pitch of new residential buildings shall be consistent throughout the architectural type.
 - i. Two story homes will break first and second story by recessing the second story or by providing an architectural feature that would distinguish each story from one another.
 - j. All units shall include accent features such as sills, shutters, false canopies, surrounds, and multi-paned windows shall be used. Recessed windows shall also be used where appropriate.
 - k. All electrical panels and exposed roof pipes shall be painted to match.
30. **Phasing.** Prior to issuance of building permits, all phasing plans shall be reviewed and approved by the Planning Division, and the City Engineer. Each Phase of the project shall provide adequate drainage and at least two points of access to all lots.

31. **March Air Reserve Base.** Prior to building permit issuance, in accordance with conditions of approval by the Airport Land Use Commission (ALUC) letter dated June 30, 2016, the following measures shall be implemented to address the project's location within Airport Influence Area:

- a. A "Notice of Airport in the Vicinity" shall be provided to all potential purchasers and tenants of the property, and shall be recorded as a deed notice

NOTICE OF AIRPORT IN VICINITY

"This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, accident potential, odors, and potential extensive parachutists or aircraft activity). Individual sensitivities to those annoyances can vary from person to person. You may want to consider what airport annoyance, if any are associated with the property before you complete your purchase and determine whether they are acceptable to you".

- b. Any outdoor lighting installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
- c. The following uses/activities are not included in the proposed project and shall be prohibited at this site:
 - i. 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.
 - ii. 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.
 - iii. 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.)
 - iv. Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
 - v. Children's schools, hospitals, nursing homes, libraries, day care centers, and highly noise-sensitive outdoor nonresidential uses.
- d. Any ground-level or aboveground water detention basin or facilities shall be designed so as to provide for a detention period for the design storm that does not exceed 48 hours and to remain totally dry between rainfalls. Vegetation in and around such facilities that would provide food or cover for bird species that would

- be incompatible with airport operations shall not be utilized in project landscaping.
- e. Prior to issuance of building permits for any structure within the residential subdivision with an elevation at top of roof exceeding 1,455 feet above mean sea level, the permittee or its successor-in-interest) shall submit evidence to the City of Perris Development Services Department that the Federal Aviation Administration (FAA) has issued a determination of "Not a Hazard to Air Navigation" for such structure. Based on the projected pad elevations, this would only be potentially applicable to structures exceeding 26 feet in height.
 - f. During initial sales of properties, informational signs shall be posted in conspicuous locations within the project clearly depicting the proximity of the project to the airport and aircraft traffic patterns.
 - g. An information brochure shall be provided to prospective purchasers showing the locations of aircraft flight patterns. The frequency of overflights, the typical altitudes of the aircraft, and the range of noise levels that can be expected from individual aircraft overflights shall be described. A copy of the Compatibility Factors exhibit from the Perris Valley Airport Land Use Compatibility Plan shall be included in the brochure.
 - h. A 35-acre area (also known as Planning Areas 22 and 24B of the Green Valley Specific Plan) shall be dedicated in its entirety by the developer to the City of Perris as outlined in the City of Perris memorandum dated December 9, 2015 (Revised April 13, 2016) in conjunction with the recordation of this map or, at the latest, prior to the issuance of building permits on any of the lots within either Tentative Tract Map No. 36988 or Tentative Tract Map No. 36989. At least 7.6 acres within the park shall meet the open area criteria specified in the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan. Additional areas meeting the open area criteria as shown on the exhibit prepared by FORMA and dated April 2016 may be credited toward meeting the open area requirements of other developments under the ownership of Green Valley Recovery Acquisition, LLC or its successors-in interest located within those portions of the Green Valley Specific Plan subject to open area requirements.
 - i. Prior to recordation of the final map, a document shall be recorded restricting the use of the remaining 155 acres within the areas depicted as "Park" or "Non Residential Use" on the attached exhibit entitled "Ultimate Land Use Plan June 9, 2016" in perpetuity so as to not allow the development of residential uses unless the Federal Aviation Administration and State of California Department of Transportation, Aeronautics Division no longer recognize Perris Valley Airport as a public use airport and there is no longer a skydiving or aviation business using the runway. Non-residential uses, including uses allowed in the park land designation, may be possible in the portions of the 155-acre area consistent with the Airport Land Use Plan.
 - j. The Federal Aviation Administration has conducted aeronautical studies of the proposed tract (Aeronautical Study Nos. 2016-AWP-4076-OE, 2016-AWP-4077-OE, 2016-AWP-4078-OE, and 2016-AWP-4079-OE) and has determined that neither marking nor lighting of the structures therein at the heights and elevations studied is necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking and/or lighting (if any) shall be installed in accordance with FAA Advisory Circular 70/7460-1 L and shall be

- maintained in accordance therewith for the life of the project.
- k. The proposed structures shall not exceed a height of 35 feet above ground level and a maximum elevation at top point (including all roof-mounted equipment, if any) of 1453 feet above mean sea level.
 - l. The maximum height and top point elevations 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 structures shall not exceed 35 feet in height and a maximum elevation of 1453 feet above mean sea level, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.
 - n. Within five (5) days after construction of each dwelling 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 any of the structures.
- 32. Walls, Fences and Monumentation.** Prior to issuance of building permits, the developer shall submit and obtain approval from the Planning Division of a block wall/fence plan and monumentation. The wall and fencing plan including monumentation shall comply with the proposed Design Guidelines established for the Specific Plan. In addition, the following conditions apply:
- a. **Detention Basins and Storm Drain Facilities.** All enclosed detention basins or storm drain facilities shall have decorative wrought iron fencing with decorative pilasters every 100' feet or perimeter wall corner, or lot line corner. If the detention basin abuts a residential property, a 6' foot decorative block wall is required.
 - b. **Wall and fencing.** Wall and fencing for the perimeter and interior property lines that comply with the requirements identified in the Design Guidelines. Split-face block walls shall be used for all returns between residences and along all side yards adjacent to a street.
 - c. **Primary Entry Identification Signage.** Primary entry identification signage in accordance with the Design Guidelines.
 - d. **Neighborhood Entry Signage.** Neighborhood entry signage in accordance with the Design Guidelines.
 - e. **HOA Park Signage.** HOA Park Signage in accordance with the Design Guidelines.
 - f. **Trailhead Markers.** Trailhead Markers signage at points where a trail connects to a roadway or intersection in accordance with the Design Guidelines.
- 33. 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. If any deviations from the construction hours are deemed necessary, it first must be requested with the building inspector identifying why this must occur and the time frame it is needed along with necessary provision to mitigate noise impact. The approval of this request is subject to the review and approval of the Building Official.
- b. Building Department Construction activity shall not exceed 80 dBA in residential zones in the City.
 - c. Construction routes are limited to City of Perris designated truck routes or otherwise approved by the Building Official.
 - 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 applicant shall require contractor to provide construction site electrical hook ups for electric hand tools such as saws, drills, and compressors as practical 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.
34. **Water Resources Control Board.** Prior to issuance of Building Permits, the applicant shall submit a copy of the State Water Resources Control Board permit letter with the WDID number to Planning Staff.
35. **Fees.** The developer shall pay the following fees according to the timeline noted.

Prior to the issuance of building permits, the applicant shall pay:

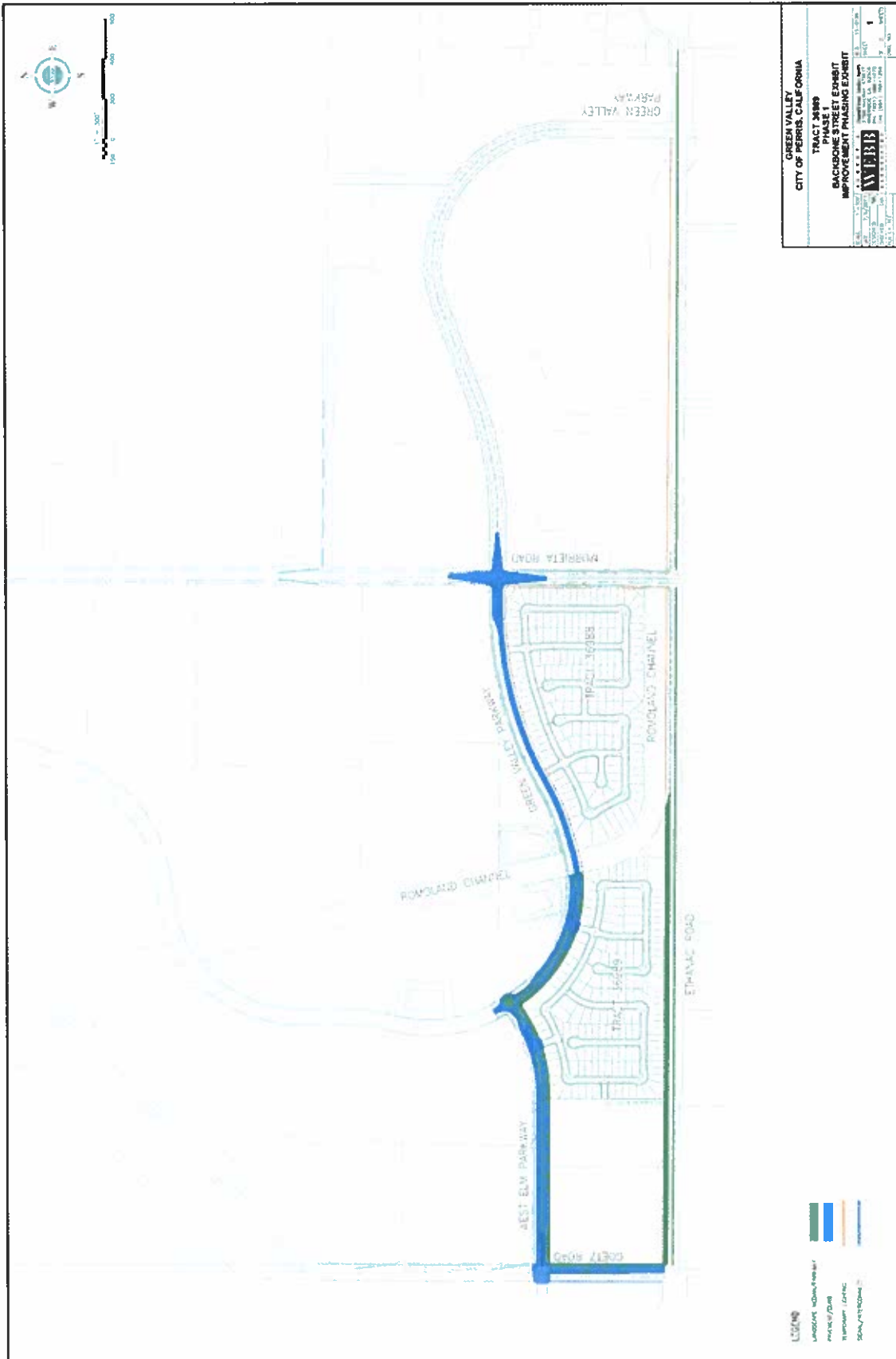
- a. Stephen's Kangaroo Rat Mitigation Fees of \$500.00 per acre;
- b. Multiple Species Habitat Conservation Plan fees currently in effect;
- c. Current statutory school fees to all appropriate school districts;
- d. Any outstanding liens and development processing fees owed to the City;
- e. Prior to the issuance of building permits, the developer shall pay all development impact fees, including parks and recreation fees in accordance with Ordinance Number 953. Such fees shall be based on a ratio of five acres per thousand residents. Per said ordinance the City reserves the right to utilize fair market value of the land based on qualified appraisal;
- f. Appropriate City Development Impact Fees in effect at the time of development; and
- g. Appropriate Transportation Uniform Mitigation Fees (TUMF) in effect at the time of development.

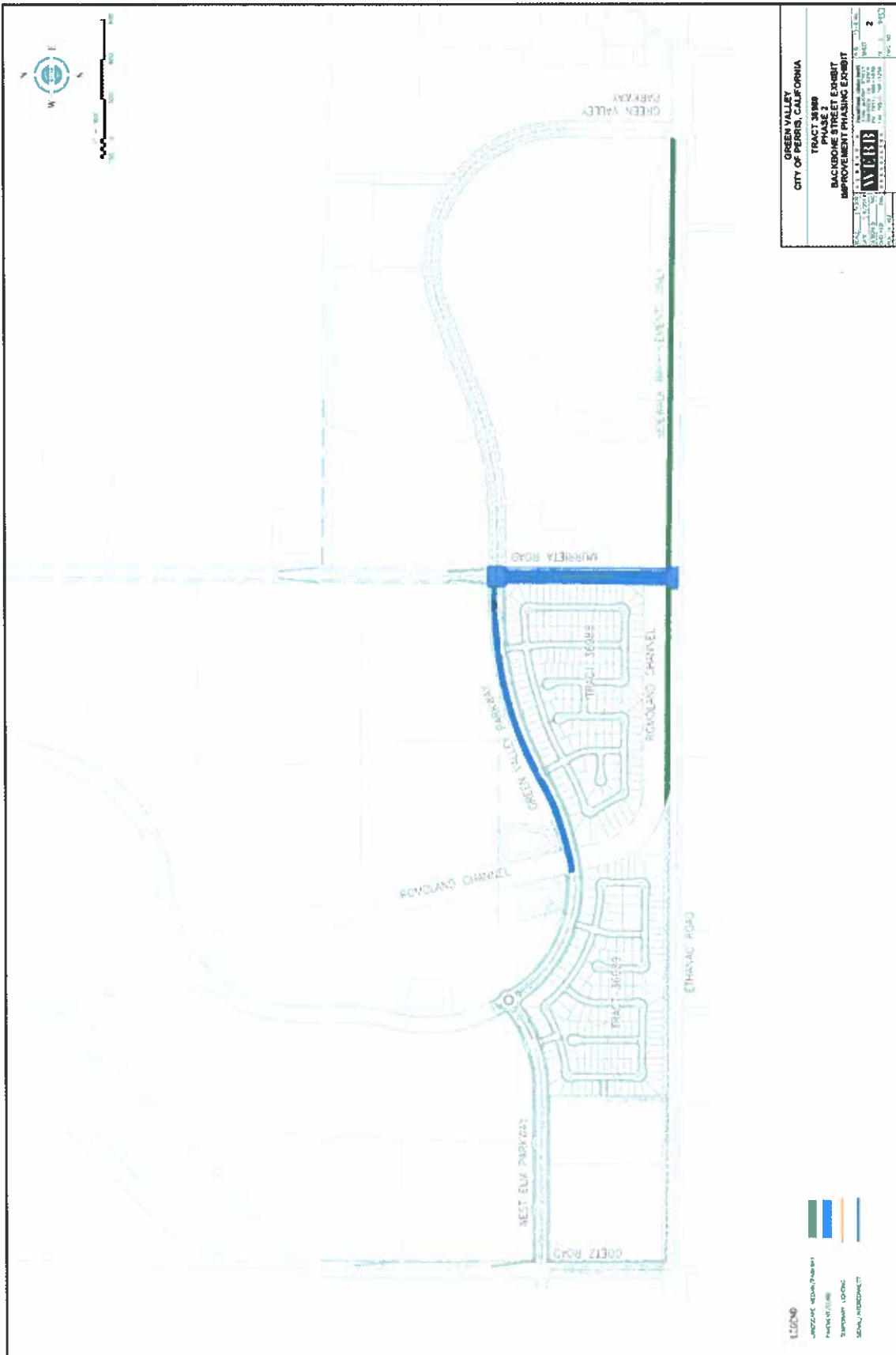
36. **Landscaping Plans.** Prior to issuance of building permits, three (3) copies of Construction Landscaping and Irrigation Plans shall be submitted to the Planning Department for approval and shall be accompanied by the appropriate filing fee. The landscape and irrigation plan shall be prepared by a registered landscape architect and conform to the requirements of Chapter 19.70 of the Municipal Code. The location, number, genus, species, and container size of the plants shall be shown. The landscaping shall be consistent with the conceptual landscape plan. The following shall apply:
- a. **Accent Landscaping.** The following treatments, consistent with the conceptual landscape drawings in the Design Guidelines or as conditioned herein, are required:
 - Shade trees (are required along the Romoland Channel and entry trail connection points.
 - Large trees (36" box) shall contribute to the landscape design at all main entrances to the project site.
 - b. **Street Trees.** All street trees shall be 24-inch box size or larger, and planted a maximum of 30 feet on center within the parkway. Corner lots have three (3) street trees, minimum of one (1) street tree for every 30 lineal feet of street frontage.
 - c. **Parkway Landscape and Irrigation.** All parkways shall be provided with landscape and automatic irrigation.
 - d. **Front Yard Trees.** A minimum of two (2) fifteen (15) gallon front yard trees shall be provided for each residential lot.
 - e. **BMPs for Water Quality.** All BMPs (vegetated swales, detention basins, etc.) shall be indicated on the landscape plans with appropriate planting and irrigation. The detention basins shall provide minimum 24" inch box trees with shrubs or combination with ground cover. Perennial grass mix is prohibited.
 - f. **Slopes.** Slopes that are 3:1 or steeper and 4 feet or higher, shall have one approved tree for every 400 square feet, with 70% of shrubs 10 gallon sized, and 30% being 5 gallon sized. All slopes shall include automatic irrigation and erosion control fabric. Trees will be planted on flat sections of trails along slope.
 - g. **Water Conservation.** Landscaping must comply with AB 325 for water conservation or other current policy or regulation at such time of development. See Chapter 19.70 (cityofperris.org) for water conservation calculations (MAWA).
 - h. **Maintenance.** All required landscaping shall be maintained in a viable growth condition.
 - i. **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.
 - j. **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 be 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.

Prior to Issuance of Occupancy Permits:

37. **Detention Basins and Storm Drain Facilities.** All enclosed detention basins or storm drain facilities shall have decorative wrought iron fencing with decorative pilasters every 100' feet around the perimeter.
38. **Wall and fencing.** The wall and fencing for the perimeter and interior property lines shall comply with the requirements identified in the Design Guidelines. Split-face block walls shall be used for all returns between residences and along all side yards adjacent to a street. Fencing along the Romoland Channel further away from Ethanac Road will be viewed fencing consisting of either wrought iron or clear plexiglass depending on the noise study analysis determination for acceptable noise level decibel for outdoor use.
39. **Graffiti.** All tract perimeter block walls shall be treated with a graffiti resistant coat.
40. **Primary Entry Identification Signage.** Primary entry identification signage shall be constructed at Goetz Road and Fieldstone Drive with TTM 36989 and at Murrieta Road and Ethanac Road with TTM 36988 in accordance with the Design Guidelines.
41. **Neighborhood Entry Signage.** Neighborhood entry signage shall be constructed at the residential neighborhood entry points in accordance with the Design Guidelines.
42. **HOA Parks and Signage.** The HOA Parks and Signage shall be constructed in accordance with the Design Guidelines by the 75th permit for TTM 36989.
43. **Trailhead Markers.** Trailhead Markers shall be constructed at points where a trail connects to a roadway or intersection in accordance with the Design Guidelines by the 75th permit for either TTM 36989 or TTM 36988.
44. **Disclosure Statements for Dam Inundation.** Developer shall record a disclosure on each lot and provide a disclosure to the purchaser of each lot that the project is within a dam inundation area and is subject to flooding in the event of a dam failure and shall provide an acknowledgement of this disclosure by each purchaser to the City.
45. **Disclosure Statements for Waste Water Treatment Plant.** Developer shall record a disclosure on each lot and provide a disclosure to the purchaser of each lot that the project is within ¼ mile of an existing Waste Water Treatment Plant and shall provide an acknowledgement of this disclosure by each purchaser to the City.
46. **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 Conditions of Approval have been met.
47. **Backbone Infrastructure Phasing.** The backbone infrastructure phasing improvements shall be in accordance with the phasing plan dated December 7, 2017, which includes the following:

- a. Phase 1/TTM 36989 includes all project frontage improvements along with off-site parkway improvements on Goetz Road from Fieldstone Drive/West Elm Parkway to Ethanac Road and on Ethanac Road from Goetz Road to the project frontage consisting of curb, landscaping, trail and walkway.
- b. Phase 1/TTM 36989 includes a roundabout at intersection of Fieldstone Drive/West Elm Parkway and Green Valley Parkway with specimen sized trees and signage to identify the Specific Plan.
- c. Phase 1/TTM 36989 includes landscape median improvements on Ethanac Road from Goetz Road to the Perris Crossing Shopping Center.
- d. Phase 2/TTM 36988 includes sidewalk improvements on Ethanac Road from Murrieta Road to the Perris Crossing Shopping Center.







CITY OF PERRIS

HABIB MOTLAGH, CITY ENGINEER

CONDITIONS OF APPROVAL

P8-1276

May 24, 2017, Revised June 6, 2017,

Revised Planning Commission July 19, 2017

Tr. 36989 – Green Valley Specific Plan (Construction Phase I)

With respect to the Conditions of Approval for the above referenced project, the City of Perris requires that the land divider provide the following street improvements and/or road dedications in accordance with the City of Perris Municipal Code Title 18, the Green Valley Specific Plan and its amendments. It is understood that the map correctly shows all existing easements, traveled ways, 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. All questions regarding the true meaning of the conditions shall be referred to the City Engineer's office.

1. Drainage and flood control facilities and improvements shall be provided in accordance with Riverside County Flood Control and Water Conservation District and the City of Perris requirements and standards. The following drainage related conditions are the requirements of this project:
 - a. Onsite drainage facilities located outside of right-of-way if required shall be constructed within dedicated drainage easements. Any work within Riverside County Flood Control right-of-way requires their review and approval.
 - b. The property's street and lot grading shall be designed in a manner that perpetuates the existing natural drainage

patterns with respect to tributary drainage area. No ponding or concentration of water to upstream and downstream properties shall be permitted.

- c. All drainage facilities with exception of nuisance drainage improvements as indicated below shall be designed to convey the 100-year storm runoff. At all new and existing intersections (on and offsite), minimum 18" storm drain and catch basins to eliminate nuisance runoff from cross-gutter shall be installed and connected to existing and proposed storm drain facilities.
- d. A detailed hydrology report and hydraulic calculation shall be submitted to the City for review and approval. The report shall address the offsite flow, cumulative onsite runoff and the impact to adjacent downstream properties.

This project is located within the Romoland/Homeland/or other adopted Master Plans, payment of appropriate drainage fees prior to issuance of any grading permit is required.

- e. 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.
- f. This project is located within the mapped 100-year flood plain. Prior to issuance of any permit, the Conditional Letter of Map Revision (CLOMR) shall be submitted. Prior to issuance of any building permits, the final Letter of Map Revision (LOMR) shall be submitted.

Minimum pad elevation must be 12" higher than calculated 100-year flood plain.

- g. Dedication of additional right-of-way along Romoland Line "A" per adopted master plan shall be required. All improvements within this channel shall be reviewed and approved by RCFC.
- 2. Install or modify traffic signal and interconnect at the intersections of Goetz Road/West Elm Parkway and Goetz Road/Ethanac Road per City and Riverside County Standards.
 - 3. All interior streets shall be improved with curb/gutter located 20' on either side of centerline within 60' dedicated right-of-way.

4. Streetlights shall be installed along all interior/exterior streets including Ethanac, Green Valley, West Elm Parkway, and Goetz Road along project frontage as approved by the City Engineer per Riverside County and City standards. The lights will be City owned and LS-3 with LED lighting and shall be designed by Electrical Engineer. Temporary street lighting shall be added to existing poles on Murrieta Road from Ethanac Road to Green Valley Parkway, until future phases construct to ultimate conditions.
5. 6' wide concrete sidewalk or as required by Planning shall be installed throughout this project including offsite streets.
6. The proposed development is in the service area of Eastern Municipal Water District. The applicant shall provide water and sewer facilities to this development and comply with EMWD, Fire Department, and Health Department's requirements.
7. Prior to issuance of any permit, the developer shall sign the consent and waiver forms to join the landscaping, flood control, street maintenance, and lighting districts. The developer shall maintain the landscaping for a period of one year after acceptance of these improvements and pay the 18-month advanced energy charges for streetlights. All storm drain facilities including basins, catch basins, and pipes not maintained by RCFC shall be annexed to the City of Perris. All open spaces, parks, trails and other landscaped areas proposed to be maintained by HOA shall be annexed to City's Maintenance District, the initial one year maintenance fee collected with zero charges for future years until such time HOA fails to properly maintain these facilities.
8. On and offsite street, drainage, water, sewer, signal, striping, signing, streetlight, grading, and erosion control plans along with hydrology and hydraulic reports shall be submitted to the City Engineer's office and RCFC for review and approval.
9. The street design and improvement concept of this project shall be coordinated with the adjacent projects.
10. Open spaces/trails and basins shall be reviewed and approved by Planning Department.
11. Additional traffic calming improvements including signing/striping, bulbout as recommended by applicant's Traffic Engineer shall be installed throughout the project.

12. Installation of median landscaping along the perimeter streets shall be required, as conditioned by Planning and as needed per Green Valley Specific Plan and as shown on the approved Tentative Map.
13. Construction of offsite improvements along Ethanac Road, West Elm Parkway (Fieldstone Drive), Green Valley Parkway, and Goetz Road including parkway and median improvements as stipulated in Green Valley Specific Plan conditions including all amendments shall be required and completed and as follows:

- Goetz Road improvements shall be from Ethanac Road to West Elm Parkway (Fieldstone Drive) and transition to the north, including parkway and median landscaping, and signal modifications.

Median improvements, median and parkway landscaping, and street lighting shall be from Ethanac Road to West Elm Parkway.

- West Elm Parkway (Fieldstone Drive) from Goetz Road and extension to Green Valley Parkway shall be fully improved per sections shown on the map including parkway and landscaped median.

Parkway landscaping and street lighting shall be from Goetz Road to Green Valley Parkway, including the proposed round-about.

- Green Valley Parkway from the round-about @ West Elm Parkway (Fieldstone Drive) to the crossing at Line "A" shall be fully improved as shown on tentative map including landscaped median/parkway. The proposed bridge over Line "A" shall be partially improved to accommodate a minimum of 34' of pavement and 6' sidewalk. Green Valley Parkway from the bridge to Murrieta Road shall be improved with minimum of 34' of paving. The intersection of Murrieta Road and Green Valley Parkway shall be improved to accommodate left, right turn dedications with adequate accel and decel transition lanes (all directions).

Parkway landscaping and street lighting shall be from West Elm Parkway to Romoland Channel. Temporary street lighting shall be provided from Romoland Channel to Murrieta Road.

- Ethanac Road shall be fully improved as shown in the proposed cross section from the transition just west of Case

Road to Goetz Road including landscaped median, signal construction at Ethanac Road and Murrieta Road, and signal modification at Ethanac Road and Goetz Road.

Median improvements shall be from Goetz Road to the intersection of Green Valley Parkway and Ethanac Road. Parkway landscaping shall be from Goetz Road to the Romoland Channel, along project frontage. Street lighting shall be from Goetz Road to Murrieta.

- Murrieta Road shall have temporary street lighting from Green Valley Parkway to Ethanac Road.

If SCE does not permit temporary streetlights, permanent fixtures at ultimate locations shall be constructed.

Under a separate agreement, the applicant shall be responsible to pay \$2 Million for its share of improvements proposed by the City of Perris and planned for implementation in early 2018. The City project includes widening along north side and no median or parkway landscaping. This one time contribution is due prior to City initiating the bid process for Ethanac Road or issuance of any permit for this tract, whichever comes first. The developer may be eligible for TUMF credit subject to availability of TUMF dollars after completion of the City project.

The developer shall be responsible to construct all parkway and median improvements as shown on the tentative map and as approved by Planning Department. These improvements are required and not included in City's project or as identified in project MOU.

14. Installation of trails, landscaping, sidewalk, fencing, and other improvements along Ethanac Road, and Green Valley Parkway per specific plan and as conditioned by Planning Department. Installation of double retaining wall and maximum 3:1 slopes shall be required to provide for easy maintenance of this area and improve visual aspect of improvements.
15. Proper maintenance of Line "A", the evacuation channel and connection to San Jacinto River is critical to eliminate standing water. The applicant shall secure an agreement with RCFC to maintain these facilities.
16. Driveways adjacent to three and four way intersections shall be located in a manner to minimize conflict with signage / striping and sight distance for residents. Traffic calming improvements shall be installed and recommended by applicant's Traffic Consultant.

17. Existing conduits/cables 65kv or under shall be removed and undergrounded along project frontage. Undergrounding of utilities may be phased as shown on attached "Phasing of Underground Power Lines" exhibit.
18. Reference is made to RCFC letter dated February 7, 2017 regarding construction of offsite drainage facilities located in City of Menifee. The City of Perris is in support of proper implementation of Master Planned Facilities, however in this case, it is our recommendation that the applicant only install the portion of offsite drainage improvements as to protect the road from 10-year flooding. The projects located in Menifee when developed shall be burdened and conditioned to implement the balance of the drainage improvements as necessary.
19. Any work within RCFC and City of Menifee right-of-way requires their approval.
20. All open space areas and proposed walkways shall be improved in a manner to provide for proper maintenance.

Habib Motlagh
Habib Motlagh
City Engineer

CITY COUNCIL
AGENDA SUBMITTAL

Meeting Date: September 11, 2018

SUBJECT: **Major Modification 18-05211** - Proposal to increase the residential density of the Barrett Apartment project from 202 dwelling units (11.95 dwelling units per acre) to 228 units (13.49 dwelling units per acre) along with associated changes to the building unit mix, and an increase in on-site parking and building coverage on a 16.9-acre site within the MFR-14 zoning District, located approximately 670 feet south of Placentia Avenue between Barrett Avenue and Perris Boulevard. **Applicant:** Peter Kulmaticki, Perris Group LLC

REQUESTED ACTION: **Adopt Resolution No. (next in order)** adopting the Addendum to Mitigated Negative Declaration No. 2325, and approving Major Modification 18-05211, based on the findings and subject to the Conditions of Approval.

CONTACT: Dr. Grace Williams, Director of Planning and Economic Development 

BACKGROUND/DISCUSSION:

On July 12, 2018, the Perris Group, LLC submitted a Major Modification for the Barrett Apartment project (aka DPR 15-00014), to increase the residential density of the project from 202 dwelling units (11.95 dwelling units per acre) to 228 units (13.49 dwelling units per acre) along with associated changes to the building unit mix, and an increase in onsite parking and building coverage on a 16.9-acre site within the MFR-14 zoning District, located approximately 670 feet south of Placentia Avenue between Barrett Avenue and Perris Boulevard. The addition of 26 dwelling units would result in changes to the site plan, including an increase in overall lot coverage and parking, and changes to the unit mix as shown in the Table below:

<i>Development Standard</i>	<i>Proposed Major Mod #18-05211</i>	<i>Original Approved DPR #15-00014</i>	<i>Required/Allowed per Zoning Code</i>
Project Density	13.95 D.U./Acre	11.95 D.U./Acre	14 D.U./Acre
Number of Units	228 D.U.'s	202 D.U.'s	237 D.U.'s
Unit Mix			
1 Bedroom	60	56	N/A
2 Bedroom	114	102	
3 Bedroom	54	44	
Structure Coverage	26.8%	25.4%	40 % max
Parking Spaces:	514	491	513
Covered Spaces Required	304	292	228
Onsite Landscape Coverage	20.5%	21%	12%
Common Open Space Area	35,181 sq. ft. (5%)	50,000+ sq. ft.	33,750 sq. ft.

As noted in the Table above, revisions to the development standards resulting from the proposed Major Modification are consistent with MFR-14 Zone development standards. Changes from the original project approval involve the reconfiguration and replacement of two buildings along the Barrett Avenue frontage to allow for four (4) Plan A Buildings.

Aspects of the original project approval that remain unchanged include the conceptual architecture, on-site and off-site traffic improvements and driveway access locations. The City's third-party consulting engineer reviewed the

Preliminary Water Quality Plan (PWQP) against the proposed Major Modifications and determined that the PWQMP will function properly with the design changes as the impervious surface areas and configuration of the detention basins remain the same as previously approved by the City's water quality consultant. The City Engineer, Building Official and Fire Consultant also reviewed the modified site plan and had no further comments, other than implementation of the conditions of approval as originally recommended.

NO ADDITIONAL ALUC OVERRULE NECESSARY:

In early 2016, DPR 15-00014 was submitted to the City as a 228-unit apartment project. On March 10, 2016 the project was considered by the Riverside County Airport Land Use Commission (ALUC) based on a 2015 March Airport Land Use Compatibility Plan (ALUCP). Land use provisions and guidance within the 2015 March ALUCP were primarily based upon the U.S. Air Force's *Air Installation Compatibility Use Zones* (AICUZ) Study for March Air Reserve Base dated 2005. Noise contours included in the AICUZ reflected a fleet mix that operated on the Base in 2005 and those projected by the Base over a period of time. The compatibility zones and criteria established within the March ALUCP by ALUC provide "noise and safety compatibility protection equivalent to or greater than the Air Force recommended criteria presented in the AICUZ (2015 March ALUCP, p.5)". While the 228-unit Project was located outside of any Accident Potential Zone, the property was within a compatibility zone that only supported 12-units per acre and because the proposal calculated at 13.49 units per acre, ALUC determined that the proposal was Incompatible with the March ALUCP.

The Barrett Apartment Project appeared before City Council on April 26, 2016 with a request to overrule ALUC's determination and City Council continued the project to allow further discussions between the applicant and ALUC regarding their determination. In June of 2016 the project was updated to reflect the 12-units per acre criteria (202-units); however, as the applicant was working against deadlines the new design was not reconsidered by ALUC. Staff presented the modified project at 202-units to City Council on June 14, 2016 with a request to overrule the only ALUC determination on file. The Overrule was granted on August 30, 2016 and the 202-unit development received final approval at Council on October 25, 2016. The project approval history is further summarized below:

- April 26, 2016 City Council meeting: Hearing to initiate ALUC Overrule, but was continued, to allow further coordination regarding possible alternatives to an ALUC Overrule
- June 14, 2016 City Council meeting: Hearing to initiate ALUC Overrule
- August 30, 2016 City Council meeting: Hearing to approve ALUC Overrule
- October 5, 2016 Planning Commission meeting: Hearing to recommend approval of project to City Council
- October 25, 2016 City Council meeting: Hearing that approved the project

Staff reports associated with the aforementioned hearing items are attached hereto for reference.

In February of 2018, the Air Force adopted the 2018 AICUZ Study for March Air Reserve Base which provided an update on the following provisions within the 2005 AICUZ Study:

- a) Noise Contours Are Reduced: Due to the latest updates in the Air Force's airport technologies and noise modeling tools, the Air Force determined that a reduction in the noise contours around the March Air Reserve Base were necessary thereby removing significant properties within the City of Perris outside of the 60 dB, 65 dB and 70dB noise contour areas; and
- b) Floor Area Ratios: Density restrictions within Accident Potential Zones have been updated to reflect a more limited approach to calculating Floor Area Ratios for land uses; and
- c) Runway 12-30 has been added to the AICUZ.

In light of the latest changes to the AICUZ, the applicant is resubmitting the original 228-unit apartment plan for the City's reconsideration. As the March ALUCP has not yet been updated to reflect the 2018 AICUZ changes, and city staff are currently working with the March Joint Powers Authority and the March Air Reserve Base to update the Base's Joint Land Use Study, the attached analysis by Johnson Aviation Consulting was completed to assess the impacts of the 2018 AICUZ changes to the proposed Project.

The analysis identifies the following list of facts that demonstrate the project site is located in an area that does not restrict density:

1. The closest point of the Project is 2,500 feet southwest of the extended runway centerline and most of the site is over one-half mile from runway centerline extended. The Project is completely outside of all March ARB Clear Zones and Accident Potential Zones.
2. The standard for new residential developments within the airport influence area is 65 dB CNEL. The Project site is located outside of the 60 dB CNEL noise contour in the 2005 AICUZ study, the 2014 ALUCP and even further from this noise contour in the 2018 AICUZ study.
3. The Project site is located in an area where only some occasional flight training activity (i.e. less than one aircraft flight per day) would overfly the vicinity.
4. The proposed Project building height is less than 200 feet tall (i.e. 40-feet tall), and outside of 20,000 feet from the nearest point on the nearest runway. Therefore, the project is outside of and below the Federal Aviation Administration (FAA) obstruction evaluation review requirements.
5. The updated AICUZ demonstrates that the project is located in an area that meets the ALUCP Zone D requirements and would therefore not fall under the Zone C2 density limitation. Over flight of the property requires disclosure to all residents to avoid complaints.

In summary, the updated 2018 AICUZ noise analysis supports the proposed 228 units because the future noise and over flight impacts are less than previously forecasted in the 2005 AICUZ and subsequent 2014 ALUCP. As a result, an acoustical study prior to building plan submittal is no longer applicable.

Staff consulted with ALUC staff on the resubmitted 228-unit apartment complex and they acknowledged that because there has not yet been an update to the March ALUCP that their 2016 determination on a 228-unit apartment complex on the project site would remain. Staff also conferred with the March Air Reserve Base Civil Engineer's office and a letter, and then an August 15, 2018 email, were issued acknowledging the following:

- The project is located outside of the Base's clear and accident potential zones but is in an area that is exposed to elevated levels of single-event noise that could cause complaints from residents.
- The proposed land use is consistent with Air Force land use planning guidance; however, due to continued airport operations implementing additional noise mitigation measures are encouraged within the project to avoid potential noise complaints by future apartment residents.
- The 2018 AICUZ is the superior document that must be referred to when reviewing land use compatibility criteria around the Base.

Based on the aforementioned, no further ALUC overrule is required by the City Council, as the August 30, 2016 overrule by the City Council applied to ALUC's only determination of "Incompatibility" at 13.49 dwelling units per acre or 228-units on the project site.


ENVIRONMENTAL:

A Mitigated Negative Declaration No. 2325 (MND No. 2325) was adopted by the City Council for the original Barrett Apartment Complex project (i.e., Development Plan Review 15-00014, General Plan Amendment 15-05207, Zone Change 15-05206 and Tentative Tract Map 15-05205/TPM 37014). All the previous studies cover the entire site and the 228-units as first proposed by the applicant including the traffic study, except for the air quality study, which was analyzed at 202 units. An updated air quality study was prepared for 228 units. The analysis did not result in greater impact to air quality than originally anticipated. As a result, an Addendum to the MND No. 2325 has been prepared, as staff determined that only minor technical changes or additions to the MND were necessary and none of the conditions described in §15162 of CEQA were present calling for the preparation of a Subsequent MND. As such, the previous environmental document, MND No. 2325 with the Addendum can be used to fulfill the environmental review requirements of the current project. As such, preparation of a new or subsequent MND is not required. The City Council will consider the Addendum to the adopted MND No. 2325 prior to approving the project.




RECOMMENDATION:

The resolution and conditions of approval associated with the original project (DPR 15-00014) have been updated to encapsulate the proposed Major Modification #18-05211 and the CEQA determination is that proposed modifications to the Approved Project would not result in a measurable increase in environmental impacts over what was previously analyzed in the IS/MND. Although, the specific location of some impacts have changed, no new significant impacts have been identified, nor is the severity of newly identified impacts substantially greater than the conclusions of the IS/MND No. 2325. As such, IS/MND No. 2325 continues to serve as the appropriate document addressing the Major Modification proposal. Therefore, staff recommends that the City Council consider the adoption of the Addendum to MND No. 2325 and approve Major Modification #18-05211, subject to the revised conditions of approval.

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

Prepared by: Kenneth Phung, Planning Manager 

Public Hearing: September 11, 2018

City Attorney: Eric Dunn
Assistant City Manager: Darren Madkin 
Assistant City Manager: Clara Miramontes 
Director of Finance: Jennifer Erwin 

Attachments:

1. Resolution No. (Next in Order)
2. Conditions of Approval
3. Johnson Aviation Consulting Compatibility Analysis with 2018 AICUZ for March Air Reserve Base dated August 7, 2018
4. JD Pierce letter requesting support of project dated August 7, 2018
5. March ARB Email dated August 15, 2018
6. March ARB Letter dated July 9, 2018
7. March ARB Letter dated April 13, 2016
8. ALUC inconsistency determination package dated March 10, 2016
9. City Council submittal dated April 26, 2016 (Initiate ALUC Overrule continued)
10. City Council submittal dated June 14, 2016 (Initiate ALUC Overrule)
11. City Council submittal dated August 30, 2016 (ALUC Overrule)
12. Planning Commission submittal dated October 5, 2016
13. City Council submittal dated October 25, 2016
14. Site Plan for 202-units
15. Site Plan for 228-units

Addendum to Mitigated Negative Declaration and MND 2325 are on File with the Planning Department and available online: <http://www.cityofperris.org/city-hall/departments/development/planning.html>

RESOLUTION NO. (next in order)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING THE ADDENDUM TO MITIGATED NEGATIVE FOR MAJOR MODIFICATION 18-05211 LOCATED NORTH OF ORANGE AVENUE, SOUTH OF PLACENTIA AVENUE, BETWEEN PERRIS BLVD. AND BARRETT AVENUE.

WHEREAS, the City of Perris received an application for Major Modification 18-05211 proposal to increase the residential density of the approved Barrett Apartment project from 202 dwelling units (11.95 dwelling units per acre) to 228 units (13.49 dwelling units per acre) along with associated changes to the building unit mix, and an increase in onsite parking and building coverage on a 16.9-acre site within the MFR-14 zoning District, located between Perris Blvd. and Barrett Avenue, south of Placentia Avenue & north of Orange Avenue (APN's: 305-080-044, 046, 047, 048, 049, 061 & 062); and

WHEREAS, the project is located on a 16.9 acre undeveloped site surrounded by residential, commercial and industrial development to the east, north, and south, with an approved vested specific plan to the northwest which calls for higher density residential (e.g., 22,4 d.u./acre); and

WHEREAS, in December of 2015, the City of Perris previously received an application for Development Plan Review 15-00014, General Plan Amendment 15-0207, Zone Change 15-05206 and Tentative Parcel Map 37014, for a similar project consisting of 228 units; and

WHEREAS, in February of 2016, the previous application consisting of Development Plan Review 15-00014, General Plan Amendment 15-0207, Zone Change 15-05206 and Tentative Parcel Map 37014 was submitted to the Riverside County Airport Land Use Commission (RCALUC) for consistency review with the March Air Reserve Base (MARB) to determine the project's consistency with the 2014 adopted Airport Land Use Compatibility Plan; and

WHEREAS, at the scheduled hearing on March 10, 2016, RCALUC determined that the proposed Development Plan Review 15-00014, General Plan Amendment 15-05207, and Tentative Parcel Map 37014 was inconsistent with the 2014 March Air Reserve Base Airport Land Use Compatibility Plan ("ALUCP"), based on the applicant's proposed density of 13.49 units per acre, which exceeded the allowable density of six dwelling units per acre in Compatibility Zone C2, and the maximum permissible infill density of 12 dwelling units per acre under Infill Policy 3.3.1 of the Countywide Policy Document; and

WHEREAS, in response to the RCALUC inconsistency determination staff requested that the City Council initiate Overrule proceedings to override RCALUC's inconsistency finding of the proposed density of 13.49 dwelling units and

further requested that application be allowed to proceed through the entitlement process at a lower density of 12 dwelling units per acre in accordance with the infill policy of MARB ALUC, which allows a maximum of 12 dwelling units per acre.

WHEREAS, the project applicant reduced the project density to 12 dwelling units per acre to comply with the Infill provision of the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (Section 3.3.1), reducing the number of units from 228 to 202; and

WHEREAS, a public hearing was held on August 30, 2016, at which time all interested persons were given full opportunity to be heard and to present evidence; and the City Council voted unanimously to overrule ALUC's determination of inconsistency at 13.49 dwelling units per acre and confirmed staff's request to allow the application to proceed through the entitlement process at a lower density of 12 dwelling units per acre in accordance with the infill policy of MARB ALUC and adopted a resolution authorizing such; and

WHEREAS, the revised project, at a density of 202 dwelling units, and consisting of Development Plan Review 15-00014, General Plan Amendment 15-05207, Zone Change 15-05206, and Tentative Parcel Map 37014 was recommended for approval and Mitigated Negative Declaration No. 2325 was recommended for adoption by the Planning Commission on October 5, 2016 and then approved by the City Council on October 25, 2016; and

WHEREAS, the applicant subsequently submitted in July of 2018, for a Major Modification #18-05211 to increase the residential density of the approved Barrett Apartment project from 202 dwelling units (11.95 dwelling units per acre) to 228 units (13.49 dwelling units per acre); and

WHEREAS, the Major Modification for the proposal to increase the residential density of the approved Barrett Apartment Project is in accordance with the objectives of the Zoning Ordinance and the purpose of the MFR-14 (Multifamily) zoning district and compatible with existing surrounding land uses; and

WHEREAS, an Addendum to the MND No. 2325 has been prepared, as staff determined that only minor technical changes or additions to the MND were necessary and none of the conditions described in §15162 of CEQA were present calling for the preparation of a Subsequent MND; and

WHEREAS, the previous environmental document, MND No. 2325 with the Addendum can be used to fulfill the environmental review requirements of the current project. As such, preparation of a new or subsequent MND is not required and City Council will consider the Addendum to the adopted MND No. 2325 prior to approving the project; and

WHEREAS, this Major Modification application #18-05211 has been duly noticed; and
NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Perris as follows:

Section 1. The above recitals are all true and correct.

Section 2. The City Council has determined, based on the information provided in the Addendum, the proposed modifications to the Approved Project would not result in a measurable increase in environmental impacts over what was previously analyzed in the IS/MND. Although, the specific location of some impacts have changed, no new significant impacts have been identified, nor is the severity of newly identified impacts substantially greater than the conclusions of the IS/MND No. 2325. Based upon the evidence included in the analysis, the Modified Project would not result in a substantial change in the conclusions and analysis included in the IS/MND No. 2325. As demonstrated in this Addendum to the IS/MND No. 2325, the IS/MND No. 2325 continues to serve as the appropriate document addressing the environmental impacts of these proposed modifications, pursuant to California Environmental Quality Act (CEQA) to CEQA Guidelines § 15162 and §15164.

Section 3. Based upon the information contained within the staff report and accompanying attachments, with respect to the proposed Major Modification, the City Council hereby finds:

1. The location, size design, density and intensity of the proposed development and improvements are consistent with the City's General Plan, any applicable Specific Plans, the purposes and provisions of Section 19.54.040(F), the purposes of the Zone in which the site is located and the development policies and standards of the City.

The proposal to increase the residential density of the Barrett Apartment project from 202 dwelling units (11.95 dwelling units per acre) to 228 units (13.49 dwelling units per acre) is consistent with the General Plan land use designation and zoning classification of MFR-14, which contemplates a residential density of up to 14 dwelling units per acre. Since the proposed project would result in a density of 13.49 dwelling units per acre it is consistent with the General Plan and Zoning Designation. The site is designed in conformance with the MFR-14 development and design standards and criteria and is consistent with the goals of the General Plan by providing superior site design and building architecture. Further, the project is consistent with General Plan Policy I.A of the General Plan Land Use Element to promote variety in dwelling types, densities and locations to satisfy changing demands as the community evolves and matures. Finally, as conditioned, the project meets or exceeds the objectives of the MFR-14 General Plan land use designation, and zoning classification development standards.

2. The subject site is physically suitable, including but not limited to parcel size, shape, access and availability of utilities and services for this type of development.

The subject site is generally a rectangular shaped property, consisting of approximately 16.9-acres located approximately 670 feet south of Placentia Avenue between Barrett Avenue and Perris Boulevard. The site is undeveloped and unimproved. Primary access from Perris Boulevard will be provided from Gallant Fox Street, a signalized intersection with a shared entrance to the Spectrum Center, which is consistent with City policies and regulations. The site is physically suitable to accommodate the proposed development and required improvements and meets applicable development standards in terms of size, shape and access. Nearby utility service connections are available to service the site and will be designed, installed and maintained consistent with City and service agency requirements.

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

As conditioned, the major modification proposal to increase the residential density of the Barrett Apartment project from 202 dwelling units (11.95 dwelling units per acre) to 228 units (13.49 dwelling units per acre) project will not be detrimental to the public health, safety or welfare, or injurious to property and improvements in the vicinity or to the general welfare of the City. The project is designed in conformance with the City's Zoning Ordinance so that it integrates into the existing neighborhood fabric and provides for pedestrian connections to the adjacent public sidewalk systems, thus helping to alleviate impacts to roadways.

4. The architecture proposed is compatible with community standards and protects the character of adjacent development.

As conditioned, the proposed architecture meets or exceeds the intent of the MFR-14 zoning district architectural design standards and policies, which generally require consistent use of colors, human scale and proportion, the use of durable and low maintenance materials, accommodation for private and community open space and provisions for on-site recreation and amenities. The proposed project provides an eclectic Mediterranean architecture style, with an articulated façade and the application of a palette of architectural features, including white stucco and concrete barrel tile roof, wrought iron accents and surface plane changes, which effectively break up monotonous spans of the building. Additionally, the proposed architecture will be compatible with and protect the character of the existing neighborhood, through the application of enhanced development standards, landscaping and improvements, which aesthetically enhances the site, while providing privacy and screening for future and existing adjacent residents.

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

As conditioned, the proposed project meets or exceeds the on-site and off-site landscape standards for multi-family development (e.g., MFR-14) outlined in Section 19.70 of the Zoning Code, in that it provides a mix of specimen native and drought tolerant trees, shrubs, ground cover and annual color throughout the site to ensure visual relief and effectively frame, soften and embellish access points, building entries, parking areas, trash enclosures and recreational areas. As required, all areas not covered by structures, drive aisles, parking or hardscape have been landscaped, which will provide an attractive environment for the public's enjoyment.

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

The proposed project provides the safeguards necessary to protect the public health, safety and general welfare through the conditions or approval and mitigation measures, which will ensure that the project is developed in compliance with City and affected service agency codes and policies.

Section 6. For the foregoing reasons the City Council hereby approves Major Modification 18-05211, for a 228-unit multifamily apartment complex on 16.9-acres of vacant land, based on the information and findings presented in the staff report and subject to the attached Conditions of Approval (Attachment B) and the Addendum to MND No. 2325 and the Mitigation Monitoring and Reporting Plan contained within MND No. 2325.

Section 7. The City Council declares that should any provision, section, paragraph, sentence, or word of this Resolution be rendered or declared invalid by any court of competent jurisdiction, or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences, and words of this Resolution shall remain in full force and effect.

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

ADOPTED, SIGNED, and APPROVED this 11th day of September 2018.

Michael M. Vargas, Mayor

ATTEST:

Nancy Salazar, City Clerk

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

I, Nancy Salazar, City Clerk of the City of Perris, do hereby certify that the foregoing Resolution No. _____ was duly and regularly adopted by the City Council of the City of Perris at a regular meeting thereof held on the 11th day of September 2018, by the following vote:

- AYES:
- NOES:
- ABSENT:
- ABSTAIN:

Nancy Salazar, City Clerk

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

CONDITIONS OF APPROVAL

**Major Modification 18-05211
Development Plan Review No. 15-00014
General Plan Amendment 15-05207
Zone Change 15-05206
Tentative Parcel Map 15-05205**

**September 11, 2018
City Council**

PROJECT: Proposal to increase the residential density of the Barrett Apartment project from 202 dwelling units (11.95 dwelling units per acre) to 228 units (13.49 dwelling units per acre) along with associated changes to the building unit mix, and an increase in on-site parking and building coverage on a 16.9-acre site within the MFR-14 zoning District, located approximately 670 feet south of Placentia Avenue between Barrett Avenue and Perris Boulevard. (APNs: 305-080-044, 046, 047, 048, 049, 061, 062) **Applicant:** Peter Kulmaticki, Perris Group LLC

General Requirements:

1. Mitigation, Monitoring and Reporting Program (MMRP): The project shall comply with all provisions of the adopted Mitigation Monitoring and Reporting Program (MMRP) of the Mitigated Negative Declaration. The MMRP is attached to reduce potential noise and air quality impacts, and shall be implemented in accordance with the timeline, reporting and monitoring intervals listed in the MMRP. The applicant shall comply with all mitigation measures as Conditions of Approval.

2. Approvals. The following approvals are required for the 228-unit apartment project:

Major Modification 18-05211 – to increase the residential density of the Barrett Apartment project from 202 dwelling units (11.95 dwelling units per acre) to 228 units (13.49 dwelling units per acre)

Tentative Parcel Map 15-05205 – to reconfigure seven lots into two parcels separating existing commercial uses along Perris Blvd from the proposed apartments.

Development Plan Review 15-00014 – to approve the architectural and site plan review of 34 apartment buildings and a 4,813 square foot recreation/leasing center, and recreational amenities on 16.9 acres.

Minor Adjustment – to allow the height of the apartments, recreation/leasing building, and monument tower to exceed the height limit of 30 feet by no more than 25% in the MFR-14 Zone.

3. Development Standards. The project shall conform to all requirements of Perris Municipal Code Title 19, including all provisions of Chapter 19.26, MFR-14, Multifamily Residential.

4. Conformance to Approved Plans. Development of the premises, building elevations, colors and materials shall conform substantially to the approved set of plans labeled September 11, 2018, except as amended by these conditions. Any deviation from approved plans or Conditions of Approval shall require the appropriate Planning Division review and approval.

ATTACHMENT 2

5. **Residential Use and Development Restrictions.** The physical development of all structures and individual units shall be reviewed and approved by the City. Any use, activity, and/or development occurring on the site without appropriate City approvals shall constitute a code violation and shall be treated as such. Placement of any temporary leasing trailer shall require separate review and approval by the City.
6. **Expansion of Use.** Any future expansion of use will require Planning review and approval.
7. **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.
8. **Building Official/Fire Marshal.** The proposed project shall adhere to all requirements of the Building Official/Fire Marshal. The applicant shall submit a fire access and underground fire plan prior to construction drawings. Water, gas, sewer, electrical transformers, power vaults and fire/water supply lines must be shown on the final set of construction plans pursuant to the requirements of the Building Official.
9. **Engineering Conditions.** The project shall comply with all requirements of the City Engineer as indicated in the Engineering Conditions of Approval dated September 26, 2016.
10. **Public Works Conditions.** The project shall comply with all requirements of the Public Works Department as indicated in the Memorandum dated October 3, 2016.
11. **Fire Conditions.** The project shall with all the requirements of the Fire Consultant as indicated in the Memorandum dated August 27, 2018.
12. **SCE.** The applicant shall contact the Southern California Edison (SCE) area service planner (951 928-8323) to discuss energy conservation opportunities for the project and to complete the required forms prior to commencement of construction.
13. **Unit Identification.** Each building in the development shall include a lighted address fixture approved by the Fire Marshal. There must also be directional signs showing unit number intervals. Fixtures shall allow for replacement of light bulbs.
14. **Exterior Downspouts.** Exterior downspouts are not permitted on the front or side elevations of any building, unless architecturally enhanced and approved by the Planning Division.
15. **Utilities.** All utility facilities attached to buildings, including meters and utility boxes, shall be enclosed within cabinets, as appropriate, and/or painted to match the building to which they are affixed.
16. **Waste Hauling.** The developer shall use only the City-approved waste hauler for all construction and other waste disposal.

17. Graffiti located on site shall be removed within 48 hours. The site shall be maintained in a graffiti-free state at all times.

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 MM 18-05211, DPR 15-00014, ZC 15-05206, GPA 15-05207 and TPM 15-05205. 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.

Construction Practices:

19. Construction Practices. To reduce potential noise and air quality nuisances, the following items shall be listed as "General Notes" on the construction drawings:

- 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. If these requirements are in conflict with the UWIG Mitigation Measures, the more restrictive shall apply.
- 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.
- Construction routes are limited to City of Perris designated truck routes.
- 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.
- 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.
- 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.

20. Construction Plans. All Planning Division and Engineering Department Conditions of Approval, Mitigation Monitoring Plan, Security 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).

Project-Specific Requirements:

21. Airport Land Use Commission (ALUC) Conditions. The following conditions shall apply:

- a) Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflections into the sky. Outdoor lighting shall be downward facing.
- b) The following uses shall be prohibited:
 - i. 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 take off 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.
 - ii. Any use which would direct 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.
 - iii. Any use which would generate excessive smoke or water vapors or which would attract large concentrations of birds, or which may otherwise affect a safe air navigation within the area. (such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflowers, 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 centers, fly ash disposal and incinerators.
 - iv. Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
- c) An aviation easement shall be dedicated to the March Inland Port Airport Authority.
- d) A Notice of Airport in Vicinity shall be provided to all prospective purchasers of the property and tenants and/or lessees of the proposed buildings, and shall be recorded as a deed notice.
- e) Any new detention basin(s) on the site shall be designed so as to provide for a maximum 48-hours detention period following the conclusion of the storm event for the design storm, and to remain totally dry between rainfalls. Vegetation in and around the detention basin 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.

- f) 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 waves transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.

22. Screening of Ground-mounted AC Units. Units facing Barrett Avenue shall be wrapped and screened by a solid low wall (tall enough to fully screen unit) to match stucco of nearby walls with minimum clearance of 30" from units. Interior units not facing the right of way may be screened with landscaping.

23. Roof-Mounted Equipment. No roof-mounted equipment is permitted.

24. Signs. Secondary monumentation may be provided on Perris Blvd., as long as the location is included in the project parcel map. Signs shall be set back from the property line a minimum of five feet, and be surrounded by landscaping. All signs require separate Planning review and approval, and issuance of a building permit.

25. Architectural Requirements. The following is required:

- a. **Trellis Feature at Buildings B and C.** Support columns shall be wider in girth (8x8") with addition of architectural pediments at top and base of post.
- b. **Remove Grilles** from two small windows closest to corner on Building C.
- c. **Add canopies** with spear-type metal support to rectangular windows under gable on second story of Buildings B and C.
- d. **Add decorative light fixtures** similar to those used on recreation/leasing building to both sides of rectangular windows on ground floor of Buildings B and C.
- e. **Add decorative light fixtures** similar to those used on recreation/leasing building in a minimum of three (3) locations, preferably five (5), subject to Planning approval and the photometrics report.

26. Pet Rules. Resident pets are subject to the following requirements:

- a. Pet cats shall be kept indoors at all times.
- b. Pet dogs shall be licensed per requirements of the City of Perris.
- c. Pet dogs shall be leashed at all times when outdoors, unless within the confines of the Dog Park. Required fencing shall be maintained in good condition.
- d. The Dog Park/WQMP Retention Basin shall be cleaned of dog waste daily.
- e. Clean-up Stations shall be provided in the Dog Park, to include plastic bag dispenser and covered trash can.

27. Vehicle Washing Prohibited Onsite. Residents shall not be permitted to wash vehicles on the premises.

28. City Ordinances. The applicant 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. In addition, the project shall comply with Perris Municipal Code (PMC) 7.06 regarding Landscape Maintenance, and Chapter 7.42 regarding Property Maintenance.

Prior to Building Permit Issuance:

29. Preliminary Water Quality Management Plan (PWQMP). Submittal of an addendum for the approved PWQMP is required. This document will summarize the changes to the project as they affect the WQMP. Document will consist of written summary and any applicable maps and calculations. The PWQMP shall be in substantial compliance, in concept, with the requirements of the Riverside County WQMP Manual. The project shall comply with the following requirements:

- a. The development shall be subject to all provisions of the City of Perris Ordinance No. 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.
- b. The structural BMPs selected for this project have been approved in concept. The owner shall submit a final WQMP that includes plans and details for the elevations, slopes, and details for the proposed structural BMPs including the infiltration basin and porous pavement. The Public Works Department shall review and approve the final WQMP text, plans and details.

30. Site Lighting Plan. The applicant shall submit a formal lighting plan with photometrics to the Planning Division for review and approval. Full cutoff, low sodium fixtures shall be used to prevent light and glare above the horizontal plane of the bottom of the lighting fixture. A minimum of one (1) foot-candle of light shall be provided in parking and pedestrian areas.

31. Landscaping Plans. Prior to issuance of building permits, the developer shall submit three (3) copies of construction level Landscape and Irrigation Plans to the Planning Division, accompanied by the appropriate filing fee. The plans shall be prepared by a registered landscape architect and include the location, number, genus species, and container size of the plants. Landscaping shall be maintained in accordance with Section 19.70 of the Municipal Code. Use of water efficient fixtures and drought tolerant plants is required. Additional landscape requirements include the following:

- a. Landscaping plans shall substantially conform to the approved conceptual landscape plans, except as described herein.
- b. Landscape plans shall be submitted to Eastern Municipal Water District (EMWD) for approval after the City's approval, and comply with required EMWD inspections.
- c. Landscaping of the public right of way on Barrett Avenue will include installation of street trees no more than 30 feet on center with shrubs and groundcover. All street trees shall be minimum 24" box size.
- d. Landscape planter on north boundary shall be a minimum of 6 feet in width and include half diamonds for trees.
- e. The applicant shall enter into a landscape maintenance agreement with the City of Perris for the public right of way. The developer shall maintain the landscaped

parkways for a period of one (1) year. The one-year period shall commence when the landscape improvements pass inspection by the Public Works Department.

- f. A minimum of one tree per six (6) parking stalls, or the number of trees necessary to ensure 50% shade cover in parking areas within five (5) (based on the species), years shall be provided. 75% of carport and open parking trees shall be 24" box size trees.
- g. Trash enclosures 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.
- h. Accent landscaping featuring tiered California Friendly and drought-resistant landscaping planting and 24" box or larger trees shall be provided at project entrances at Gallant Fox Street and Perris Blvd., and Barrett Avenue.
- i. Water Quality BMPs (vegetated swales, detention basins, etc.) shall be indicated on the landscape plans with appropriate planting and irrigation.
- j. A non-potable water source shall be used for landscape irrigation, including public areas. If not yet available at the site, appropriate irrigation equipment ("purple pipe") shall be installed for future conversion and connection to the reclaimed water source.

32. Plans for Walls, Fences and Gates. Building plans shall include the site location, elevations, and construction details for these items. The dog park shall be fenced with decorative tubular steel, not chain link fencing. These plans shall be included and reviewed with the landscape plan check application submittal and approved by the Planning Division.

33. Anti-Graffiti Coating is required for perimeter walls and pilasters.

34. Decorative Paving. Decorative pavement is required in the following areas: entrances, and as provided on the site plan for interior walkways.

Fees and Assessments:

35. 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. 1;
- c. Maintenance District No. 84-1;

36. Fees. The developer shall pay the following fees according to the timeline noted herein:

- a. Prior to the issuance of building permits, the applicant shall pay Stephen's Kangaroo Rat Mitigation Fees of \$500.00 per acre;
- b. Prior to the issuance of building permits, the applicant shall pay City

Development Impact Fees in effect at the time of development;

- c. Prior to the issuance of building permits, the applicant shall pay Multiple Species Habitat Conservation Plan fees;
- d. Prior to issuance of building permits, the applicant will pay statutory school fees in effect at issuance of building permits to all appropriate school districts; and
- e. Prior to issuance of Certificate of Occupancy, the developer shall pay Transportation Uniform Mitigation Fees (TUMF); and
- f. Any outstanding processing fees or property liens owed to the City of Perris.

37. 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.

38. Prior to the issuance of grading permits, the developer shall obtain the following clearances or approvals:

- a. **Final 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, underground storm chamber and canopy cover for trash enclosure areas. The Public Works Department shall review and approve the final WQMP plans, and details.
- b. **Verification from the Planning Division** that all pertinent Conditions of Approval have been met;
- c. **Public improvement plans** shall be submitted to the City Engineer that include, but not be limited to, street, drainage, utility improvements, and dedications in accordance with Municipal Code Title 18; and
- d. **Grading plans** will be submitted to the City Engineer demonstrating compliance with National Pollution Discharge Elimination System requirements and the approved WQMP detailing water quality management controls and identifying Best Management Practices (BMPs) to control pollutant runoff.

Prior to Issuance of Occupancy Permits:

39. Planning Inspection. The applicant shall have complied with all pertinent Conditions of Approval and have all required parking, lighting, fencing, landscaping and automatic irrigation installed and in good condition. The irrigation system and landscaping shall conform to the approved landscaping and irrigation plans, and the Certificate of Compliance form shall be completed and submitted to the Planning Division.



CITY OF PERRIS

HABIB MOTLAGH, CITY ENGINEER

CONDITIONS OF APPROVAL

P8-1268

August 29, 2018

MM18-05211 (DPR 15-00014) – Barrett APT Complex

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. Drainage and flood control facilities and improvements shall be provided in accordance with Riverside County Flood Control and Water Conservation District and the City of Perris requirements and standards. The following drainage related conditions are the requirements of this project:
 - a. Onsite publicly maintained drainage facilities located outside of road right-of-way shall be constructed within dedicated drainage easements.
 - b. Onsite drainage facilities outletting sump conditions if approved by the City Engineer shall be designed to convey

the tributary 100-year storm flows. Additional emergency escape for the storm flows shall also be provided.

- c. The property's street and onsite grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage area. No ponding or concentration of water to upstream and downstream properties shall be permitted. Minimum onsite grading shall be 0.5%.
- d. Drainage easements shall be obtained from the affected property owners for the release of concentrated or diverted storm flows onto the adjacent property. A copy of the drainage easement shall be submitted to the City for review prior to its recordation. Unless adequate downstream facilities exist, onsite private drainage basins shall be installed to mitigate the increase flow between developed and undeveloped conditions per RCFC standards.
- e. All drainage facilities with the exception of nuisance drainage improvements shall be designed to convey the 100-year storm runoff. All onsite runoff shall be collected onsite and conveyed to existing underground drainage facilities via new storm drain subject to verification of hydraulic capacity of all downstream facilities.
- f. A detailed hydrology report and hydraulic calculation shall be submitted to the City for review and approval. The report shall address the offsite flow, accumulative onsite runoff and the impact to adjacent downstream properties.
- g. 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 of Perris as part of the grading plans.

Prior to issuance of a grading permit, the Developer shall obtain NPDES, WQMP permit and prepare SWPPP. Erosion control plans shall be prepared and submitted to the City Engineer as part of the grading plans.

- h. Onsite drainage facilities shall be collected via onsite underground facilities and conveyed to proposed underground drainage facilities subject to review and approval of City Engineer.

2. Existing traffic signal at Gallant Fox and Perris Boulevard may require timing adjustment and upgrade to comply with new City/County Standards. The applicant shall engage the services of a Traffic Engineer to evaluate this signal, coordinate with City and County and recommend timing and other changes at Developer's expense.
3. 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.
4. On and offsite street, drainage, water, sewer, striping, signing, streetlight, grading, paving and erosion control plans along with hydrology and hydraulic reports shall be submitted to the City Engineer's office for review and approval.
5. Access shall be restricted along Barrett Avenue to one as shown on the site plan. Access to Perris Boulevard is proposed at intersection of Gallant Fox and supported by applicant's Traffic Consultant, TJW. Reference is made to the reports dated August 30, 2016 and February 2, 2016, reference is also made to the Perris Boulevard entry detail dated August 31, 2016 prepared by RHA. The developer shall comply with recommendation of the above mentioned reports and exhibits. The applicant shall engage the services of the Traffic Engineer to review the entry design and propose detailed plans for City review.

The City may require additional improvements beyond those recommended by the Traffic Engineer and shown on the referenced exhibit.

6. Additional streetlights shall be installed along Barrett Street if needed and approved by the City Engineer per Riverside County and Southern California Edison standards.
7. The proposed development is in the service area of Eastern Municipal Water District. The applicant shall provide water and sewer facilities to this development and comply with EMWD, Fire Department, and Health Department's requirements.
8. The existing pavement along Barrett Avenue on the east side adjacent to the project site shall be grind and overlay (minimum of 2"). The existing sidewalk is in place and may require minor repair.

9. The entry driveway to Perris Boulevard shall be landscaped and include decorative pavement as approved by Planning Department.
10. The project shall be responsible to pay for maintenance of all onsite drainage, streetlight, and landscaping. The applicant shall be responsible to join the City of Perris various maintenance districts and pay its share of the following:
 - a. Signal maintenance for existing signal along Perris Boulevard between Orange Avenue and Placentia Avenue.
 - b. Landscape maintenance along Perris Boulevard including parkways and medians.
 - c. Downstream underground drainage facilities.

Habib Motlagh
Habib Motlagh
City Engineer



CITY OF PERRIS

PUBLIC WORKS DEPARTMENT

Engineering Administration

NPDES

Special Districts (Lighting, Landscape, Flood Control)

MEMORANDUM

Date: October 3, 2016

To: Diane Sbardellati, Associate Planner

From: Michael Morales, CIP Manager 

Subject: DPR 15-00014—Conditions of Approval
Proposal to construct a 202-unit multi-family apartment complex on 16.9 undeveloped acres, with associated General Plan Amendment and Zone Change. North of Orange Avenue between Barratt Avenue and Perris Blvd.

-
1. **Dedication and Landscape Easement.** Offer of dedication and/or landscape easements for City maintenance shall be provided as follows:
 - a. **Perris Blvd** –Provide offer of dedication as needed to provide for full half width Street, curb gutter, sidewalk and off-site landscaping requirements, per City General Plan, including minimum 17' parkway from back of curb.
 - b. **Barratt Avenue**- Provide additional landscape easement as needed to provide for a landscape parkway and sidewalk to match the area provided by the existing development to the south. The design shall include a minimum 14' landscaped parkway and 6' sidewalk extending 20' back from face of curb.

 2. **Landscaping Plans.** 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 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 15-00014," and shall be mutually exclusive of any private property, on-site landscaping. Elements of this Conceptual 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:
 - **Perris Blvd** – Street Tree-Magnolia Grandiflora 'Samuel Sommer' "Southern Magnolia" . Use drought resistant shrubs and ground cover intended to compliment the existing City median on Perris Blvd, including but not limited to the following Kangaroo Paw, Nolia Grasses, Agave, Lantana yellow/purple, Red Yucca, Red Hot Poker and hardscape such as creek bed, round stone.

- **Barratt Avenue- Street Tree-**"Koelreuteria Bipinnata" "Chinese Flam Tree." Use drought resistant shrubs and ground including but not limited to Kangaroo Paw, Nolia Grasses, Agave, Lantana yellow/purple, Red Yucca, Red Hot Poker and hardscape such as creek bed, round stone.

 - 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, and backflow Wilkens Model 375 (or equal). Controller shall include an ET based controller with weather station that is centrally controlled capable and wi-fi ready (Calsense or equal). At the discretion of the Engineering Administration and Special Districts Division public landscape areas utilizing no more than 8 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. 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, on respective plans. Coordinate location of meters on conceptual landscape and civil engineering plan. Electrical meter pedestals 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.
 - e. **Controllers**-The off-site irrigation controller, electrical meter, and water meter 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 all sides with (5) gallon plant material.
 - f. **Recycled Water**-If applicable. The landscape architect shall coordinate with EMWD to verify if the site will be served with recycled water. If required, provide additional irrigation components as needed.
3. **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**-Connector pipe screens shall be included in new catch basins to reduce sediment and trash loading within storm pipe.

4. **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***
 - In addition to new street lighting proposed by the project, the project shall pay its proportional fair share of maintenance for existing traffic signals, as determined by the City Engineer
 - ***Consent and Waiver for Landscape Maintenance District No. 1***
 - In addition to off-site parkway landscape proposed by this development at Barrett Ave. and Perris Blvd., the project shall pay its fair share of maintenance for the existing landscape median located on Perris Boulevard.
 - ***Petition for Flood Control Maintenance District No. 1***
 - In addition to the public storm drain facilities proposed by the project, the project shall pay its proportional fair share of maintenance for existing downstream facilities, including catch basins, storm pipe, within Barrett, Orange and Perris Blvd
- Original notarized document(s) to be sent to:
Roxanne Shepherd
Shepherd & Staats Incorporated
2370 Edgehill Road
Vista, CA 92084
- 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

August 27, 2018

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

Subject: Development Review for Minor Mod 18-05211

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. 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.
3. All required fire hydrants shall be installed and operational prior to building construction. All fire hydrants shall remain operational during construction.
4. All required fire hydrants shall be readily visible and immediately accessible. A clear space of not less than 3-feet shall be maintained.
5. Prior to construction a temporary address sign shall be posted and clearly visible from the street.
6. 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.
7. City of Perris approval shall be obtained prior to the storage and/or use of hazardous materials as defined by the California Fire Code.

8. The building shall be provided with an automatic fire sprinkler system in accordance with CFC 903.2. Construction plans shall be submitted for review and approval to the City of Perris prior to installation.

Respectfully,

Dennis Grubb, CFPE



818-606-3560
6524 Deerbrook Road
Oak Park, CA 91377
United States

August 7, 2018

Ms. Clara Miramontes
Deputy City Manager
City of Perris
101 North D Street
Perris, CA 92570

Subject: Perris Apartments Major Modification 18-05211 for a 228-Unit Apartment Complex is Compatible with March Air Reserve Base 2018 Air Installation Compatible Land Use Zones (AICUZ) Study

Dear Ms. Miramontes:

On March 2, 2018, the March Air Reserve Base ("ARB") publicly released the 2018 Final Air Installation Compatible Land Use Zones ("AICUZ") Study that shows that the Perris Apartments project would be compatible with the future operation of March ARB. The purpose of this letter is to explain the changes to the setting of the 228-Unit Apartment Complex ("Project") since it was previously reviewed by the City of Perris ("City"), the March ARB staff and the Riverside County Airport Land Use Commission ("ALUC"). This explanation is provided as part of a larger effort to request that the City reconsider its Conditions of Approval that were included at the time of the City Council Action on October 25, 2016 to approve the Project. Specifically, the marginal change to the Project is to add 26 units back to the development and allow its construction at a total of 228 units as originally planned.

The desire to improve the Project is caught in limbo by the time and priority necessary to update the March ARB Airport Land Use Compatibility Plan ("ALUCP") adopted by the ALUC in 2014. It took nine years and multiple interim studies to adopt a new ALUCP after the last AICUZ study in 2005. There are positive discussions started on an update to the 2010 Joint Land Use Study ("JLUS") by the March Joint Powers Authority ("JPA"). This JLUS update would be a precursor to updating the 2014 ALUCP and related environmental analysis. While the City of Perris has the most to gain in compatible land use development potential from the improved conditions represented in the 2018 AICUZ, it will take time to complete these updated studies.

To better inform the decision makers on the proposed marginal improvement to the Project, we compared information in the 2018 AICUZ study to the 2005 AICUZ study and the 2014 ALUCP. This included a close examination of the underlying technical studies and environmental documents that support the land use conclusions in each. These studies set the basis for land use determinations by the ALUC and the land use reviews by the March ARB staff.

The following is a list of facts that demonstrate that the Project is located in an area that meets the March ARB ALUCP Zone D requirements as a result of the updated 2018 AICUZ Study:

- The Project complies with all military and civilian airport land use safety criteria. It is located in the City of Perris, and is approximately 3.25 miles southeast of the Runway 32 end at March ARB. The closest point of the Project is actually 2,500 feet southwest of the extended runway centerline



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6524 Deerbrook Road
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United States

and most of the site is over one-half mile from runway centerline extended. The Project is completely outside of all March ARB Clear Zones and Accident Potential Zones (See Figure 1).

- Potential noise and overflight impacts on the Project were overstated in the adopted 2014 ALUCP. The Project has always been outside the 60 dB CNEL noise contour as shown in both the 2005 AICUZ and the updated 2018 AICUZ (See Figure 2). Overflight of the Project by flight training activity is similarly overstated and not consistent with actual operations as would be reflected in the noise contours.
- The Project is directly adjacent to the Harvest Landing Specific Plan area that was exempted from the Zone C2 requirements in the 2014 ALUCP (See Figure 3). Harvest Landing Specific Plan is a mixed-use project that includes development of 1,860 residential units under the same airport land use conditions as the Perris Apartments Project. Of particular note, the northern most parcel of Harvest Landing is planned at 22.4 units per acre or over one and one-half times the density of the Perris Apartments Project on a similar sized parcel.
- The 144th Detachment Fighter Wing (144 FW) future planned transition from F-16 to F-15 aircraft is one of the key reasons in the 2014 ALUCP for the designation of land use Zone C2 for the Project area. In the worst case, the Proposed Project would be exposed to approximately four operations per day by the existing F-16 aircraft if every single operation overflew the Project site (2005 AICUZ states 1,477 total based existing annual operations and 120 total existing transient annual operations for the F-16; 1,650 future based annual and 120 future transient annual operations for the F-16). The 2018 AICUZ forecasts that F-15 aircraft would only account for 1,216 total annual operations, which is less than four operations per day total for the Base. These operational totals include both arrivals, departures and closed pattern activity (See Figure 4). The closed pattern activity by the F-15 would total 384 operations per year and even these operations would be split among many closed-pattern flight tracks (See Figure 5). The reality is that the Project site would be over-flown by F-15 aircraft much less than once per day, if at all (See Figure 6).
- The Project is located in and fully complies with the City of Perris MFR-14 Zone, which is to provide for medium density attached and detached, single-family and multiple-family residential development, including zero-lot line development, at a density of 7 to 14 dwellings per acre.
- The Project complies with Zone D land use criteria from the 2014 ALUCP (See Figure 7) as demonstrated in the 2018 AICUZ Study and as such, would have no residential land use density restriction (See Figure 8).

We look forward to reviewing this Project with you further and answering any questions about the materials in this letter.

Sincerely,

Nick Johnson
Johnson Aviation, Inc.

Figure 2: Project Site on Figure 4-3 of 2018 March ARB AICUZ Study

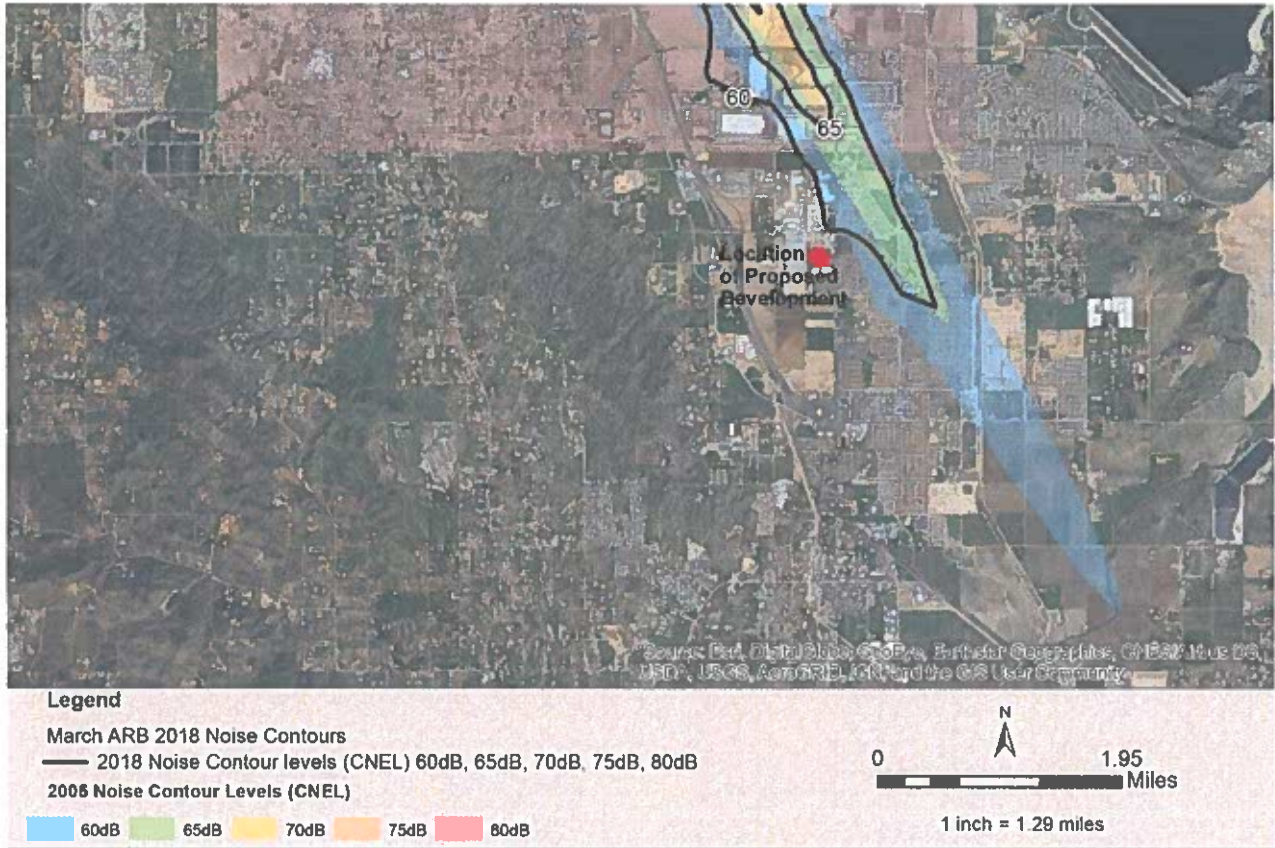


Figure 3: Proposed Project Site on 2014 ALUCP Map MA-1

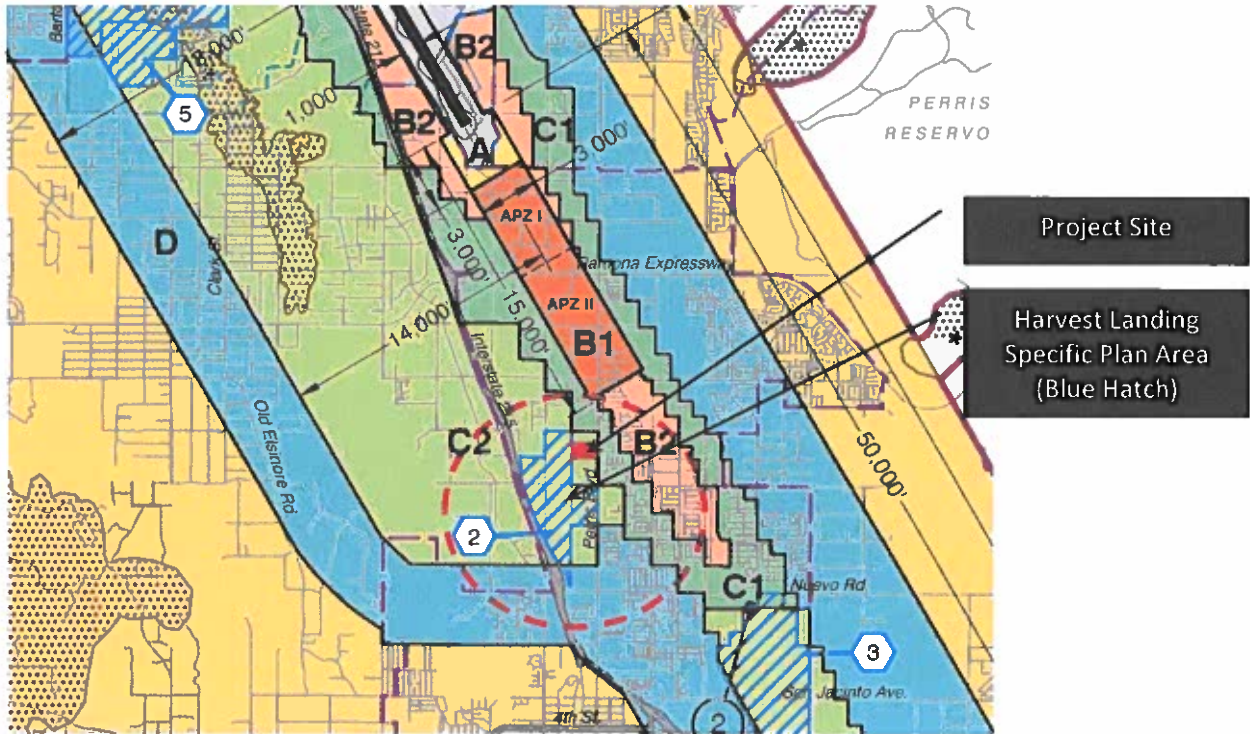


Figure 4: Proposed Project Site on 2018 AICUZ Figure 3-4, Runway 14/32 Closed Patterns

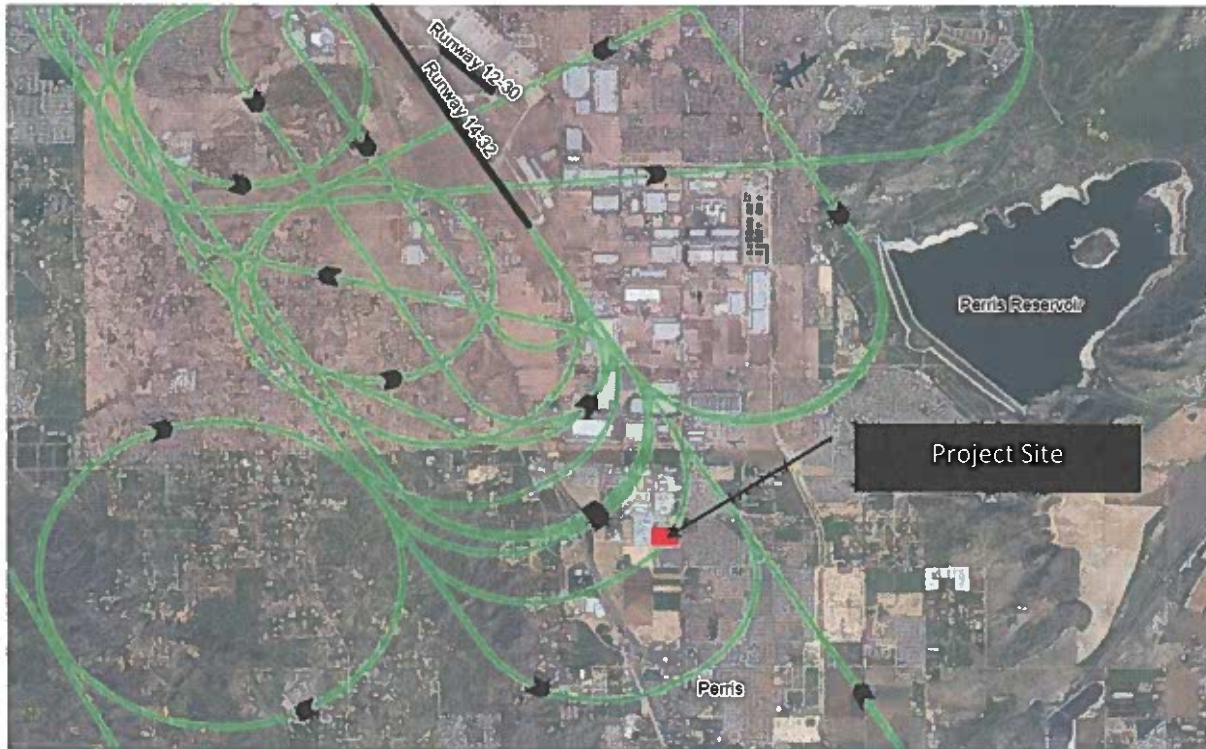


Figure 5: Table 3-2 from 2018 March ARB AICUZ Study

Table 3.2 Annual Projected Aircraft Flight Operations for 2018

Category	Squadron	Aircraft	Engine*	Arrivals				Departures				Closed Patterns				Total			
				Day 0700-1900	Evening 1900-2200	Night 2200-0700	Total	Day 0700-1900	Evening 1900-2200	Night 2200-0700	Total	Day 0700-1900	Evening 1900-2200	Night 2200-0700	Total	Day 0700-1900	Evening 1900-2200	Night 2200-0700	Total
Based	729 AS	C-17		596	130	3	729	708	21	0	729	8,734	3,886	0	12,620	10,036	4,038	4	14,078
	144 FS	F-15E	F-15E (X 220)	374	21	21	416	374	41	0	416	364	30	0	394	1,112	83	21	1,216
	336/912 ARS	KC 135R		433	112	148	693	178	210	5	493	3,761	442	221	4,424	4,672	764	374	5,810
	163 ATIS	MQ-9	T34	568	0	0	568	568	0	0	568	1,136	0	0	1,136	2,272	0	0	2,272
		PC12	T34	155	17	0	172	153	19	0	172	238	0	0	238	566	36	0	602
	CBP RAU	A5350		78	8	0	86	76	10	0	86	128	0	0	128	282	18	0	300
		Cessna 172	GASEPF	761	27	0	788	770	18	0	788	1,418	0	0	1,418	2,949	45	0	2,994
Aero Club	Cessna 182	GASEPV	262	0	0	262	262	0	0	262	472	0	0	472	996	0	0	996	
Transient				664	0	8	668	668	0	0	668	1,568	0	0	1,568	2,900	0	4	2,904
March JPA				5,376	3,019	2,105	10,500	4,976	4,044	1,480	10,500	0	0	0	10,352	7,063	3,585	21,000	
Total				9,267	3,334	2,281	14,882	9,033	4,361	1,485	14,882	17,839	4,348	221	22,406	36,137	12,047	3,988	52,172

Sources: CBP RAU 2010, March ARB 2010a, 2010b, March ARB Aero Club 2010, March JPA 2010



Figure 6: Table 3-3 from 2018 March ARB AICUZ Study

Table 3-3. Annual Average Daily Aircraft Flight Operations Projected for 2018

Category	Squadron / Unit / Group	Aircraft	Average Daily Arrival and Departure Operations	Average Daily Closed Operations	Total Average Daily Operations
Based	729 AS	C-17	3.99	34.58	38.57
	144 FS	F-15	2.28	1.05	3.33
	336/912 ARS	KC-135	3.80	12.12	15.92
	163 ATKS	MQ-9	3.11	3.11	6.22
	CBP RAU	PC 12/AS-350	1.41	1.06	2.47
	Aero Club	Cessna 172/182	5.75	5.18	10.93
Transient			3.67	4.26	7.93
March JPA			57.54	0	57.54
Total			81.55	61.36	142.91

Sources: CBP RAU 2016; March ARB 2016a, 2016b; March ARB Aero Club 2016; March JPA 2016.

Figure 7: Excerpt from Table MA-1 of 2014 March ARB ALUCP

C2 Flight Corridor Zone	<p>Noise Impact: Moderate</p> <ul style="list-style-type: none"> ▶ Within 60 CNEI contour, but more than 5 miles from runway end; or ▶ Outside 60-CNEI contour, but regularly overflown in mostly daytime flight training ▶ Single-event noise may be disruptive to noise-sensitive land use activities; aircraft < 3,000 feet above runway elevation on arrival 	<p>Risk Level: Moderate to Low</p> <ul style="list-style-type: none"> ▶ Distant (beyond 5 miles) portion of instrument arrival corridor; or ▶ Closed-circuit flight training activity corridors
D Flight Corridor Buffer	<p>Noise Impact: Moderate to Low</p> <ul style="list-style-type: none"> ▶ Mostly within 55-CNEI contour ▶ More concern with respect to individual loud events than with cumulative noise contours 	<p>Risk Level: Low</p> <ul style="list-style-type: none"> ▶ On periphery of flight corridors ▶ Risk concern primarily with uses for which potential consequences are severe (e.g. very-high-intensity activities in a confined area)

Figure 8: Excerpt from Table MA-2 of 2014 March ARB ALUCP

Zone	Locations	Density / Intensity Standards			Req'd Open Land	Additional Criteria	
		Residential (d.u./ac) ¹	Other Uses (people/ac) ² Average ⁵ Single Acre ⁶			Prohibited Uses ³	Other Development Conditions ⁴
C2	Flight Corridor Zone	≤ 6.0	200	500	No Req't	<ul style="list-style-type: none"> ▶ Highly noise-sensitive outdoor nonresidential uses ¹⁵ ▶ Hazards to flight ⁶ 	<ul style="list-style-type: none"> ▶ Children's schools discouraged ²⁰ ▶ Airspace review req'd for objects > 70 ft. tall ¹⁹ ▶ Electromagnetic radiation notification ⁹ ▶ Deed notice and disclosure ⁴
D	Flight Corridor Buffer	No Limit	No restriction ²¹	No	No Req't	<ul style="list-style-type: none"> ▶ Hazards to flight ⁶ 	<ul style="list-style-type: none"> ▶ Major spectator-oriented sports stadium, amphitheaters, concert halls discouraged ²³ ▶ Electromagnetic radiation notification ⁹ ▶ Deed notice and disclosure ⁴



August 7, 2018

City Council
City of Perris
101 North D Street
Perris, CA 92570

Subject: Perris Apartments, Perris Spectrum Shopping Center

Dear Perris City Council Members,

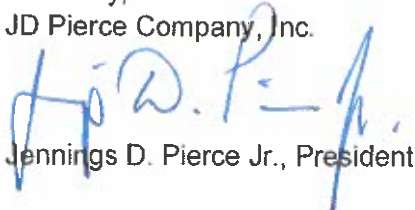
JD Pierce Company has been a long standing partner with the City of Perris and refinancing efforts of the past delinquent Perris Spectrum Center special tax bond obligations. In 2015, we made payments of approximately \$780,000 to the City of Perris to help establish a new communities facilities district, extinguish outstanding special tax debt, and lower overall tax payments for owners within communities facilities district 91-1. This amount does not include an additional payment of \$427,000 that we made to restore delinquent ad valorem taxes. This effort and significant payments were made in good faith and completed in conjunction with the anticipated approval of our proposed development for 228 apartments.

There is a strong synergy of development adjacent to our apartment site and we are encouraged by the ongoing revitalization in the Spectrum Center. In addition to the Fitness 19 that will soon occupy part of the former WalMart building, the proposed Weinerschnitzel adjacent to Jack in the Box will finalize the development frontage along Perris Boulevard. Recent news of complete funding for the Placentia Ave. interchange and improvements anticipated to start in the Summer of 2019 will greatly improve the viability of the shopping center. The last piece to complete the buildout of the shopping center will be our apartment project. Not only will the apartments contribute additional customers, but will also add much needed new rental housing to the City of Perris.

As part of our request for the marginal addition of 26 units we engaged Nick Johnson with Johnson Aviation to analyze our project considering the updated 2018 March Air Reserve Base AICUZ Study. That analysis demonstrates our proposed project complies with all military and civilian airport land use safety criteria and does not lie within any noise contour. In essence, once the updated JLUS study and associated update to ALUC plan is completed, it is with near certainty that our project would fall in an area with no airport land use intensity restrictions. The project proposed at 228 total units is a natural extension of the shopping center and compatible development for this location.

We take great pride in the completed neighborhoods we create. We ask that you support our project in light of the history and future contributions this project will have for the City of Perris.

Sincerely,
JD Pierce Company, Inc.



Jennings D. Pierce Jr., President

ATTACHMENT 4

From: FEELEY, SEAN P GS-13 USAF AFRC 452 MSG/CE [<mailto:sean.feeley@us.af.mil>]
Sent: Wednesday, August 15, 2018 1:09 PM
To: Grace Williams
Cc: ROCKHOLT, DANIEL L CTR USAF AFRC HQ AFRC
Subject: RE: Following up on Updated Letter

Grace,

Regarding your questions on the AICUZ study update:

The 2018 AICUZ is the most up-to-date version of the study, and supersedes the 2005 version. As it states in the opening remarks from Col. Burger within the Memorandum for Area Governments: "This AICUZ Study for March Air Reserve Base (ARB) is an update of the AICUZ study dated 2005."

Additionally, in Section 1.2.1 Scope it states: "This AICUZ study uses projected air operations. CZs, APZs, and noise zones associated with the March ARB runways are provided to the local communities along with recommendations for compatible land use near the base for incorporation into comprehensive plans, zoning ordinances, subdivision regulations, building codes, and other related documents."

Simply stated, the 2018 version represents the most-current study and supersedes any previous versions. Please note, this document is a study along with recommendations, and was drafted to help local jurisdictions with their land use planning and decision making.

For your reference, the document can be downloaded from the Official March ARB website, with its direct link below:

http://www.march.afrc.af.mil/Portals/135/documents/MARCH_AICUZ_2018.pdf?ver=2018-02-21-161029-473

Please let me know if you have any further questions or concerns.

Thank you,

Sean Feeley, R.A.

Base Civil Engineer
452 MSG/ Civil Engineers
610 Meyer Dr., Bldg. 2403
March ARB, CA
Comm: (951) 655-4851
DSN: 447-4851

ATTACHMENT 5



DEPARTMENT OF THE AIR FORCE
AIR FORCE RESERVE COMMAND



9 July 2018

MEMORANDUM FOR CITY OF PERRIS
ATTN: KENNETH PHUNG, PLANNING MANAGER
CITY OF PERRIS PLANNING DIVISION
135 N. "D" STREET
PERRIS, CA 92570

FROM: 452d Mission Support Group/Civil Engineers
610 Meyer Drive, Bldg. 2403
March ARB CA 92518-2166

SUBJECT: Project revision - Barrett Apartments, Perris, California, ALUC No.: ZAP1176MA16.

1. March Air Reserve Base (MARB) Community Planning personnel have reviewed the subject proposal to revise an existing entitlement for a 228-unit apartment complex in the City of Perris within Airport Compatibility Zone C2 of the March Air Reserve Base/Inland Port Airport Influence Area. Our comments are provided in this memorandum.
2. The applicant's consultant, Mr. Nick Johnson, of Johnson Aviation Consulting has approached MARB Community Planning personnel regarding our position on a potential amendment to the original entitlement, increasing the number of units to the original number of 228 apartment units based on potential changes to the ALUCP caused by changes to noise contours within the 2018 Air Installation Compatibility Use Zone (AICUZ).
3. Since the proposed development does not deviate from the original application as presented to the ALUC, and the ALUCP has not been amended at this time, the concerns outlined to the City of Perris in the letter of April 13, 2016 by the previous Wing Commander, BGen Muncy, would remain, since the same conditions apply. A copy of that letter is attached for your reference.
4. Thank you for the opportunity to review and comment on this proposed development. If you have questions, please contact Mr. Daniel "Rock" Rockholt at (951) 655-2236, or Ms. Denise Hauser at (951) 655-4862.

SEAN P. FEELEY
Base Civil Engineer



DEPARTMENT OF THE AIR FORCE
AIR FORCE RESERVE COMMAND

13 April 2016

MEMORANDUM FOR CITY OF PERRIS

ATTN: DIANE SBARDELLATI, ASSOCIATE PLANNER
DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION
135 N "D" STREET
PERRIS CA 92570

FROM: 452 AMW/CC
2145 Graeber Street Suite 117
March ARB CA 92518-1667

SUBJECT: Development Plan Review (DPR) 15-00014, GPA 15-05207, ZC 15-05206, and
TPM 15-05205.

1. The March Air Reserve Base (MARB) review of the proposed 228-unit apartment project development located between Perris Blvd. and Barrett Avenue, north of Orange Avenue, is provided with this memorandum.
2. This development is located outside of the MARB clear and accident potential zones for runway 14/32; however, it is located within an area that is exposed to elevated levels of noise from the base's flying operations. One could reference the Air Installation Compatible Use Zone Study for March Air Reserve Base for the noise contours for this areas, but this publication is somewhat dated with a publishing date of August 2005. A more up to date model can be found within the Land Use Compatibility Plan (LUCP) adopted by the Riverside County Airport Land Use Commission (RC ALUC) dated November 13, 2014. The document titled Background Data: March Air Reserve Base/Inland Port Airport Environs is an insert to the RC ALUC LUCP. Referencing Exhibit MA-4 from the aforementioned insert, it would appear that this project resides within an area that is subject to 60 dB CNEL and on the boarder of an area subject to 65 dB CNEL. In addition, this site is situated in an area where aircraft flying visual approaches to runway 32 will overfly this proposed apartment complex at relatively low altitudes. As such, we feel that inhabitants of this proposed apartment complex will be subject to noise occurrences that will generate complaints from the residents for the base and the community leadership.
3. In referencing a map of the area, this site is approximately 3.25 miles from the approach end of runway 32 and slightly to the left of the extended runway centerline/approach corridor. As previously mention, the site is located in an area overflown by aircraft on a visual flight path for runway 32 from the downwind traffic pattern. As such, there will be an elevated accident potential risk to an apartment complex on this site even though it sits outside of the designated accident potential zones for March ARB.

ATTACHMENT 7

4. The MARB position is that even though this site and project is compatible with guidance found in AFI 32-7063 dated 18 December 2015 titled Air Installations Compatible Use Zones Program, it is probable that the construction of an apartment complex could have a negative impact on current and future flight operations for MARB. There may be mitigation steps that could be implemented that could reduce the potential for noise complaints, and it would be our desire that all such steps are researched and implemented if at all possible.

5. Lastly, we reviewed the guidance found in the Land Use Compatibility Plan adopted by the Riverside County Airport Land Use Commission as well as the City of Perris General Plan. Based upon our review of these plans, it appears that this location is inconsistent with respect to the density guidelines found in these plans.

6. MARB looks forward to receiving notification of the final site plans.

7. Thank you for the opportunity to review and comment on this proposed development. If you have questions please contact Ms. Denise Hauser at (951) 655-4862.

A handwritten signature in black ink, appearing to read "Russell A. Muncy". The signature is fluid and cursive, with a large initial "R" and "M".

RUSSELL A. MUNCY, Brig Gen, USAFR
Commander

**COUNTY OF RIVERSIDE
AIRPORT LAND USE COMMISSION**

STAFF REPORT

AGENDA ITEM: 3.7

HEARING DATE: March 10, 2016

CASE NUMBER: ZAP1176MA16 – Perris Group LLC (Representative: Peter Kulmicki, J. D. Pierce Co.)

APPROVING JURISDICTION: City of Perris

JURISDICTION CASE NO.: General Plan Amendment: GPA 15-05207; Zone Change: ZC 15-05206; Development Plan Review: DPR 15-00014; Tentative Parcel Map: TPM 15-05205 (Tentative Parcel Map No. 37014)

MAJOR ISSUES: The site is located within Compatibility Zone C2, where residential densities are limited to a maximum of six dwelling units per acre. However, it is adjacent on one side to land within the Heritage Landing Specific Plan designated for high density and acknowledged as an Exception Area in the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan and on two other sides by commercial and industrial designated land. Pursuant to the 1984 Riverside County Airport Land Use Plan, residential development in this area was restricted to one dwelling unit per 2 ½ acres, and the Harvest Landing Specific Plan was adopted by the City through an overrule process. This new project proposes a density of almost fourteen dwelling units per acre. The applicant proposes consideration pursuant to Section 3.3.1 (Infill). If the Commission agrees that this site meets the infill standard, a density of up to 12 dwelling units per acre could be determined to be consistent. The location of commercial and industrial uses to the north and south makes this situation different from the “textbook example,” but the densities of the surrounding residential areas (if approved vested projects are included) are sufficient to allow the 12 dwelling units per acre (192 units). The applicant also is requesting that the Commission consider allowance for the full density proposed via Section 3.3.6 (Other Special Conditions).

Additionally, clustering of dwelling units is limited to four times the allowable average density. Staff interprets this provision as limiting the maximum number of dwelling units in any given acre of this site to 24 units. Some individual acres include all of three buildings and portions of three other buildings.

RECOMMENDATION: Unless the Commission grants a Section 3.3.6 finding, staff must recommend a finding of INCONSISTENCY with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, based on the proposed density exceeding double the allowable density of six dwelling units per acre in Compatibility Zone C2.

PROJECT DESCRIPTION: The project applicant proposes development of a 228-unit apartment complex (consisting of 38 residential buildings, each with six units, along with a 4,813 square foot recreation building, maintenance building, automobile garages, swimming pool, soccer field, playground, and detention basin) on a 15.95-16.9-acre site. Additional City of Perris approvals that would be required to implement the project include an amendment to the General Plan designation and zoning on 0.92 acres within the project site from CC (Community Commercial) to MFR-14 (Multi-Family Residential 14, up to 14 dwelling units per acre), so as to match the existing General Plan designation and zoning of the remainder of this site. The associated Tentative Parcel Map No. 37014 would consolidate the existing parcels comprising the site into one lot.

PROJECT LOCATION: The site is located on the easterly side of Barrett Street, westerly of Perris Boulevard, southerly of Placentia Street, and northerly of Orange Avenue in the City of Perris, approximately 16,735 feet southeasterly of the southerly terminus of Runway 14-32 at March Air Reserve Base.

LAND USE PLAN: 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (March ALUCP)

- a. Airport Influence Area: March Air Reserve Base/Inland Port Airport
- b. Land Use Policy: Airport Compatibility Zone C2
- c. Noise Levels: 60-65 CNEL from aircraft

ANALYSIS:

Residential Density: The site is located in Airport Compatibility Zone C2 of the March Air Reserve Base/Inland Port Airport Influence Area. Compatibility Zone C2 allows residential densities up to six dwelling units per acre. The applicant is proposing a density that is more than double the allowable density under normal circumstances.

The project is located easterly of the Heritage Landing Specific Plan, which is acknowledged as an Exception Area in the March ALUCP. The Specific Plan was initially approved by the City via an overrule, and the land therein is the subject of a Development Agreement. The Planning Area directly west of this site is approved for 78 dwelling units at a density of 9.4 dwelling units per acre. The Planning Area to the northwest is approved for 345 dwelling units at a density of 22.4 dwelling units per acre. A 16.5-acre sports park is planned to the southwest.

A community shopping center (with over 300,000 square feet of building floor area) is located to the south of the project site. The center includes three anchor stores with a cumulative total of over 250,000 square feet: a former Wal-Mart, a Dollar Tree (originally a Mervyn's), and a Cardenas Supermarket (originally an Albertson's).

The site was originally included in the planned shopping center, and there are two commercial uses along the west side of Perris Boulevard that are not a part of this proposal – lots occupied by a fast food restaurant and an auto parts store.

The area to the north of the project site is occupied by industrial uses.

To the east of Perris Boulevard is a residential tract of 712 dwelling units on 150 acres for a density of 4.75 dwelling units per acre.

Ideally, one would determine the surrounding density by looking solely at the residential density of areas within 300 feet of the outer boundaries of the project site, but this type of analysis does not work well in this situation in that the areas within Harvest Landing are not within recorded maps. One method of resolving this would be to simply average the density levels of each of the three residential areas. This results in a density of slightly over 12 dwelling units per acre. Using this method, the site would qualify for consideration as an infill site.

Another possibility would be to sum the number of dwelling units and acreages of each of these areas and then determine the combined overall density. This would be 6.5 dwelling units per acre. However, this would be giving a much greater weight to the existing subdivision due to its larger size. In fact, not more than thirty of the lots in that subdivision lie within 300 feet of the project site. (Of course, it could also be stated that only portions of the Planning Areas cited would be within 300 feet of the project site.)

A second issue relates to the internal layout of the project. Clustering of dwelling units is encouraged, but the density within any single acre is to be limited to four times the allowable average density for the [Compatibility] zone in which the development is proposed. As noted, Compatibility Zone C2 limits residential density to six dwelling units per acre. Accordingly, staff interprets this provision as limiting the maximum number of dwelling units in any given acre of this site to 24 units. Some individual acres include all of three buildings (18 units) and portions of three other buildings. It is likely that such acres would include potentially 27 to 30 units.

Noise: The site is located within an area that is projected to be subject to average noise levels in excess of 60 dB(A) CNEL from aircraft operations once the F-15s are placed into operation at March Air Reserve Base. It is also within the activity corridor utilized for closed-circuit flight training (which occurs primarily during daylight hours) and may be overflowed by turning aircraft. Single-event noise may be disruptive to outdoor and noise-sensitive activities.

Part 77: The site is located 16,735 feet from the southerly terminus of the runway at March Air Reserve Base. The maximum elevation on-site is 1,456 feet above mean sea level. The maximum height of the proposed buildings is 40 feet, bringing the top point elevation to a maximum of 1,498 feet above mean sea level. The elevation of the runway at its nearest point (the southerly terminus) is 1,488 feet above mean sea level. At a distance of 16,735 feet from the runway, objects at an

elevation of 1,655 feet and above would require Federal Aviation Administration (FAA) obstruction evaluation review. Such review for height reasons is not required in this case, since the top elevation would be only a few feet higher than the runway elevation.

Open Area: There is no open area requirement in the March ALUCP for properties located in Compatibility Zone C2.

Other Special Conditions (Policy 3.3.6): The applicant requests consideration of the additional density above 12 dwelling units per acre pursuant to Countywide Policy 3.3.6, which allows the Commission to find a normally incompatible use to be acceptable "because of terrain, specific location, or other extraordinary factors or circumstances related to the site." The Commission would need to make findings that the land use would not create a safety hazard nor expose people to excessive noise. Potential factors that could be considered include the following:

- The proposed project is located across Barrett Street from the Heritage Landing Specific Plan, which includes a 16-acre sports park on the westerly side of Barrett Street and southwesterly of the project site. It is anticipated that the sports park will include soccer and baseball fields, which could provide open areas that would serve in the event a pilot needed to make an emergency landing in the vicinity.
- The project site was originally planned to be part of the shopping center to the south, and the City had approved plans that would have permitted a 2,200-seat multiplex movie theater, 36-lane bowling center, and health/fitness club on this property. Therefore, the current proposal could be considered less intensive than previous plans for the property.
- Since the closed circuit flight training occurs primarily during daylight hours, complaints regarding sleep interruption as a result of aircraft noise would be less likely to occur than complaints from locations underlying the itinerant traffic pattern.

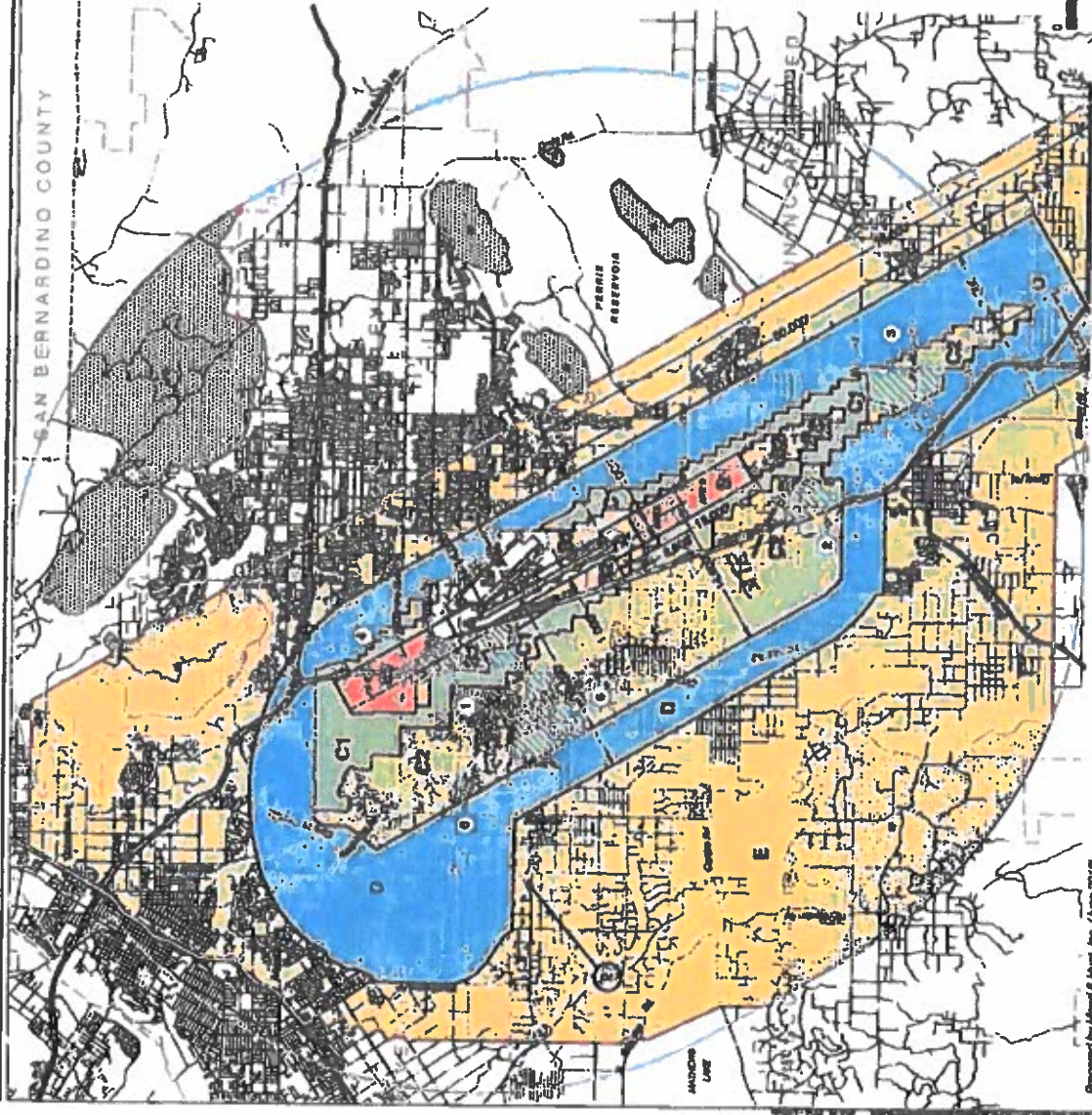
CONDITIONS (in the event that this project is found consistent):

1. Any outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky.
2. 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 smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area, including landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, artificial marshes, wastewater management facilities, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
- 3. The attached notice shall be provided to all prospective purchasers of the property and tenants of the proposed dwelling units, and shall be recorded as a deed notice.
- 4. Any new detention basin(s) on the site shall be designed so as to provide for a detention period that does not exceed 48 hours following the conclusion of the storm event for the design storm and to remain totally dry between rainfalls. Vegetation in and around the detention basin(s) 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.
- 5. 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.
- 6. The proposed dwelling units must have sound attenuation features sufficient to reduce interior noise levels from exterior aviation-related sources to no more than CNEL 40dB (a noise level reduction of up to 25dB). The City of Perris shall require an acoustical study to ensure compliance with this requirement.

NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b) (13)(A)



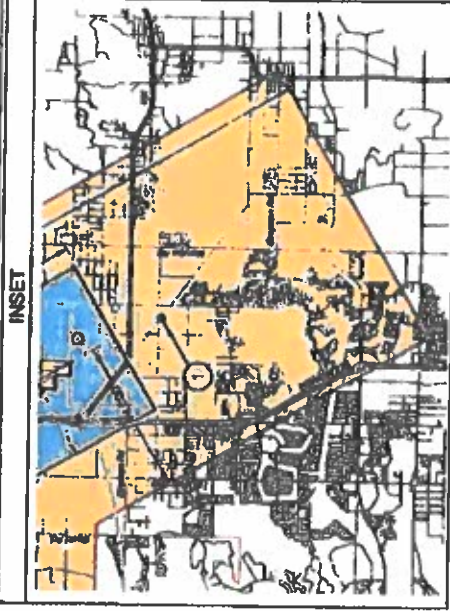
LEGEND

Compatibility Zones

- March Air Reserve Base / Air Force Property
- March Joint Powers Authority Property Line
- County Boundary
- City Limits
- Site-Specific Exemptions (pending local agency commitments to development projects)
- March JPA, March Business Center/Meridian
- Perris, Harvest, ending
- Perris, Park West
- Moreno Valley, Affordable Housing
- March JPA, Ben Clark Training Center
- Riverside, Ridge Crest Substation

- ① Point at which aircraft on Runway 22 LS approach clearance below 5,000 feet above runway end. Airport Elevation is 1,228 feet MSL.
- ② Point at which departing aircraft typically reach 5,000 feet above runway end.

INSET



Note:
All elevations are measured from runway ends and centerlines.



Base map source: County of Riverside 2013

SEE INSET AT RIGHT

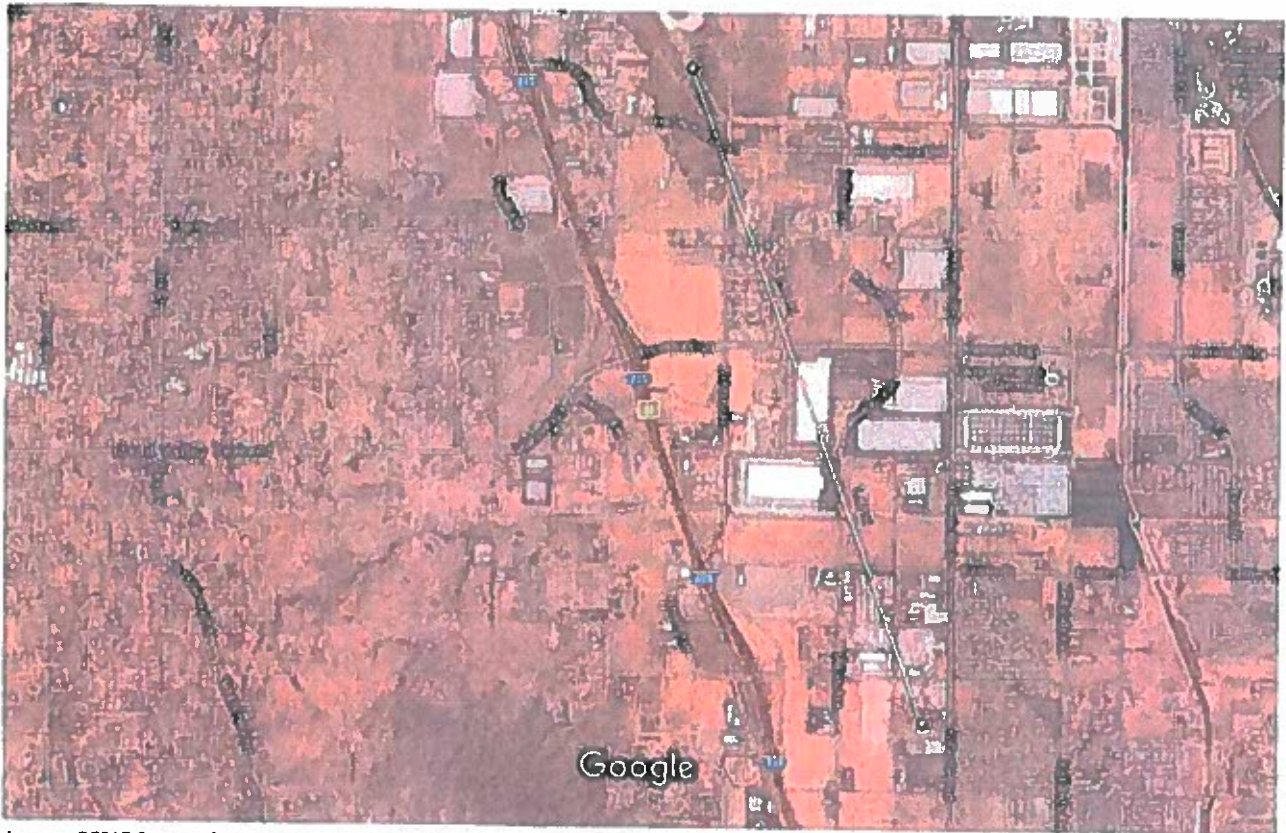
Prepared by Island & Hunt, Inc. March 2015

Riverside County
 Airport Land Use Commission
 March Air Reserve Base / Inland Port Airport
 Land Use Compatibility Plan
 (Adopted November 13, 2014)

Map MA-1

Compatibility Map
 March Air Reserve Base / Inland Port Airport

Google Maps Perris, CA



Imagery ©2015 County of San Bernardino, Data CSUMB SFML, CA OPC, Digita!Globe, Landsat, U.S. Geological Survey, USDA 2000 ft Farm Service Agency, Map data ©2015 Google

Measure distance
Total distance: 3.10 mi (4.99 km)

My Map



- Legend**
- Airports
 - Airport Compatibility**
 - OTHER ZONE
 - A
 - A-EXC1
 - B1
 - B1-APZ1
 - B1-APZ HEXC1
 - B1-APZ B
 - B1-APZ B-EXC1
 - B1-EXC1
 - B2
 - B2-EXC1
 - C
 - C1
 - C1-EXC1
 - C1-EXC3
 - C1-EXC4
 - C1-HIGHT
 - C2
 - C2-EXC1
 - C2-EXC2
 - C2-EXC3
 - C2-EXC5
 - C2-EXC6
 - C2-HIGHT
 - C2-HIGHT-EXC1



Notes

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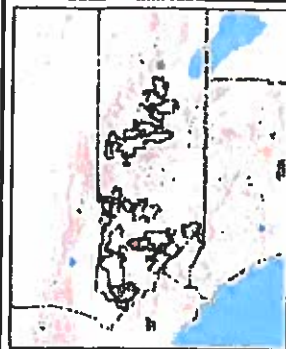
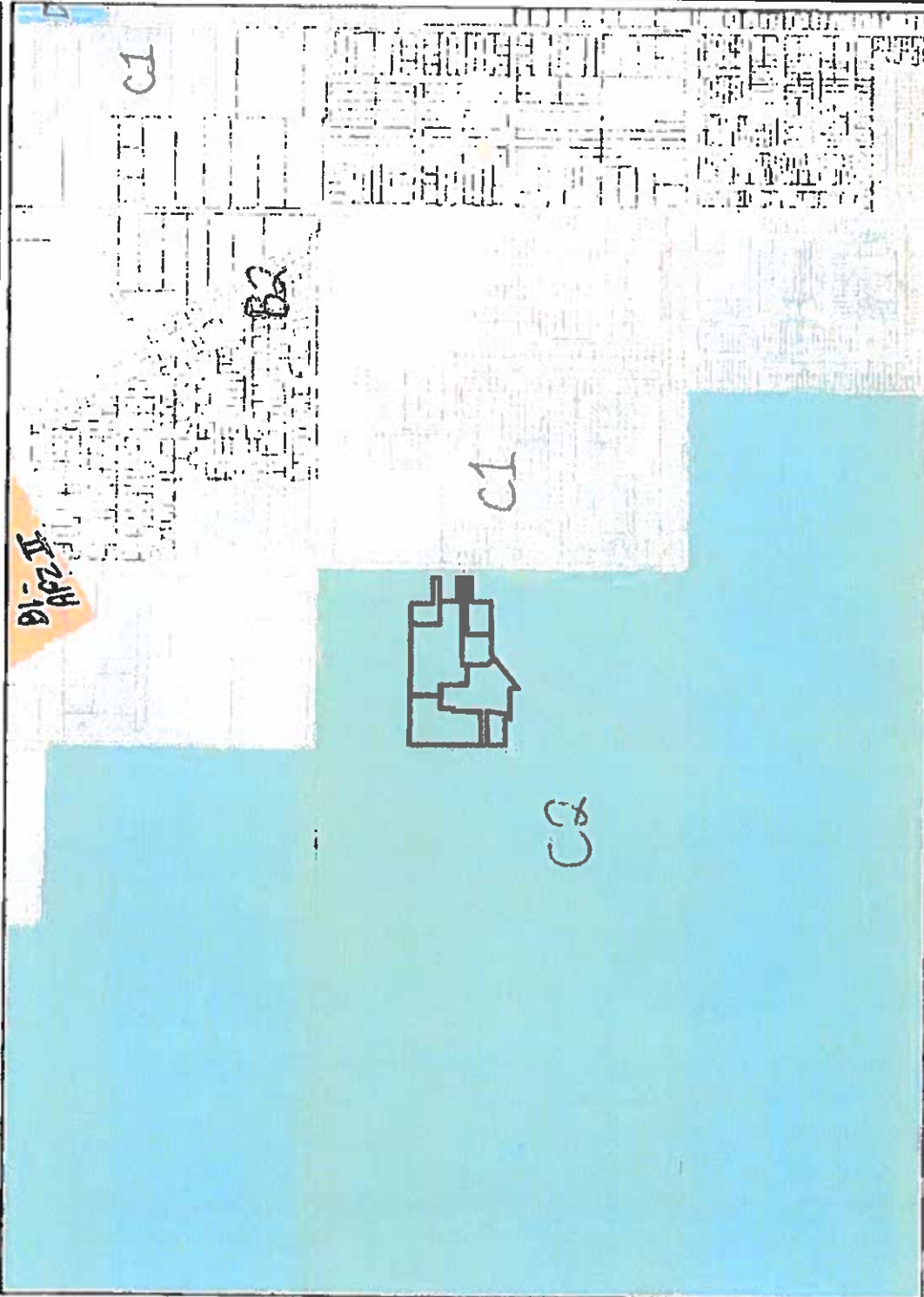
© Riverside County TLMA GIS

REPORT PRINTED ON: 2/24/2016 5:21:51 PM

0 21,785 43,570 Feet

FCIT

My Map



Legend

	Airports
	Airport Compatibility
	OTHER ZONE
	A
	A-EXC1
	B1
	B1-APZ I
	B1-APZ I-EXC1
	B1-APZ II
	B1-APZ II-EXC1
	B1-EXC1
	B2
	B2-EXC1
	C
	C1
	C1-EXC1
	C1-EXC3
	C1-EXC4
	C1-HIGHT
	C2
	C2-EXC1
	C2-EXC2
	C2-EXC3
	C2-EXC3
	C2-EXC3
	C2-HIGHT
	C2-HIGHT-EXC1

Notes

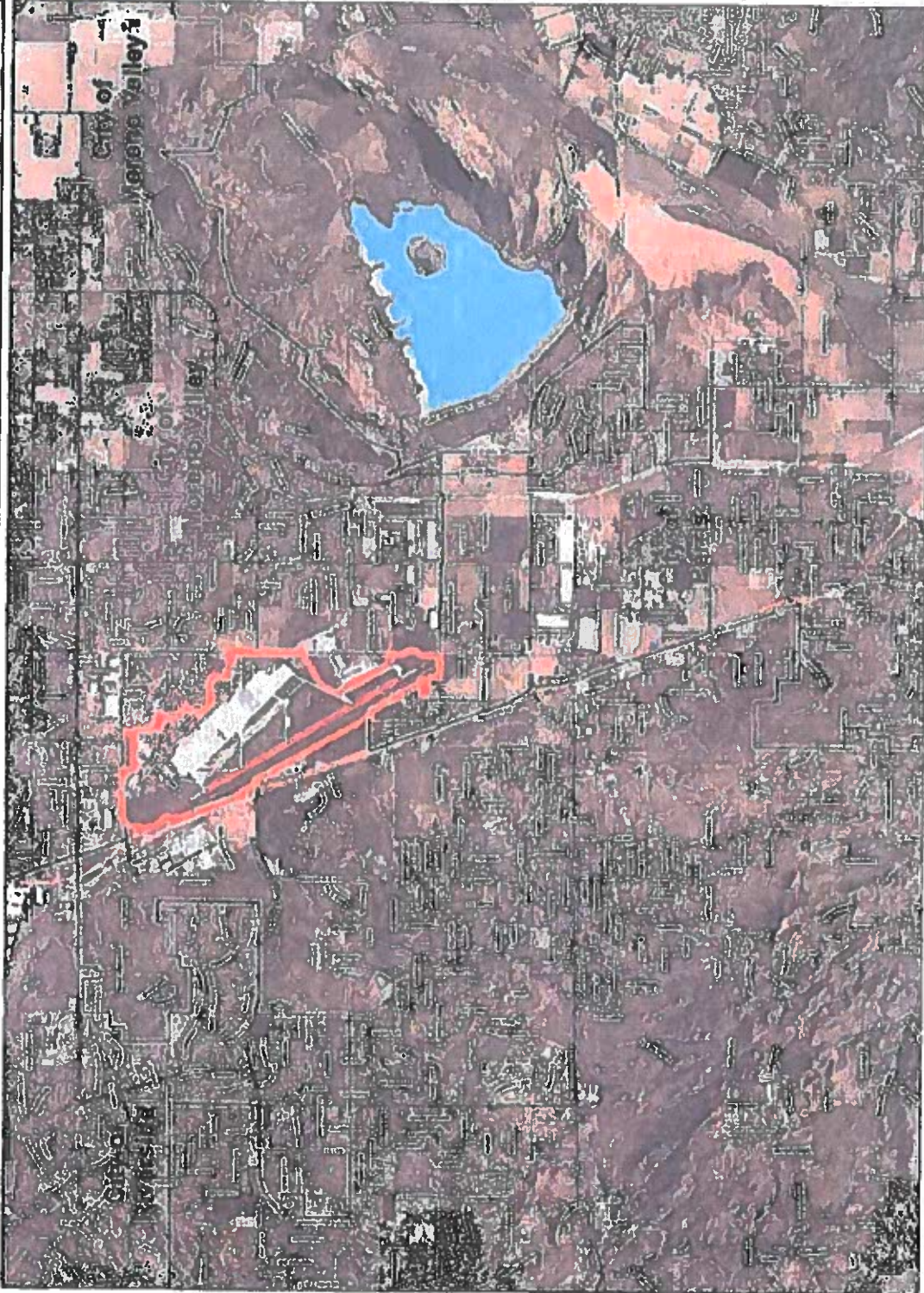
"IMPORTANT" Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.



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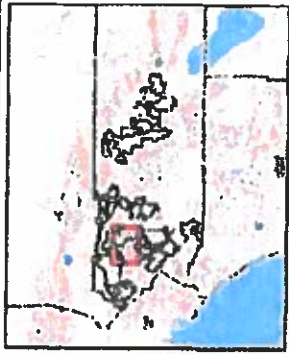
© Riverside County TLMA GIS

My Map



Legend

- Airports
- Runways
- City Boundaries
- adjacent_highways
- Interstate
- Interstate 3
- State Highways: 80
- State Highways: 3
- US HWY
- OUT
- highways_large
- HWY
- INTERCHANGE
- INTERSTATE
- USHWY
- counties
- cities



Notes

"IMPORTANT" Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

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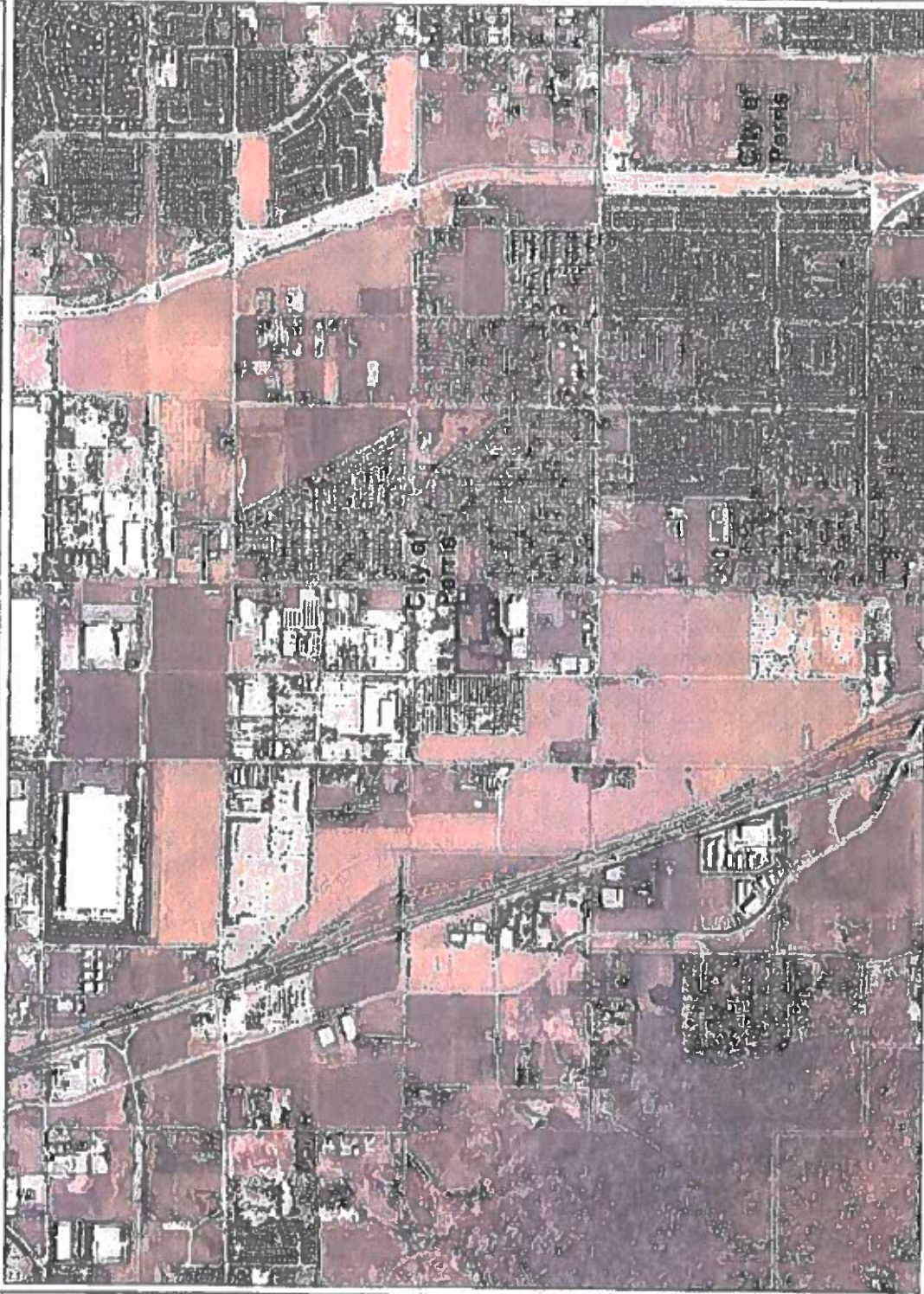
© Riverside County TLMA GIS



0 10,892 21,785 Feet



My Map



- Legend**
- Airports
 - Runways
 - City Boundaries
 - roads
 - highways
 - Hwy
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - USHWY
 - roads
 - Major Roads
 - Arterial
 - Collector
 - Residential
 - counties
 - cities
 - hydrography/lines
 - waterbodies
 - Lakes
 - Rivers

Notes

"IMPORTANT" Maps and data are to be used for reference purposes only. Map features are approximations, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.



2,723

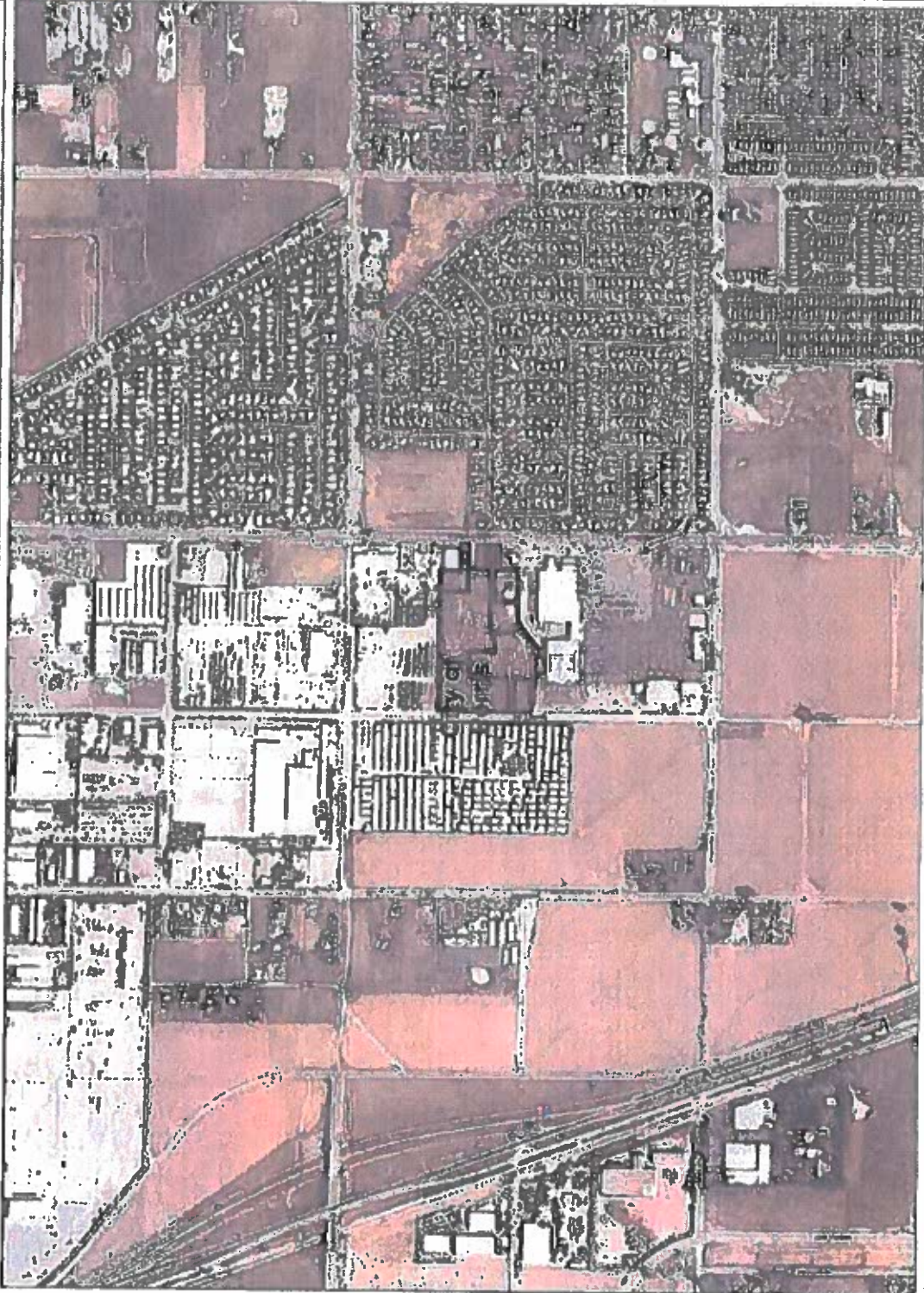
5,446 Feet



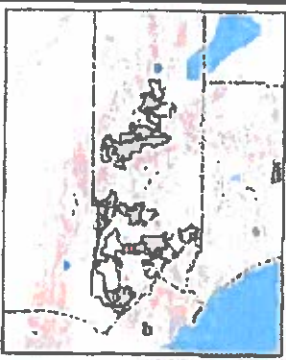
REPORT PRINTED ON... 2/24/2016 3:10:52 PM

© Riverside County TLMA GIS

My Map



- Legend**
- Airports
 - Runways
 - City Boundaries
 - roads
 - highways
 - HWY
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - USHWY
 - countries
 - cities
 - hydrography
 - lines
 - waterbodies
 - Lakes
 - Rivers



Notes

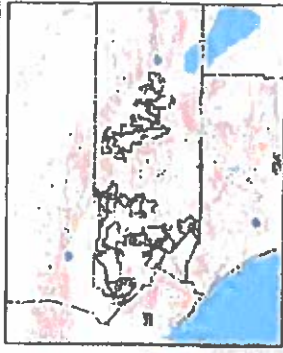
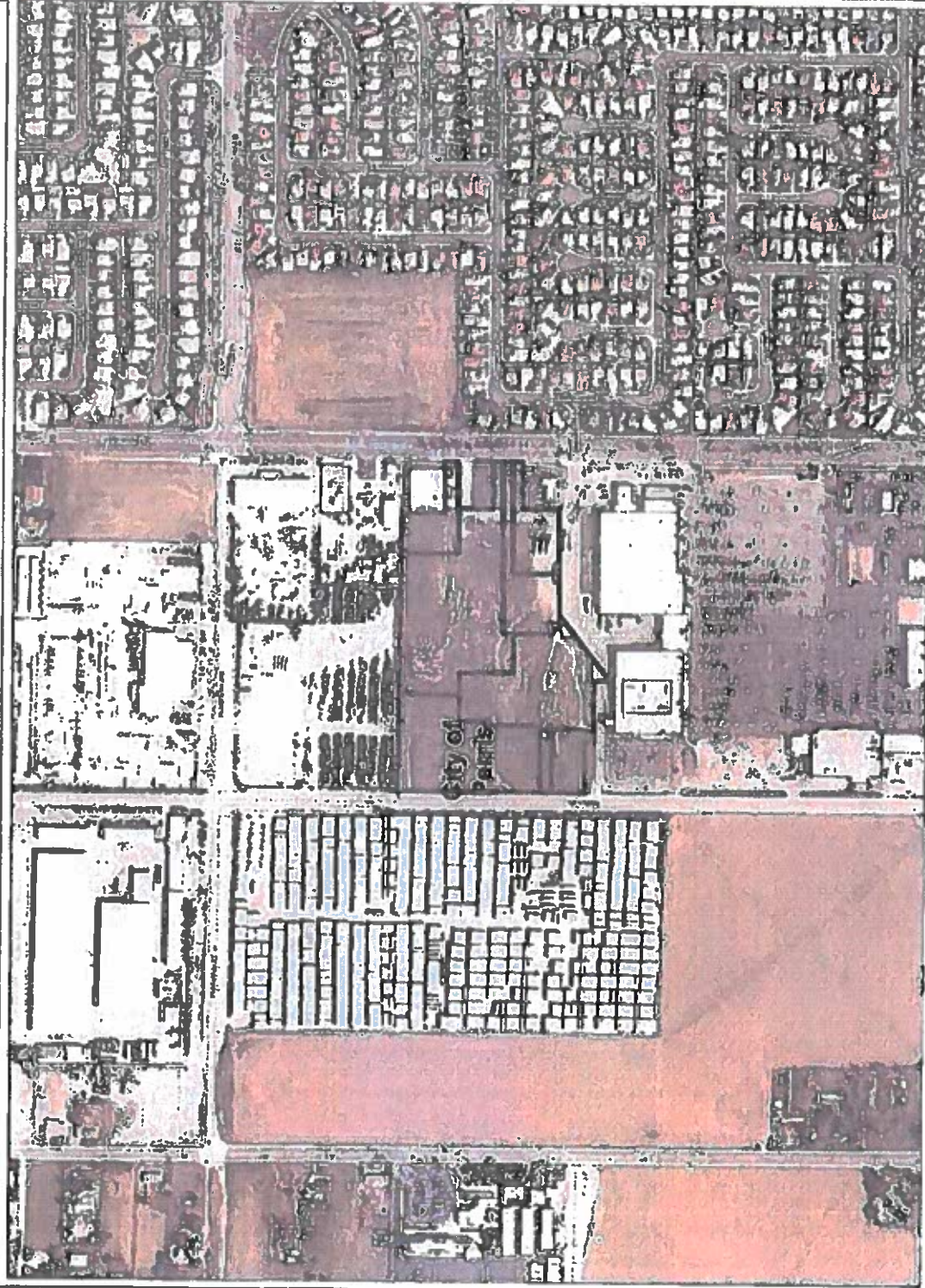
IMPORTANT! Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

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© Riverside County TLMA GIS



My Map



- Legend**
- Airports
 - Runways
 - City Boundaries
 - roads
 - canals
 - highways
 - Hwy
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - USHWY
 - counties
 - cities
 - hydrography
 - lines
 - waterbodies
 - Lakes
 - Rivers

Notes

"IMPORTANT" Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.



0 681

1,362 Feet



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NORTH PERRIS BLVD.

SITE ANALYSIS
16.9 ACRES
224 UNITS
13.9% DUA
30.6% COVERAGE

BUILDING CONFIGURATION
A x 4 UNITS/BLDG. 17 BLDGS. = 68 UNITS
B x 6 UNITS/BLDG. 6 BLDGS. = 36 UNITS
C x 6 UNITS/BLDG. 15 BLDGS. = 90 UNITS

GALLANT FOX STREET

UNIT BREAKDOWN
PLAN ONE 48 UNITS (27%)
PLAN TWO 36 UNITS (20%)
PLAN THREE 64 UNITS (35%)
PLAN FOUR 48 UNITS (28%)

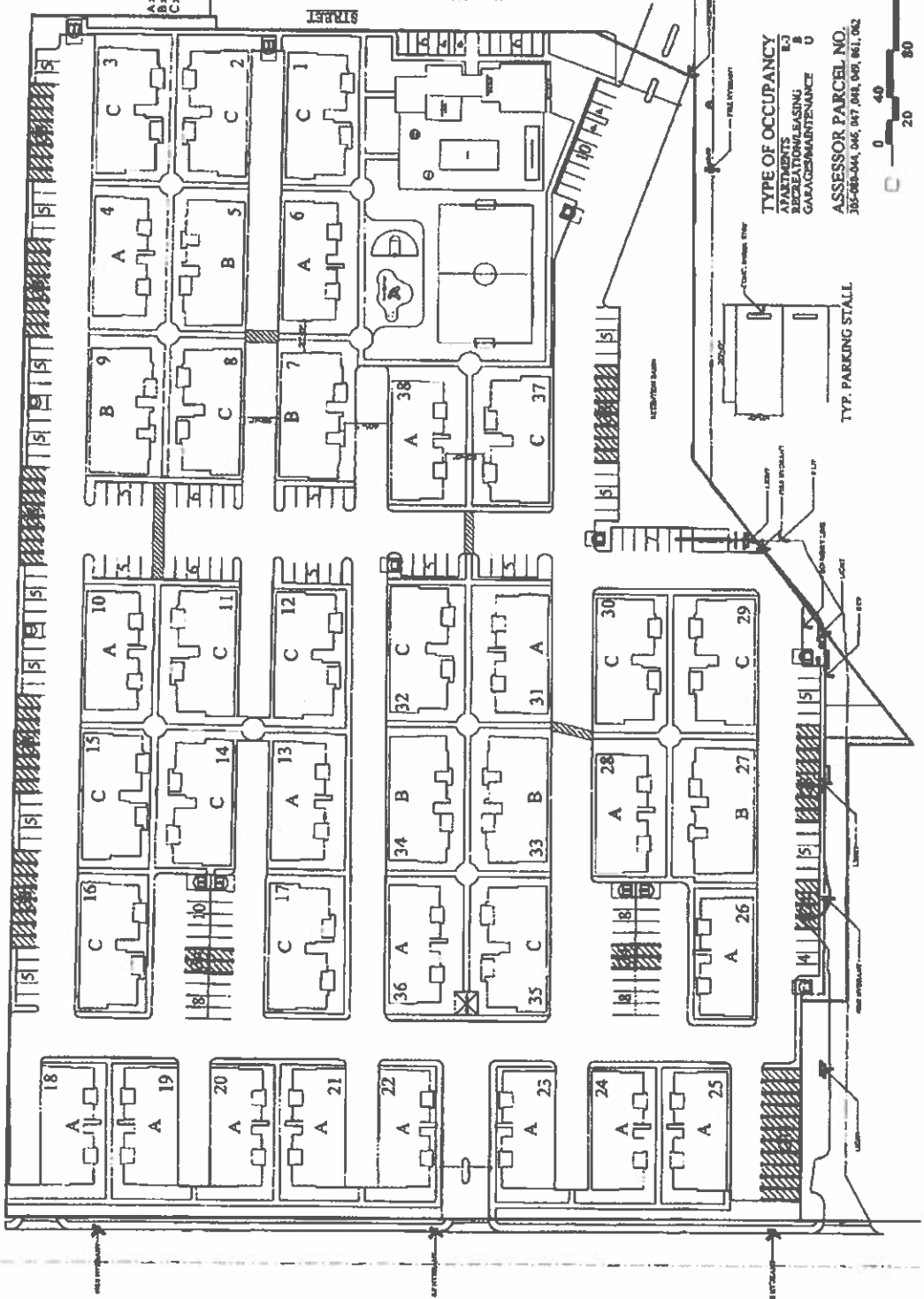
PARKING ANALYSIS
394 RESIDENT PARKING PROVIDED
187 OPEN PARKING PROVIDED
79 GARAGE PARKING PROVIDED
559 TOTAL PARKING PROVIDED

COVERAGE ANALYSIS
BUILDING "A" x 7 71,007 SQ. FT.
BUILDING "B" x 6 72,446 SQ. FT.
BUILDING "C" x 15 81,049 SQ. FT.
MAINTENANCE BLDG. 4,609 SQ. FT.
TYP. GARAGE BLDG. 4,210 SQ. FT.
8 CAR GARAGE x 1 12,800 SQ. FT.
11 CAR GARAGE x 1 1722 SQ. FT.
4 CAR GARAGE x 2 1598 SQ. FT.
TOTAL COVERAGE 214,392 SQ. FT. 30.6%

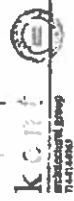
OPEN SPACE
REC./POOL AREA COVERAGE 35,181 SQ. FT. 5%

OWNER:
FRITZ INVESTORS, L.L.C.
2222 MARTIN STREET, SUITE 100
IRVINE CALIFORNIA 92614
949-271-8840

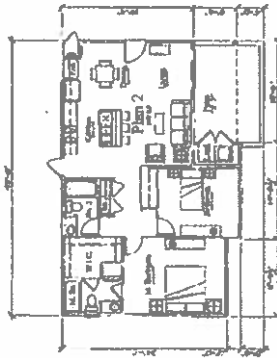
TYPE OF OCCUPANCY
APARTMENTS 100
RETAIL 0
GARAGE/MAINTENANCE 0
ASSESSOR PARCEL NO.
385-085-004, 045, 047, 048, 049, 051, 052



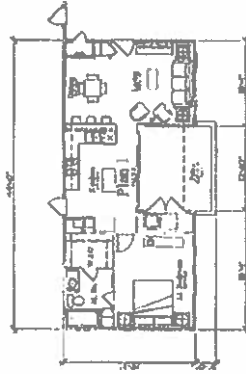
SITE PLAN



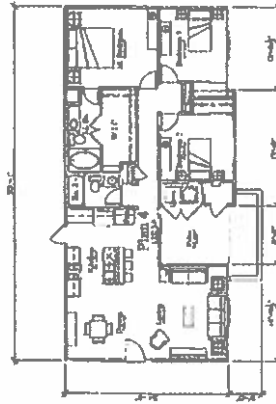
JD Pencer
11/10/2014 10:50 AM
11/10/2014 10:50 AM



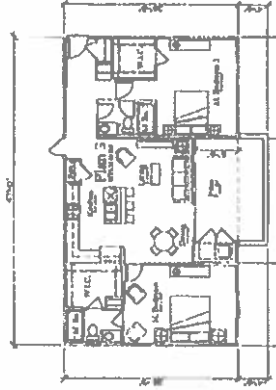
PLAN 2



PLAN 1



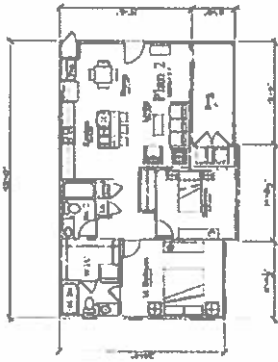
PLAN 4



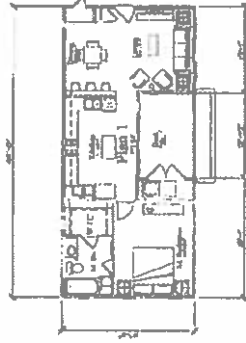
PLAN 3

UNIT PLANS GROUND FLOOR PLAN

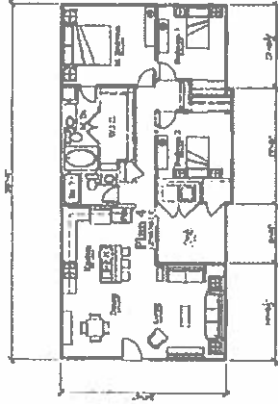
SCALE: 1/8"=1'-0"



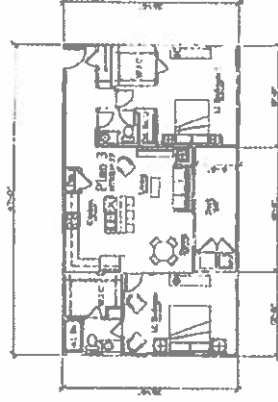
PLAN 2



PLAN 1

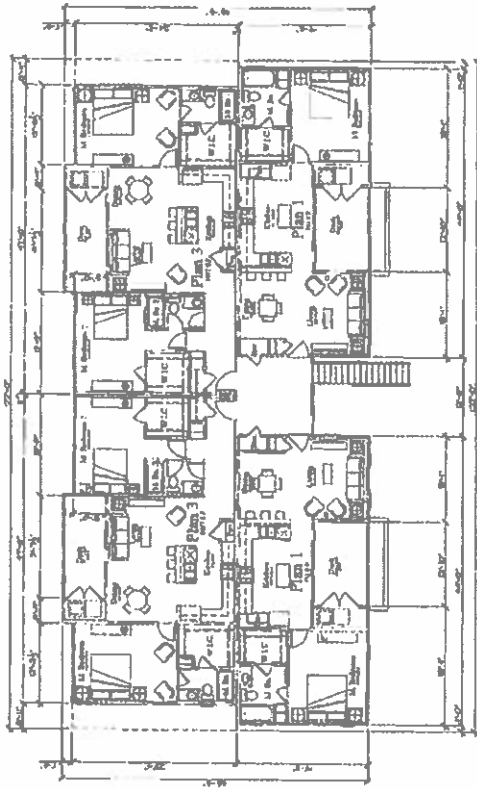


PLAN 4

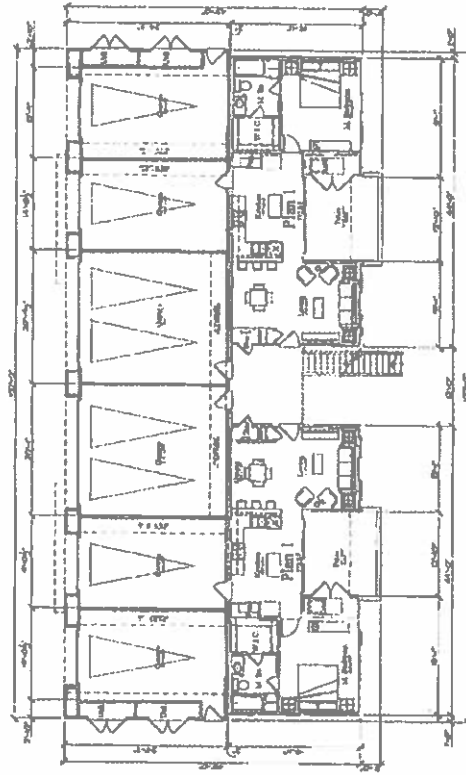


PLAN 3

UNIT PLANS LEVEL 2
SCALE: 1/8"=1'-0"

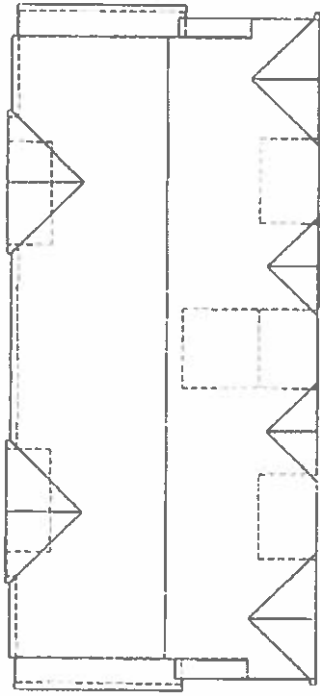


SECOND FLOOR PLAN

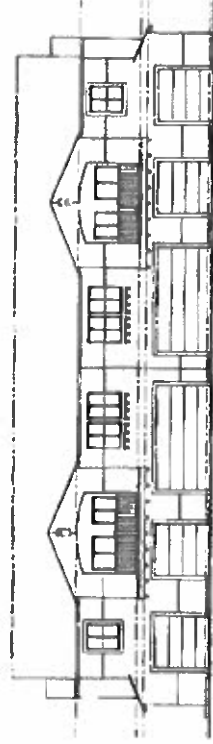


GROUND FLOOR PLAN

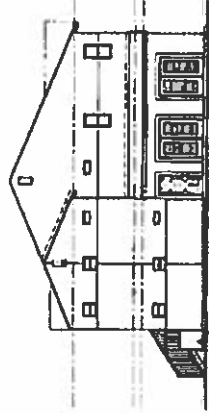
BUILDING A
SCALE 1/8"=1'-0"



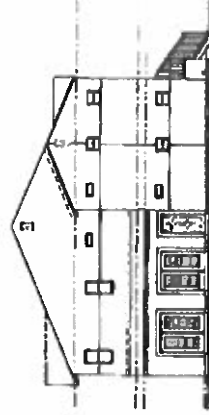
ROOF PLAN



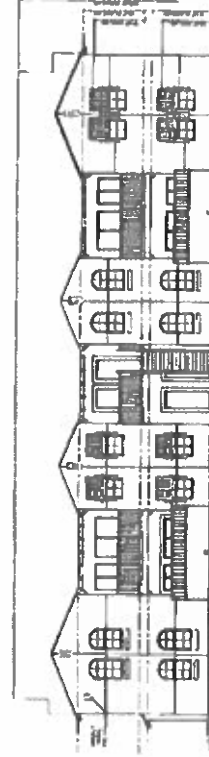
REAR



RIGHT



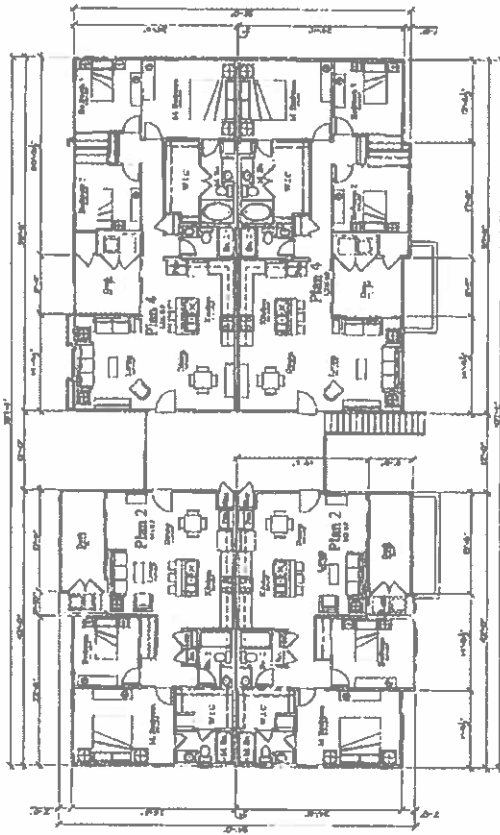
LEFT



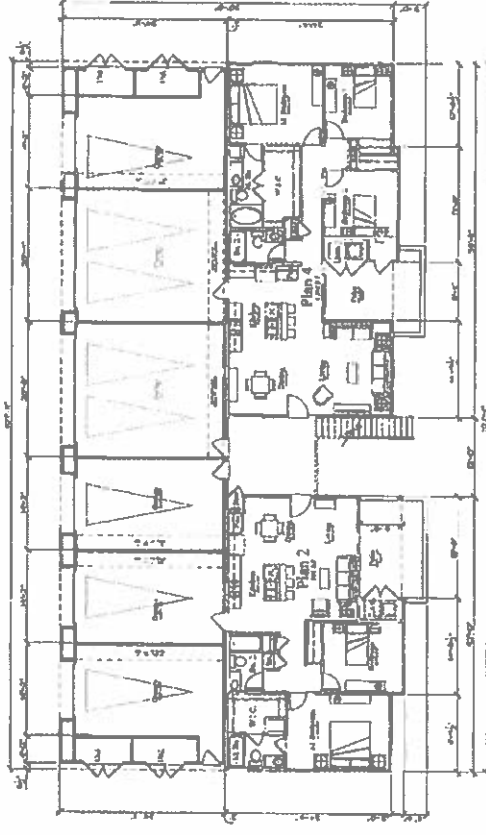
FRONT

CONCEPTUAL ELEVATIONS

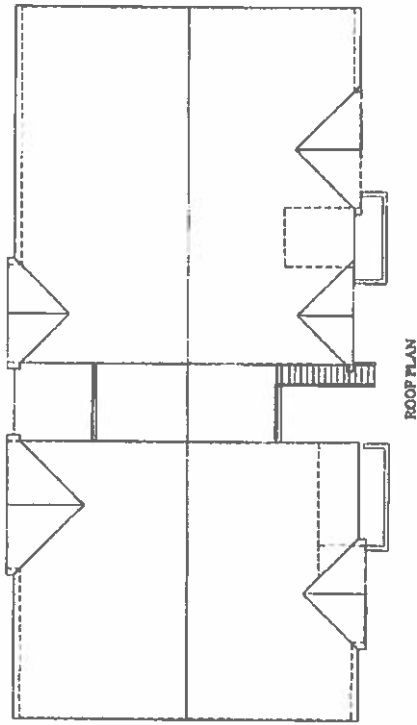
BUILDING A
SCALE: 1/8" = 1'-0"



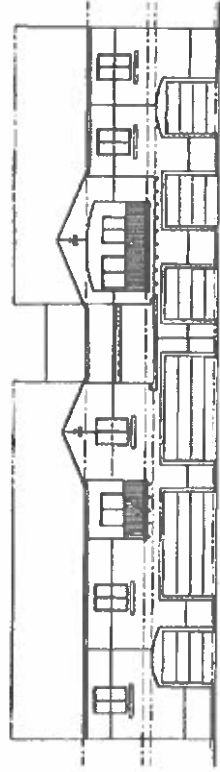
SECOND FLOOR PLAN



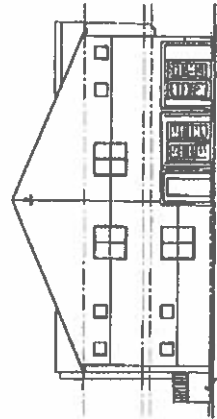
GROUND FLOOR PLAN



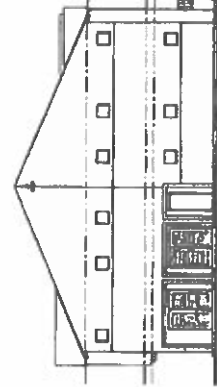
ROOF PLAN



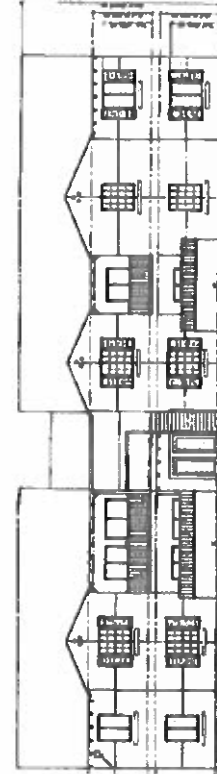
REAR



RIGHT



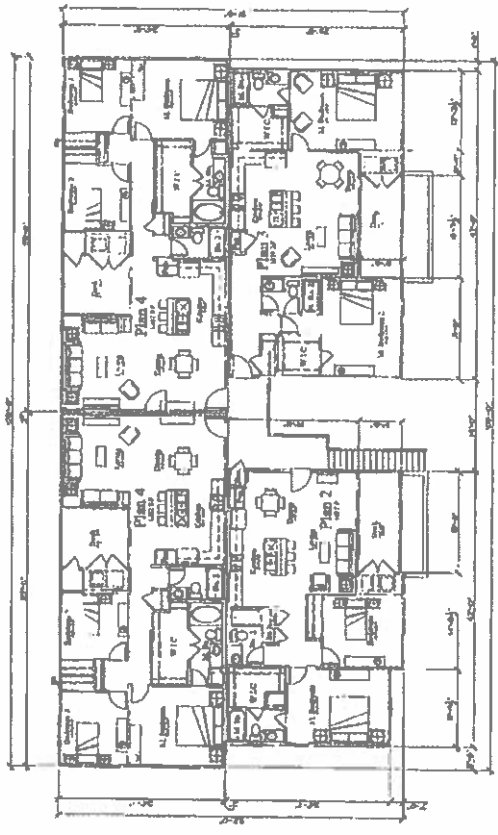
LEFT



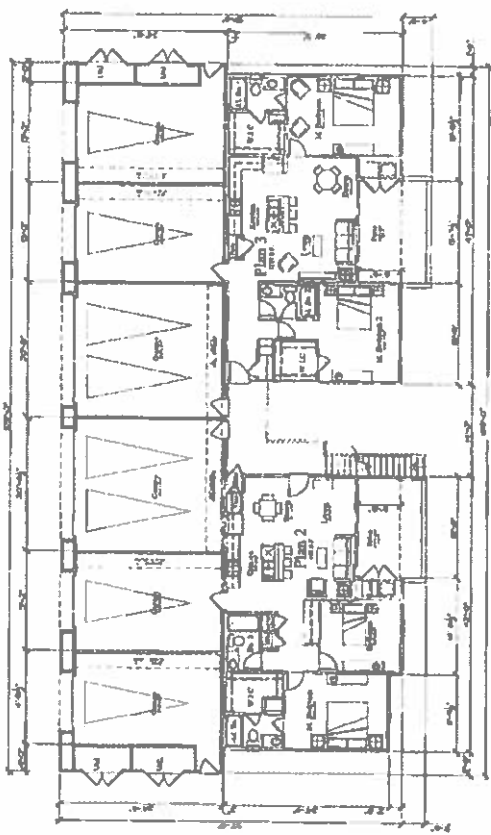
FRONT

CONCEPTUAL ELEVATIONS

BUILDING B
SCALE: 1/8"=1'-4"



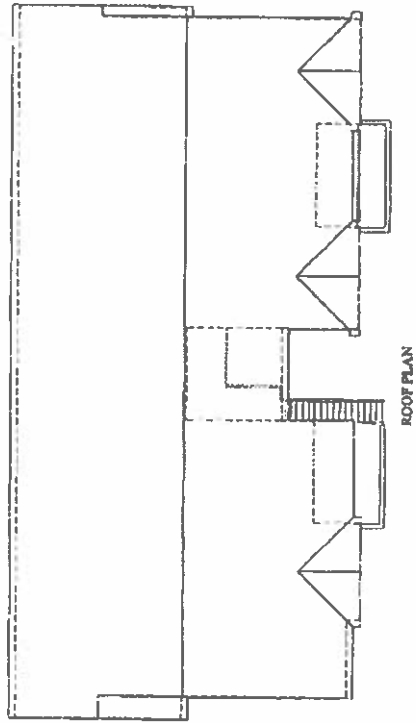
SECOND FLOOR PLAN



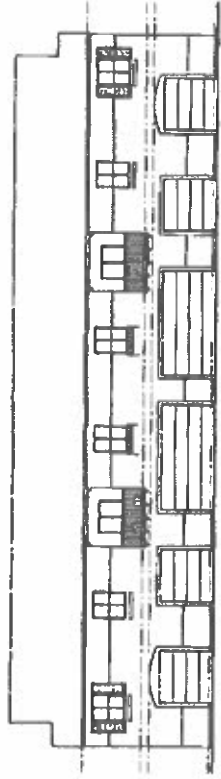
GROUND FLOOR PLAN

03 Floor
 04 05 06 07 08 09 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

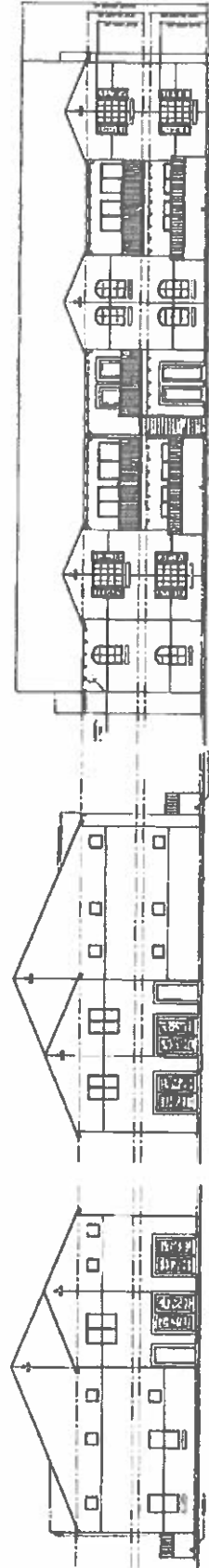
BUILDING C
 SCALE: 1/8"=1'-0"



ROOF PLAN



REAR



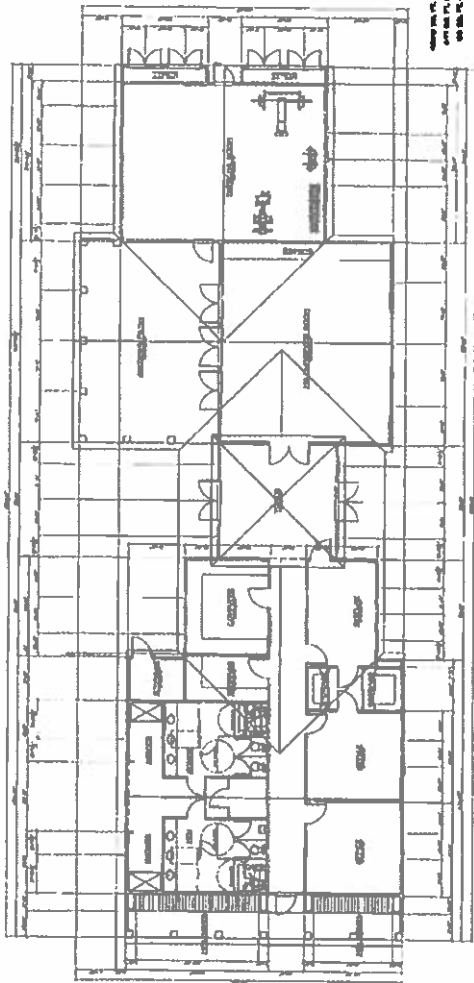
LEFT

RIGHT

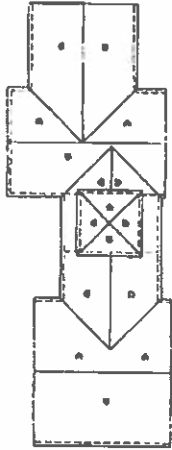
FRONT

CONCEPTUAL ELEVATIONS

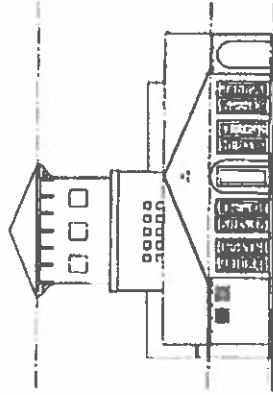
BUILDING C.
SCALE: 1/8"=1'-0"



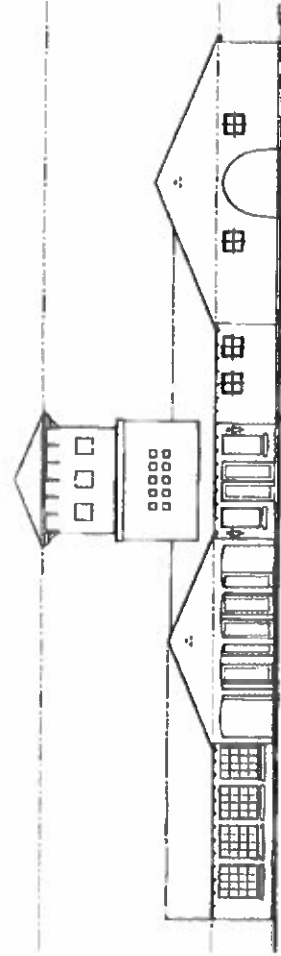
Recreation and Leasing Center
SCALE: 1/8"=1'-0"



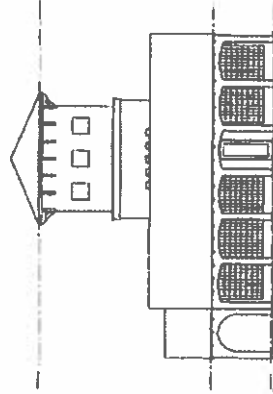
ROOF PLAN



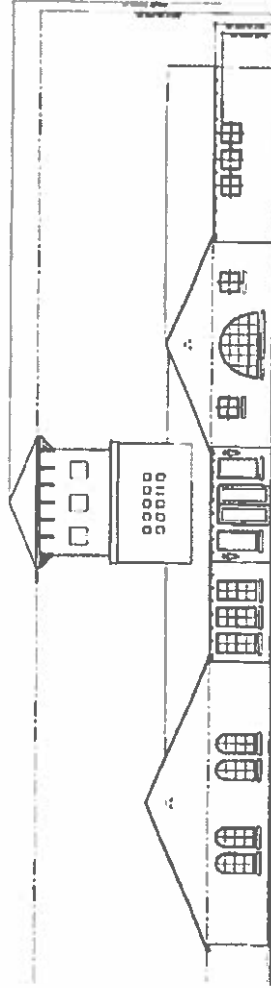
RIGHT



REAR



LEFT



FRONT

Recreation and Leasing Center

SCALE: 1/8"=1'-0"

Sheet Index

Title	1
Site Plan	2
First Floor Unit Plans	3
Second Floor Unit Plans	4
Building "A" Floor Plans	5
Building "A" Exterior Elevations	6
Building "B" Floor Plans	7
Building "B" Exterior Elevations	8
Building "C" Floor Plans	9
Building "C" Exterior Elevations	10
Recreation Building Floor Plan	11
Recreation Building Elevations	12
Garages & Trash Enclosure	13
Entry Tower & Maintenance Build	14





4 Bay Garage Side Elevation



8 Bay Garage Side Elevation



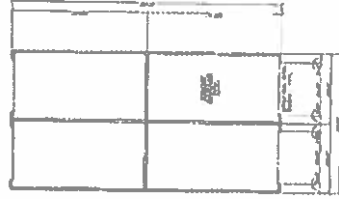
Trash Enclosure Elevations



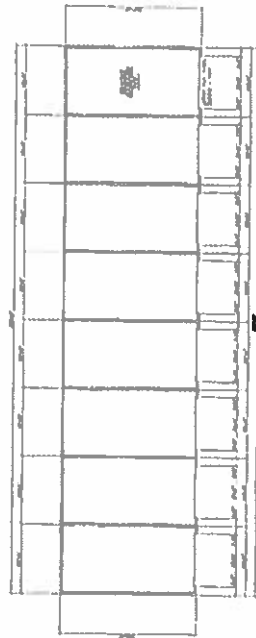
4 Bay Garage Front Elevation



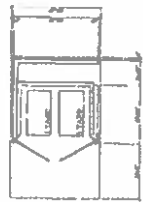
8 Bay Garage Front Elevation
4 and 11 Bay Garage Similar



4 Bay Garage Floor Plan



8 Bay Garage Floor Plan
4 and 11 Bay Garage Similar

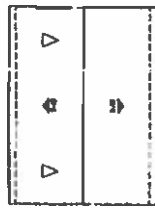


Trash Enclosure Plan

8 and 4 Bay Garages and Trash Enclosure



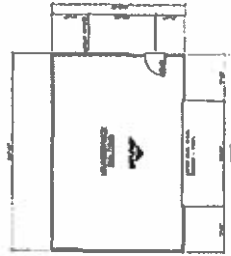
SIDE ELEVATION



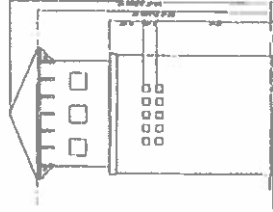
ROOF PLAN



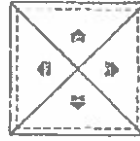
FRONT ELEVATION



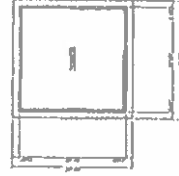
FLOOR PLAN



ELEVATION - TYPICAL OF 4



ROOF PLAN



FLOOR PLAN

Zone	Locations	Density / Intensity Standards			Additional Criteria		
		Residential (d.u./ac) ¹	Other Uses (people/ac) ²		Req'd Open Land	Prohibited Uses ³	Other Development Conditions ⁴
		Average ⁵	Single Acre ⁶				
M	Military					> No ALUC authority	
A	Clear Zone ⁷	No new dwellings allowed	0	0	All Remaining	> All non-aeronautical structures > Assemblages of people > Objects exceeding FAR Part 77 height limits > All storage of hazardous materials > Hazards to flight ⁸	> Electromagnetic radiation notification ⁹ > Avigation easement dedication and disclosure ^{4,7}
B1	Inner Approach/Departure Zone	No new dwellings allowed ¹⁰	25 (APZ I) 50 (APZ II and outside APZs) ¹¹	100	Max. 50% lot coverage within APZs ¹²	> Children's schools, day care centers, libraries > Hospitals, congregate care facilities, hotels/motels, restaurants, places of assembly > Bldgs with >1 aboveground habitable floor in APZ I or >2 floors in APZ II and outside of APZs ¹³ > Hazardous materials manufacture/storage ¹⁴ > Noise sensitive outdoor nonresidential uses ¹⁵ > Critical community infrastructure facilities ¹⁶ > Hazards to flight ⁸ > Uses listed in AICUZ as not compatible in APZ I or APZ II ¹⁷	> Locate structures maximum distance from extended runway centerline > Sound attenuation as necessary to meet interior noise level criteria ¹⁸ > Zoned fire sprinkler systems required > Airspace review req'd for objects >35 ft. tall ¹⁹ > Electromagnetic radiation notification ⁹ > Avigation easement dedication and disclosure ⁴
B2	High Noise Zone	No new dwellings allowed ¹⁰	100	250	No Req't	> Children's schools, day care centers, libraries > Hospitals, congregate care facilities, hotels/motels, places of assembly > Bldgs with >3 aboveground habitable floors > Noise-sensitive outdoor nonresidential uses ¹⁵ > Critical community infrastructure facilities ¹⁶ > Hazards to flight ⁸	> Locate structures max. distance from runway > Sound attenuation as necessary to meet interior noise level criteria ¹⁸ > Aboveground bulk storage of hazardous materials discouraged ^{14,20} > Airspace review req'd for objects >35 ft. tall ¹⁹ > Electromagnetic radiation notification ⁹ > Avigation easement dedication and disclosure ⁴
C1	Primary Approach/Departure Zone	≤3.0	100	250	No Req't	> Children's schools, day care centers, libraries > Hospitals, congregate care facilities, places of assembly > Noise-sensitive outdoor nonresidential uses ¹⁵ > Hazards to flight ⁸	> Critical community infrastructure facilities discouraged ^{14,20} > Aboveground bulk storage of hazardous materials discouraged ^{14,20} > Sound attenuation as necessary to meet interior noise level criteria ¹⁸ > Airspace review req'd for objects >70 ft. tall ¹⁹ > Electromagnetic radiation notification ⁹ > Deed notice and disclosure ⁴
C2	Flight Corridor Zone	≤ 8.0	200	500	No Req't	> Highly noise-sensitive outdoor nonresidential uses ¹⁵ > Hazards to flight ⁸	> Children's schools discouraged ²⁰ > Airspace review req'd for objects >70 ft. tall ¹⁹ > Electromagnetic radiation notification ⁹ > Deed notice and disclosure ⁴
D	Flight Corridor Buffer	No Limit	No restriction ²¹	No Req't	No Req't	> Hazards to flight ⁸	> Major spectator-oriented sports stadium, amphitheaters, concert halls discouraged ²¹ > Electromagnetic radiation notification ⁹ > Deed notice and disclosure ⁴
E	Other Airport Environs	No Limit	No Restriction ²¹	No Req't	No Req't	> Hazards to flight ⁸	> Disclosure only ⁴
*	High Terrain	Same as Underlying Compatibility Zone		Not Applicable		> Hazards to flight ⁸ > Other uses restricted in accordance with criteria for underlying zone	> Airspace review req'd for objects >35 ft. tall ¹⁹ > Avigation easement dedication and disclosure ⁴

Table MA-2

Basic Compatibility Criteria

March Air Reserve Base / Inland Port Airport

NOTES:

Policies referenced here are from the *Riverside County Airport Land Use Compatibility Plan* adopted by the Riverside County ALUC for other airports beginning in October 2004. The countywide policies are hereby incorporated into the *March ARB/IPA ALUCP* except as modified or supplemented by the policies in Section MA.2 of this chapter. A complete copy of the *Riverside County Airport Land Use Compatibility Plan* is available on the Riverside County Airport Land Use Commission website at www.rcaluc.org.

- ¹ Residential development must not contain more than the indicated number of dwelling units (excluding secondary units) per gross acre. Clustering of units is encouraged provided that the density is limited to no more than 4.0 times the allowable average density for the zone in which the development is proposed. Gross acreage includes the property at issue plus a share of adjacent roads and any adjacent, permanently dedicated, open lands. Mixed-use development in which residential uses are proposed to be located in conjunction with nonresidential uses in the same or adjoining buildings on the same site shall be treated as nonresidential development for the purposes of usage intensity calculations; that is, the occupants of the residential component must be included in calculating the overall number of occupants on the site. A residential component shall not be permitted as part of a mixed use development in zones where residential uses are indicated as incompatible. See Countywide Policy 3.1.3(d). All existing residential development, regardless of densities, is not subject to ALUC authority.
- ² Usage intensity calculations shall include all people (e.g., employees, customers/visitors, etc.) who may be on the property at a single point in time, whether indoors or outside.
- ³ The uses listed here are ones that are explicitly prohibited regardless of whether they meet the intensity criteria. In addition to these explicitly prohibited uses, other uses will normally not be permitted in the respective compatibility zones because they do not meet the usage intensity criteria. See *Riverside County Airport Land Use Compatibility Plan*, Volume 1, Appendix D for a full list of compatibility designations for specific land uses.
- ⁴ As part of certain real estate transactions involving residential property within any compatibility zone (that is, anywhere within an airport influence area), information regarding airport proximity and the existence of aircraft overflights must be disclosed. This requirement is set by state law. See Countywide Policy 4.4.2 for details. Easement dedication and deed notice requirements indicated for specific compatibility zones apply only to new development and to reuse if discretionary approval is required. Except within Zone A (Clear Zone), aviation easements are to be dedicated to the March Inland Port Airport Authority. See sample language in www.marchipa.com/docs/forms/aviationeasement.pdf. Any aviation easements required within Zone A shall be dedicated to the United States of America.
- ⁵ The total number of people permitted on a project site at any time, except rare special events, must not exceed the indicated usage intensity times the gross acreage of the site. Rare special events are ones (such as an air show at the airport) for which a facility is not designed and normally not used and for which extra safety precautions can be taken as appropriate.
- ⁶ Clustering of nonresidential development is permitted. However, no single acre of a project site shall exceed the indicated number of people per acre. See Countywide Policy 4.2.6 for details.
- ⁷ Clear zone (equivalent to runway protection zone at civilian airports) limits that delineate Zone A are derived from locations indicated in the March Air Reserve Base AICUZ study. See Note 4 for aviation easement dedication requirements in this zone.
- ⁸ Hazards to flight include physical (e.g., tall objects), visual, and electronic forms of interference with the safety of aircraft operations. Land use development that may cause the attraction of birds to increase is also prohibited. Man-made features must be designed to avoid heightened attraction of birds. In Zones A, B1, and B2, flood control facilities should be designed to hold water for no more than 48 hours following a storm and be completely dry between storms (see FAA Advisory Circular 150/5200-39B). Additionally, certain farm crops and farming practices that tend to attract birds are strongly discouraged. These include: certain crops (e.g., rice, barley, oats, wheat – particularly durum – corn, sunflower, clover, berries, cherries, grapes, and apples); farming activities (e.g., tilling and harvesting); confined livestock operations (i.e., feedlots, dairy operations, hog or chicken production facilities, or egg-laying operations); and various farming practices (e.g., livestock feed, water, and manure). Fish production (i.e., catfish, trout) conducted outside of fully enclosed buildings may require mitigation measures (e.g., netting of outdoor ponds, providing covered structures) to prevent bird attraction. Also see Countywide Policy 4.3.7.
- ⁹ March ARB 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 microwave transmission in conjunction with a cellular tower, radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers and other similar EMR emissions.
- ¹⁰ Other than in Zone A, construction of a single-family home, including a second unit as defined by state law, on a legal lot of record is exempted from this restriction where such use is permitted by local land use regulations. Interior noise level standards and aviation easement requirements for the compatibility zone in which the dwelling is to be located are to be applied.
- ¹¹ Non-residential uses are limited to 25 people per gross acre in Accident Potential Zone (APZ) I and 50 people per acre in APZ II and elsewhere in Zone B1. Single-acre intensity limits are 100 people/acre throughout Zone B1.
- ¹² In APZ I, any proposed development having more than 20% lot coverage must not provide on-site services to the public. Zoned fire sprinklers are required. Also, in APZ I, site design of proposed development should to the extent possible avoid placement of buildings within 100 feet of the ex-

Table MA-2, continued

tended runway centerline; this center strip should be devoted to parking, landscaping, and outdoor storage. Maximum lot coverage is not limited outside the APZs.

- ¹³ Within APZ II and outside APZs, two-story buildings are allowed.
- ¹⁴ Storage of aviation fuel and other aviation-related flammable materials on the airport is exempted from this criterion. In APZ I, manufacture or bulk storage of hazardous materials (toxic, explosive, corrosive) is prohibited unless storage is underground; small quantities of materials may be stored for use on site. In APZ II and elsewhere within Zone B1, aboveground storage of more than 6,000 gallons of nonaviation flammable materials per tank is prohibited. In Zones B2 and C1, aboveground storage of more than 6,000 gallons of hazardous or flammable materials per tank is discouraged.
- ¹⁵ Examples of noise-sensitive outdoor nonresidential uses that should be prohibited include major spectator-oriented sports stadiums, amphitheaters, concert halls and drive-in theaters. Caution should be exercised with respect to uses such as poultry farms and nature preserves.
- ¹⁶ Critical community facilities include power plants, electrical substations, and public communications facilities. See Countywide Policy 4.2.3(d).
- ¹⁷ For properties in either APZ I or II, any use listed as "N – not compatible" for that particular APZ in Table 3-1 of the 2005 *Air Installation Compatible Use Zone Study for March Air Reserve Base*. Beyond the boundaries of the APZs in Zone B1, such uses are discouraged, but not necessarily prohibited unless otherwise specified herein.
- ¹⁸ All new residences, schools, libraries, museums, hotels and motels, hospitals and nursing homes, places of worship, and other noise-sensitive uses must have sound attenuation features incorporated into the structures sufficient to reduce interior noise levels from exterior aviation-related sources to no more than CNEL 40 dB. This requirement is intended to reduce the disruptiveness of loud individual aircraft noise events upon uses in this zone and represents a higher standard than the CNEL 45 dB standard set by state and local regulations and countywide ALUC policy. Office space must have sound attenuation features sufficient to reduce the exterior aviation-related noise level to no more than CNEL 45 dB. To ensure compliance with these criteria, an acoustical study shall be required to be completed for any development proposed to be situated where the aviation-related noise exposure is more than 20 dB above the interior standard (e.g., within the CNEL 60 dB contour where the interior standard is CNEL 40 dB). Standard building construction is presumed to provide adequate sound attenuation where the difference between the exterior noise exposure and the interior standard is 20 dB or less.
- ¹⁹ This height criterion is for general guidance. Airspace review requirements are determined on a site-specific basis in accordance with Part 77 of the Federal Aviation Regulations. Shorter objects normally will not be airspace obstructions unless situated at a ground elevation well above that of the airport. Taller objects may be acceptable if determined not to be obstructions. The Federal Aviation Administration or California Department of Transportation Division of Aeronautics may require marking and/or lighting of certain objects. See Countywide Policies 4.3.4 and 4.3.6 for additional information.
- ²⁰ Discouraged uses should generally not be permitted unless no feasible alternative is available.
- ²¹ Although no explicit upper limit on usage intensity is defined for Zone D and E, land uses of the types listed—uses that attract very high concentrations of people in confined areas—are discouraged in locations below or near the principal arrival and departure flight tracks.

Table MA-2, continued

- (2) To ensure compliance with these criteria, an acoustical study shall be required to be completed for any development proposed to be situated where the aviation-related noise exposure is more than 20 dB above the interior standard (e.g., within the CNEL 60 dB contour where the interior standard is CNEL 40 dB). Standard building construction is presumed to provide adequate sound attenuation where the difference between the exterior noise exposure and the interior standard is 20 dB or less.

2.4 *Supporting Compatibility Criteria for Safety:*

- (a) Countywide Policy 4.2.3: The acceptability of land uses of special concern within certain compatibility zones around March ARB/IPA shall be evaluated in accordance with the criteria indicated in Table MA-2. The criteria listed in Countywide Policy 4.2.3 do not apply.
- (b) Countywide Policy 4.2.4: The requirements for open land do not apply to the vicinity of March ARB/IPA except with regard to Compatibility Zones A and B1.
- (c) Countywide Policy 4.2.5: For the vicinity of March ARB/IPA, new nonresidential development shall not be clustered in a manner that would result in a usage intensity within any one acre (the number of people per single acre) exceeding the limits specified in Table MA-2. Clustering of residential development is encouraged, but the density within any one acre shall be limited to no more than 4.0 times the allowable average density for the zone in which the development is proposed.
- (d) Countywide Policy 4.2.6: The policy concerning risk reduction through building design is not applicable to the March ARB/IPA influence area.
- (e) Calculation of Usage Intensities for Retail Uses: Notwithstanding the provisions of Appendix C and Table C1 of the *Riverside County Airport Land Use Compatibility Plan*, the usage intensities of retail sales and display areas (a.k.a. mercantile areas) or "showrooms" (excluding restaurants and other uses specifically identified separately from retail/mercantile in Table C1) shall be evaluated as having an occupancy level of 115 gross square feet per person without eligibility for the 50 percent reduction in the resulting usage intensity (people per acre) as described in the appendix.
- (f) Calculation of Usage Intensities for Warehouse Uses: Notwithstanding the provisions of Appendix C and Table C1 of the *Riverside County Airport Land Use Compatibility Plan*, the usage intensities of warehouses, distribution centers, e-commerce centers, fulfillment centers, and similar uses in buildings larger than 200,000 gross square feet, exclusive of offices, conference rooms, break rooms and other uses identified separately from warehouses in Table C1, shall be calculated as follows:
 - (1) High-cube warehouses and distribution centers, other than e-commerce centers and fulfillment centers, shall be evaluated on the basis of 35% of the usage intensity that results from the occupancy level indicated in Table C1.
 - (2) E-commerce centers, fulfillment centers, and other similar uses shall be evaluated on the basis of 50% of the usage intensity that results from the occupancy level indicated in Table C1.

indicated in Table MA-1. Table 3A which is applicable to other airports in the county does not apply to March ARB/IPA. Table MA-1 makes adjustments to Table 3A that take into account the comparatively large geographic extent of the airport's impacts. Also, Compatibility Zone C is divided into two separate zones, C1 and C2.

The outer limits of *Zone E* and the areas within the *High Terrain Zone* define the airport influence area for March ARB/IPA. On the east side of the airfield, Zone E is established at 14,000 feet from the runway centerline. This distance is equivalent to the outer limits of the civilian airport conical surface, as established by FAR Part 77. The compatibility zones on the west side of the airport are more extensive because those areas are routinely overflown by both military and civilian aircraft.

MA.2 Additional/Specific Compatibility Policies

Policies set forth in Chapter 2, Countywide Policies, shall be modified or supplemented for the *March ARB/IPA ALUCP* as follows.

2.1 *Basic Land Use Compatibility Criteria:*

- (a) Countywide Table 2A: The basic compatibility criteria listed in Table 2A do not apply to the environs of March ARB/IPA. The compatibility criteria that shall be applicable to the March ARB/IPA influence area are set forth in Table MA-2. For the purposes of land use compatibility matters involving the March ARB/IPA influence area, any reference to Table 2A in the policies of Chapter 2 shall instead be taken as a reference to Table MA-2.
- (b) Countywide Policy 3.1.3(b): The policy concerning residential densities in Compatibility Zone D is not applicable to March ARB/IPA.
- (c) Countywide Policy 3.1.4(b): The reference to special risk-reduction building design measures is not applicable to March ARB/IPA.

2.2 *Infill:* Countywide Policy 3.3.1(a)(2) notwithstanding, infill residential development in the vicinity of March ARB/IPA need only be 50% bounded by similar uses to qualify as infill. All other provisions of Countywide Policy 3.3.1 apply.

2.3 *Supporting Compatibility Criteria for Noise:*

- (a) Countywide Policy 4.1.5: The CNEL considered normally acceptable for new residential land uses in the vicinity of March ARB/IPA is 65 dB. Table 2B is not applicable.
- (b) Countywide Policy 4.1.6: Single-event noise levels from aircraft operations can be particularly intrusive at night. Compared to other airports in the county, current and projected nighttime activity by large aircraft at March ARB/IPA warrants a greater degree of sound attenuation for the interiors of buildings housing certain uses as cited below.
 - (1) The maximum, aircraft-related, interior noise level that shall be considered acceptable shall be CNEL 40 dB for all new residences, schools, libraries, museums, hotels and motels, hospitals and nursing homes, places of worship, and other noise-sensitive uses. For office uses, the interior standard shall be CNEL 45 dB, the same as the countywide criterion.

3.2.2. *Establishment of Review Process:* Provisions must be made for evaluation of proposed land use development situated within an airport influence area relative to the compatibility criteria set forth in the *Compatibility Plan*.

- (a) Even if the land use designations in a general plan have been deemed consistent with the *Compatibility Plan*, evaluation of the proposed development relative to the land use designations alone is usually insufficient. General plans typically do not contain the detailed airport land use compatibility criteria necessary for a complete compatibility evaluation of proposed development.
- (b) Local jurisdictions have the following choices for satisfying this evaluation requirement:
 - (1) Sufficient detail can be included in the general plan and/or referenced implementing ordinances and regulations to enable the local jurisdiction to assess whether a proposed development fully meets the compatibility criteria specified in the applicable compatibility plan (this requires both that the compatibility criteria be identified and that project review procedures be described);
 - (2) The ALUC's compatibility plan can be adopted by reference (in this case, the project review procedure must be described in a separate instrument presented to and approved by the ALUC); and/or
 - (3) The general plan can indicate that all major land use actions, as listed in Policy 1.5.3 or otherwise agreed to by the ALUC, shall be referred to the Commission for review in accordance with the policies of Section 2.3.

3.3. Special Conditions

3.3.1. *Infill:* Where development not in conformance with the criteria set forth in this *Compatibility Plan* already exists, additional infill development of similar land uses may be allowed to occur even if such land uses are to be prohibited elsewhere in the zone. This exception does not apply within *Compatibility Zones A or B1*.

- (a) A parcel can be considered for *infill* development if it meets *all* of the following criteria plus the applicable provisions of either Sub-policy (b) or (c) below:
 - (1) The parcel size is no larger than 20.0 acres.
 - (2) At least 65% of the site's perimeter is bounded (disregarding roads) by existing uses similar to, or more intensive than, those proposed.
 - (3) The proposed project would not extend the perimeter of the area defined by the surrounding, already developed, incompatible uses.
 - (4) Further increases in the residential density, nonresidential usage intensity, and/or other incompatible design or usage characteristics (e.g., through use permits, density transfers, addition of second units on the same parcel, height variances, or other strategy) are prohibited.
 - (5) The area to be developed cannot previously have been set aside as open land in accordance with policies contained in this *Plan* unless replacement open land is provided within the same compatibility zone.
- (b) For residential development, the average development density (dwelling units per gross acre) of the site shall not exceed the lesser of:

- (1) The average density represented by all existing lots that lie fully or partially within a distance of 300 feet from the boundary of the parcel to be divided; or
 - (2) Double the density permitted in accordance with the criteria for that location as indicated in the Compatibility Criteria matrix, Table 2A.
- (c) For nonresidential development, the average usage intensity (the number of people per gross acre) of the site's proposed use shall not exceed the lesser of:
- (1) The average intensity of all existing uses that lie fully or partially within a distance of 300 feet from the boundary of the proposed development; or
 - (2) Double the intensity permitted in accordance with the criteria for that location as indicated in the Compatibility Criteria matrix, Table 2A.
- (d) The single-acre and risk-reduction design density and intensity multipliers described in Policies 4.2.5 and 4.2.6 and listed in Table 2A are applicable to infill development.
- (e) Infill development on some parcels should not enable additional parcels to then meet the qualifications for infill. The ALUC's intent is that parcels eligible for infill be determined just once. Thus, in order for the ALUC to consider proposed development under these infill criteria, the entity having land use authority (Riverside County or affected cities) must first identify the qualifying locations in its general plan or other adopted planning document approved by the ALUC. This action may take place in conjunction with the process of amending a general plan for consistency with the ALUC plan or may be submitted by the local agency for consideration by the ALUC at the time of initial adoption of this *Compatibility Plan*. In either case, the burden for demonstrating that a proposed development qualifies as infill rests with the affected land use jurisdiction and/or project proponent.
- 3.3.2. *Nonconforming Uses:* Existing uses (including a parcel or building) not in conformance with this *Compatibility Plan* may only be expanded as follows:
- (a) Nonconforming residential uses may be expanded in building size provided that the expansion does not result in more dwelling units than currently exist on the parcel (a bedroom could be added, for example, but a separate dwelling unit could not be built). No ALUC review of such improvements is required.
 - (b) A nonconforming nonresidential development may be continued, leased, or sold and the facilities may be maintained or altered (including potentially enlarged), provided that the portion of the site devoted to the nonconforming use is not expanded and the usage intensity (the number of people per acre) is not increased above the levels existing at the time of adoption of this *Compatibility Plan*. No ALUC review of such changes is required.
 - (c) ALUC review is required for any proposed expansion of a nonconforming use (in terms of the site size or the number of dwelling units or people on the site). Factors to be considered in such reviews include whether the development qualifies as infill (Policy 3.3.1) or warrants approval because of other special conditions (Policy 3.3.6).

3.3.3. *Reconstruction:* An existing nonconforming development that has been fully or partially destroyed as the result of a calamity may be rebuilt only under the following conditions:

- (a) Nonconforming residential uses may be rebuilt provided that the expansion does not result in more dwelling units than existed on the parcel at the time of the damage.
- (b) A nonconforming nonresidential development may be rebuilt provided that it has been only partially destroyed and that the reconstruction does not increase the floor area of the previous structure or result in an increased intensity of use (i.e., more people per acre). Partial destruction shall be considered to mean damage that can be repaired at a cost of no more than 75% of the assessor's full cash value of the structure at the time of the damage.
- (c) Any nonresidential use that has been more than 75% destroyed must comply with all applicable standards herein when reconstructed.
- (d) Reconstruction under Paragraphs (1) or (2) above must begin within 24 months of the date the damage occurred.
- (e) The above exceptions do not apply within *Zone A* or where such reconstruction would be in conflict with a county or city general plan or zoning ordinance.
- (f) Nothing in the above policies is intended to preclude work required for normal maintenance and repair.

3.3.4. *Development by Right:* Nothing in these policies prohibits:

- (a) Construction of a single-family home, including a second unit as defined by state law, on a legal lot of record if such use is permitted by local land use regulations.
- (b) Construction of other types of uses if local government approvals qualify the development as effectively existing (see Policy 1.2.10 for definition).
- (c) Lot line adjustments provided that new developable parcels would not be created and the resulting gross density or intensity of the affected property would not exceed the applicable criteria indicated in the Compatibility Criteria matrix, Table 2A.

3.3.5. *Parcels Lying within Two or More Compatibility Zones:* For the purposes of evaluating consistency with the compatibility criteria set forth herein, any parcel that is split by compatibility zone boundaries shall be considered as if it were multiple parcels divided at the compatibility zone boundary line. However, the density or intensity of development allowed within the more restricted portion of the parcel can (and is encouraged to) be transferred to the less restricted portion. This transfer of development is permitted even if the resulting density or intensity in the less restricted area would then exceed the limits which would otherwise apply within that compatibility zone.

3.3.6. *Other Special Conditions:* The compatibility criteria set forth in this *Plan* are intended to be applicable to all locations within each airport's influence area. However, it is recognized that there may be specific situations where a normally incompatible use can be considered compatible because of terrain, specific location, or other extraordinary factors or circumstances related to the site.

- (a) After due consideration of all the factors involved in such situations, the Commission may find a normally incompatible use to be acceptable.
- (b) In reaching such a decision, the Commission shall make specific findings as to why the exception is being made and that the land use will not create a safety hazard to people on the ground or aircraft in flight nor result in excessive noise exposure for the proposed use. Findings also shall be made as to the nature of the extraordinary circumstances that warrant the policy exception.
- (c) The burden for demonstrating that special conditions apply to a particular development proposal rests with the project proponent and/or the referring agency, not with the ALUC.
- (d) The granting of a special conditions exception shall be considered site specific and shall not be generalized to include other sites.
- (e) Special conditions that warrant general application in all or part of the influence area of one airport, but not at other airports, are set forth in Chapter 3 of this *Compatibility Plan*.

4. SUPPORTING COMPATIBILITY CRITERIA

4.1. Noise

- 4.1.1. *Policy Objective:* The purpose of noise compatibility policies is to avoid establishment of noise-sensitive land uses in the portions of airport environs that are exposed to significant levels of aircraft noise.
- 4.1.2. *Noise Contours:* The evaluation of airport/land use noise compatibility shall consider both the current and future Community Noise Equivalent Level (CNEL) contours of each airport as depicted in Chapter 3 of this *Plan*.
 - (a) At most airports in the county, anticipated growth in aircraft operations results in projected future noise contours being larger than current ones. However, in some instances, factors such as introduction of a quieter aircraft fleet mix, planned changes to the configuration of airport runways, or expected modifications to flight procedures can result in current contours being larger than the future contours in some or all of the airport environs. In these cases, a composite of the contours for the two time frames shall be considered in compatibility analyses.
 - (b) For airport at which aircraft activity has substantial seasonal or weekly characteristics, noise contours associated with the peak operating season or days of the week shall be taken into account in assessing land use compatibility.
 - (c) Projected noise contours included in Chapter 3 are calculated based upon forecasted aircraft activity as indicated in an airport master plan or that is considered by the Riverside County Airport Land Use Commission to be plausible (refer to activity data in the Background Data volumes). The Airport Land Use Commission or the entities that operate airports in Riverside County should periodically review these projected noise level contours and update them if appropriate.

NOTICE OF PUBLIC HEARING RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

A PUBLIC HEARING has been scheduled before the Riverside County Airport Land Use Commission (ALUC) to consider the application described below.

Any person may submit written comments to the ALUC before the hearing or may appear and be heard in support of or opposition to the project at the time of hearing. The proposed project application may be viewed at the Riverside County Administrative Center, 4080 Lemon Street, 14th Floor, Riverside, California 92501, Monday through Thursday from 8:00 a.m. to 5:00 p.m., and by prescheduled appointment on Fridays, from 9:00 a.m. to 5:00 p.m.

PLACE OF HEARING: Riverside County Administration Center
4080 Lemon St., 1st Floor Board Chambers
Riverside, California

DATE OF HEARING: March 10, 2016

TIME OF HEARING: 9:00 A.M.

CASE DESCRIPTION:

ZAP1176MA16 – Perris Group LLC – Representative: Peter Kulmatticki, J. D. Pierce Co. – City of Perris Planning Case Nos. 15-05207 (General Plan Amendment), 15-05208 (Zone Change), 15-00014 (Development Plan Review), and 15-05205 PM 37014 (Tentative Parcel Map). The applicant proposes development of a 228-unit apartment project on 15.95-16.9 acres located on the easterly side of Barrett Street, westerly of Perris Boulevard, southerly of Placentia Street, and northerly of Orange Avenue in the City of Perris. The apartments will be in 38 buildings, each with six units. The project will also include a 4,813 square foot recreation building, maintenance building, automobile garages, swimming pool, soccer field, playground, and detention basin. PLN Case Nos. 15-05207 and 15-05208 propose to change the General Plan land use designation and zoning on 0.92 acres within the project site from CC (Community Commercial) to MFR-14 (Multi-Family Residential 14) so as to match the existing General Plan designation and zoning of the majority of the site. The associated Tentative Parcel Map No. 37014 would consolidate the existing parcels into a single lot. (Airport Compatibility Zone C2 of the March Air Reserve Base/Inland Port Airport Influence Area)

FURTHER INFORMATION: Contact John Guerin at (951) 955-0982. The ALUC holds hearings for local discretionary permits within the Airport Influence Areas, reviewing for aeronautical safety, noise and obstructions. All other concerns should be addressed to Ms. Diane Spardellati of the City of Perris Planning Division at (951) 943-5003, ext. 252.

APPLICATION FOR MAJOR LAND USE ACTION REVIEW
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

ALUC Identification No.

ZAP1176MA16

PROJECT PROPONENT (TO BE COMPLETED BY APPLICANT)

Date of Application January 19, 2016
 Property Owner Perris Group LLC Phone Number 949-428-8456
 Mailing Address 2222 Martin Street, Ste 100
Irvine, CA 92612

Agent (if any) Project Manager: Peter Kulmatticki Phone Number 949-428-8456
 Mailing Address _____

PROJECT LOCATION (TO BE COMPLETED BY APPLICANT)

Attach an accurately scaled map showing the relationship of the project site to the airport boundary and runways

Street Address N/A
 Assessor's Parcel No. 305-080-044, 046, 047, 048, 049, 061, 062 Parcel Size 16.90 Acres
 Subdivision Name N/A Zoning Classification MFR-14, CC as to APN
 Lot Number N/A -040

March
02

PROJECT DESCRIPTION (TO BE COMPLETED BY APPLICANT)

If applicable, attach a detailed site plan showing ground elevations, the location of structures, open spaces and water bodies, and the heights of structures and trees; include additional project description data as needed

Existing Land Use (describe) Unimproved vacant land.

Proposed Land Use (describe) A 228 unit apartment project with on site recreational center and outdoor amenities including: pool, tot lot, soccer field, and dog park.
SEE ATTACHMENT

For Residential Uses Number of Parcels or Units on Site (exclude secondary units) 228 Units
 For Other Land Uses Hours of Use N/A
 (See Appendix C) Number of People on Site Maximum Number N/A
 Method of Calculation N/A

Height Data Height above Ground or Tallest Object (including antennas and trees) 39'3" ft.
 Highest Elevation (above sea level) of Any Object or Terrain on Site N/A ft.

Flight Hazards Does the project involve any characteristics which could create electrical interference, confusing lights, glare, smoke, or other electrical or visual hazards to aircraft flight? Yes
 No
 If yes, describe _____

REFERRING AGENCY (APPLICANT OR JURISDICTION TO COMPLETE)

Date Received	_____	Type of Project
Agency Name	City of Perris	<input checked="" type="checkbox"/> General Plan Amendment
Staff Contact	Diane Sbardellati	<input checked="" type="checkbox"/> Zoning Amendment or Variance
Phone Number	(951) 943-5003 ext. 252	<input type="checkbox"/> Subdivision Approval
Agency's Project No.	PLN15-00014, PLN15-05207, PLN15-05205 PLN15-05206	<input type="checkbox"/> Use Permit
		<input type="checkbox"/> Public Facility
		<input checked="" type="checkbox"/> Other Parcel Map, Development Plan Review

A. NOTICE: Failure of an applicant to submit complete or adequate information pursuant to Sections 65940 to 65948 inclusive, of the California Government Code, MAY constitute grounds for disapproval of actions, regulations, or permits.

B. SUBMISSION PACKAGE:

ALUC REVIEW

- 1 Completed Application Form
- 1 Project Site Plan – Folded (8-1/2 x 14 max.)
- 1 Elevations of Buildings - Folded
- 1 Each . 8 ½ x 11 reduced copy of the above
- 1 8 ½ x 11 reduced copy showing project in relationship to airport.
- 1 Set . Floor plans for non-residential projects
- 4 Sets . . Gummed address labels of the Owner and representative (*See Proponent*).
- 1 Set . . Gummed address labels of all property owners within a 300' radius of the project site. If more than 100 property owners are involved, please provide pre-stamped envelopes (size #10), with ALUC return address.
- 4 Sets . . Gummed address labels of the referring agency (City or County).
- 1 Check for Fee (See Item "C" below)

STAFF REVIEW (Consult with ALUC staff planner as to whether project qualifies)

- 1 Completed Application Form
- 1 Project Site Plans – Folded (8-1/2 x 14 max.)
- 1 Elevations of Buildings - Folded
- 1 8 ½ x 11 Vicinity Map
- 1 Set . Gummed address labels of the Owner and representative (*See Proponent*).
- 1 Set . Gummed address labels of the referring agency.
- 1 Check for review—See Below



January 19, 2016

Riverside County
Airport Land Use Commission
Riverside County Administrative Center
4080 Lemon Street, 14th Floor
Riverside, CA 92501

Re: Perris Apartment Site

Dear Mr. John Guerin:

Enclosed is the application for our infill project in the City of Perris for review by the Riverside County Airport Land Use Commission. It is extremely important to us for the project to be approved by the commission.

We have outlined a number of reasons supporting an approval of the project, including compatibility with Land Use Compatibility document as well as a number of community benefits for the City of Perris and the County of Riverside. We expect to receive support from representatives of the City of Perris prior to and at your commission hearing.

We are hoping that the staff will recommend approval of our project to the commission, and appreciate any assistance that you provide to that end. Of course, anything we can do assist you or others at your agency will be acted upon immediately. Please let us know if you need additional information. Thank you again for your efforts.

Sincerely,
JD Pierce Company, Inc.



Jennings D. Pierce, Jr.,
President

CC: Ron Carr, Diane Sbardellati

Riverside County Airport Land Use Commission

Application Attachment

Below you will find supplemental information to the application regarding our apartment project.

This apartment project from inception has been a collaborative effort worked on by Perris Group, LLC and the City of Perris. The Perris Spectrum shopping center which encompasses the subject property was apart of a non performing Community Facilities District administered by the City of Perris. Through joint efforts, the City of Perris and Perris Group LLC were instrumental in refinancing a Community Facilities District in the amount of \$3,900,000. In addition, Perris Group LLC was successful in paying \$426,000 in delinquent property taxes to Riverside County. All of these efforts have ensured the viability of the Perris Spectrum shopping center as well as laid the groundwork for a successful proposed apartment project.

Our property assessor parcel numbers are as follows: 305-080-044, 305-080-046, 305-080-047, 305-080-048, 305-080-049, 305-080-061, 305-080-062. Except for parcel 305-080-046 (zoned community commercial) all parcels are zoned MFR-14 (14 Units per Acre) under City of Perris General Plan and Zoning. We are currently in process to rezone parcel 046 to be compatible with all other parcels.

According to the airport land use commission March Air Reserve base land use compatibility plan our project lies under the C2 Flight Corridor designation. Our development site does not fall under any of the prohibited uses.

**Highly noise-sensitive outdoor non residential use - NO
Hazard to flight- NO**

**In addition, the other development conditions for C2 do not apply for our site.
Children's School – N/A
Airspace Review Required Objects > 70ft – N/A
Electromagnetic Radiation Devices – N/A
Deed Notice & Disclosure – N/A**

I would like to point out some key facts about our infill project and the surrounding uses.

**For reference the following are surrounding property uses.
North- Commercial/Industrial.
East- Community shopping center.
South- Community shopping center
West- City of Perris Harvest Landing Specific Plan. Within that specific plan directly to our West there is a plan to have a residential project with 22.4 Units/Acre directly West of our site.**

Section 3.3.1 of the Airport Land Use Commission Compatibility plan specifically states the following:

“Where development not in conformance with the criteria set for in the Compatibility plan already exists, additional infill development of similar land uses may be allowed to occur even if such land uses are to be prohibited elsewhere in the zone.”

Due to the below facts our project qualifies as an infill project according to Countywide Policies section 3.3.1 sub section (a).

- Parcel size is 16.9 Gross Acres less than 20 acres required.
- 50% of the surrounding uses are more intense than our project.
- Proposed project does not extend boundaries into neighboring projects
- No further increases in residential density has been requested
- Area to be developed has never been set aside as open space

After qualifying as an infill site we believe the site meets or at least comes within a threshold of the criteria for approval based on either intensity/density allowed. The land use compatibility plan does not have a method of calculation to compare residential project density when surrounded by more intensive commercial spaces. Countywide policies allow for increased density based on the lesser of two methods found in section 3.1.1.

The first method uses average density of the existing lots that lie fully or partially within 300 feet. Setting aside the more intensive surrounding commercial uses on three sides of the project, on the western boundary an approved project in the Compatibility Plan contains residential development. Two projects have a density of 22.4 d/u per acre and 9.4 d/u per acre. Taking the average of those two residential projects we get 15.9 d/u acre which exceeds our proposed 13.49. Clearly, there is higher density residential adjacent to the project.

The second approach would be to double the density found in the March Air Base plan from 6 units per acre to 12 units per acre. Taking this simple approach and not factoring our respective location we exceed the d/u per acre by 1.49 (16.9 acre site total of 228 units is 13.49du/ac.) Such a marginal amount considering the intensive nature of our surrounding properties should not constitute an incompatible use.

Furthermore in the event that we do not meet the technical definitions in the Compatibility Plan as will be determined by the staff and commission, Section 3.3.6 of the Countywide Policies states

“The compatibility criteria set forth in this Plan are intended to be applicable to all locations within each airport’s influence area. However, it is recognized that there may be specific situations where a normally incompatible use can be

considered compatible because of terrain, specific location, or other extraordinary factors or circumstances related to the site.”

Joint work between the City of Perris, the County of Riverside and Perris Group, LLC on this particular property, its specific location, and circumstances related to the site lend reason for a small increase to the density to be allowed. The project has been organized and developed beginning in the summer of 2014 considering the existing City General Plan and Zoning with the idea that it would be a benefit to the community at large, the City of Perris, and the County of Riverside. Some of those benefits have already accrued to the County and the City through the payment of delinquent property taxes and the refinancing of the troubled CFD.

We would like the Commission to take into account that the City of Perris and Perris Group LLC has worked jointly on this project from early on in the process. The City and Perris Group LLC signed a Development/CFD agreement on April 17th 2015 which would qualify the development site under the definition of an existing land use (section 1.2.10 of the County Wide Policies).

From inception this site has been analyzed, budgeted, and remained economically feasible at 13.49 d/u per acre. Any deviation from the density we have planned jeopardizes the development of this project for the foreseeable future. We respectfully request that the commission approve our request of compatibility for our plan. Thank you.

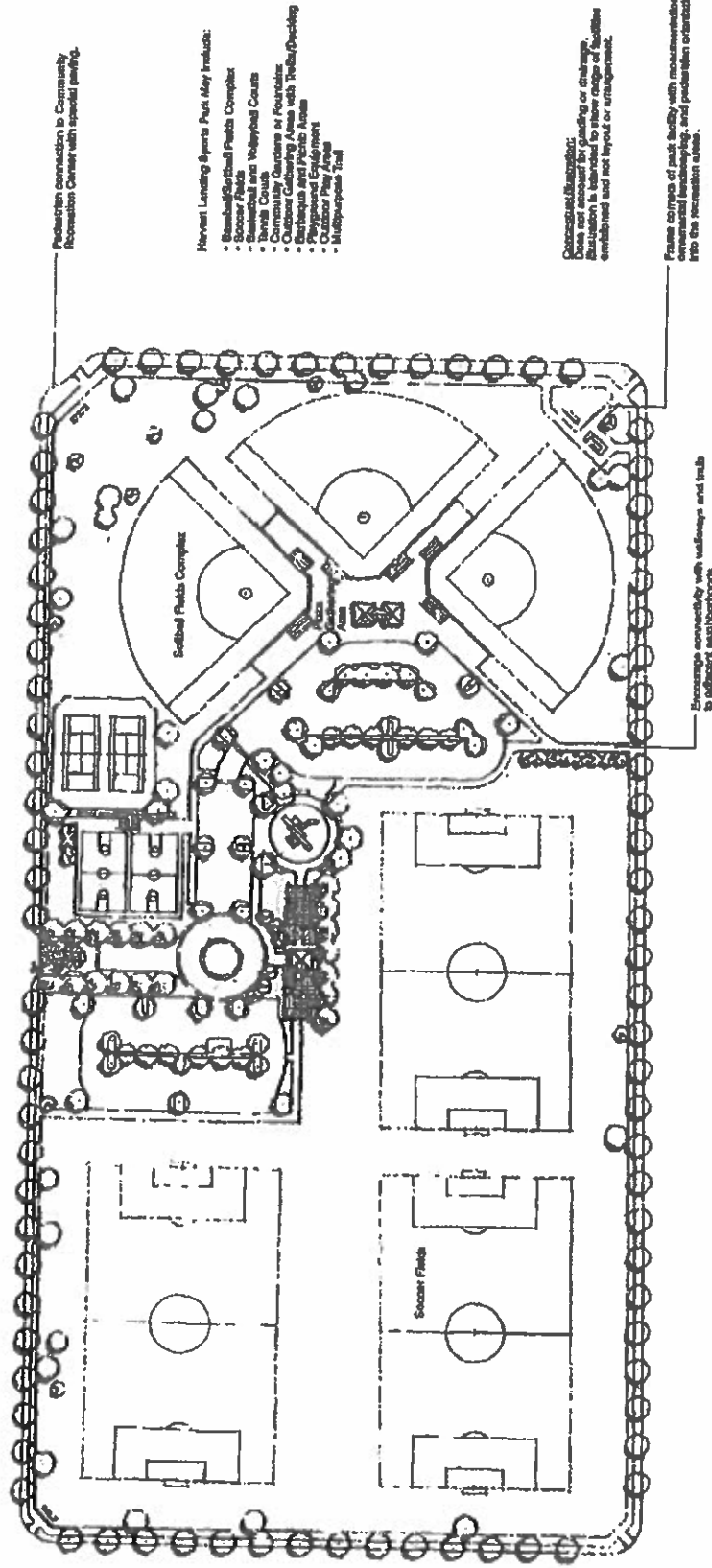
ALUC Surrounding Property Density

	Dwelling Units	Acres
Harvest Landing High Density	345	15.4
Harvest Landing Medium Density	78	8.3
Tract West of Perris Blvd	19	2.27
Total	442	25.97
	Dwelling Units/Acre	17.02

ALUC Acre Calculation including Park

	Dwelling Units	Acres
Subject Property	228	16.9
Sports Park	0	16.5
Total	228	33.40
	Dwelling Units/Acre	6.83

HARVEST LANDING SPORTS PARK CONCEPTUAL SITE PLAN



Perimeter connection to Community Recreation Center with special paving.

- Harvest Landing Sports Park May Include:
- Softball/Softball Fields Complex
 - Soccer Fields
 - Baseball and Softball Courts
 - Tennis Courts
 - Community Gardens or Fountain
 - Outdoor Gathering Area with Tables/Seating
 - Barbecue and Picnic Areas
 - Playground Equipment
 - Dog Park
 - Multipurpose Field

Perimeter connection to walkways and trails to adjacent neighborhood.

Perimeter connection to walkways and trails to adjacent neighborhood.

Note: Illustration is conceptual in nature and subject to change. Park features and field dimensions to be determined at the time of detailed park design.



Development Criteria

Figure 3-15

City of Harrisburg

Perris Spectrum Shopping Center

	Sq Footage	1/115 sq ft People
Napa Auto Parts	7,920	69
Cardenas Supermarket	45,842	397
Jack In the Box	2,850	25
Taco Bell	1,989	17
Dollar Tree	77,500	674
Domino's Pizza	9,600	83
Sprint Reseller, Dry Cleaners	5,706	50
Gentle Dental, Metro PCS	13,975	122
Payless Shoes, Fashion Today	10,746	93
Aarons Rentals	7,040	61
Wells Fargo Bank	4,472	39
Former Wal-Mart	127,154	1106
Total	314,594	2,736

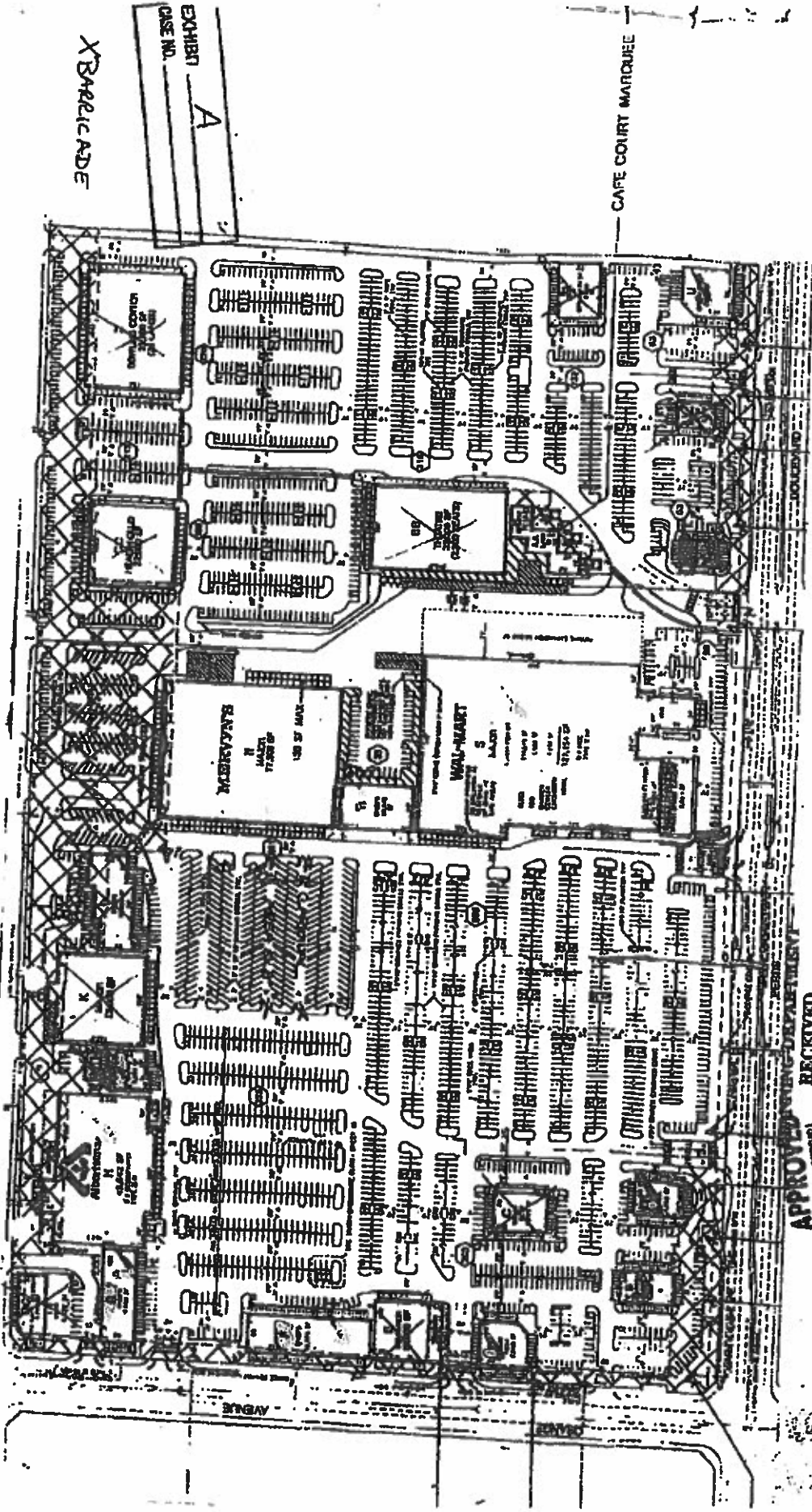


EXHIBIT _____
 CASE NO. _____
 A

X BARRICADE

CAFE COURT MARCHE

APPROVED RECEIVED
 CITY OF PEBS
 PLANNING DEPT
 10845
 FEB 18 2003



P03-0052

10845
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 P03-0052

**CITY COUNCIL
AGENDA SUBMITTAL**

Meeting Date: April 26, 2016

SUBJECT: **INTENT TO OVERRULE** an inconsistency finding of the Riverside County Airport Land Use Commission (ALUC) for a proposed 228-unit multifamily residential development north of Orange Avenue, between Barrett Avenue and Perris Boulevard, with the March Air Reserve Base Land Use Plan. Applicant: Peter Kulmaticki (GPA 15-05205, ZC 15-05206, DPR 15-00014, TPM 15-052505 (TPM 37014)

REQUESTED ACTION: **ADOPT A RESOLUTION** authorizing staff to initiate the overrule process regarding the project's inconsistency determination by Riverside County ALUC and allowing a density of 12 units per acre with a maximum of 202 units, in accordance with the "Infill" policy of the March Airport Land Use Compatibility Plan.

CONTACT: Clara Miramontes, Director of Development Services 

BACKGROUND/DISCUSSION:

A 228-unit multifamily residential development on 16.9 acres is proposed on vacant land north of Orange Avenue, between Barrett Avenue and Perris Boulevard. The site is primarily zoned MFR-14, with 1 acre to be changed from Community Commercial to MFR-14 (Exhibit C). The density proposed is 13.49 units per acre, which is consistent with the MFR-14 Multi-Family Residential Zone. The project is located in March Air Reserve Base/Inland Port (March ARB) Influence Area C2, and therefore subject to review by the Riverside County Airport Land Use Commission for compliance with the ALUCP (Exhibit D).

On March 10, 2016, the Riverside County Airport Land Use Commission (ALUC) made a finding of inconsistency with the March Air Reserve Base Airport Land Use Compatibility Plan (MARB ALUCP) due to the project exceeding the maximum permissible average density of 6 units per acre in the Compatibility Zone C2 and exceeding the maximum allowed density of 12 units per acre under the plan's "Infill" policy. Although the project meets the requirements of the infill policy that would allow 12 units per acre (202 units), the applicant was requesting additional density up to 13.49 units per acre (228 units). The applicant requested that consideration of Section 3.3.6 (Other Special Conditions) be applied in order to allow for an additional density of 1.49 units per acre, totaling 13.49 units per acre. In order to apply the "Other Special Conditions" policy, the applicant needed to demonstrate that there are special conditions where a normally incompatible use can be considered compatible because of terrain, location or other factors. The applicant had suggested that 2.1 acres of open land park space within the future Harvest Landing Specific Plan could be used for emergency landing, thereby minimizing safety risks for emergency landing. A representative from the March ARB spoke during the public comment in opposition to the project and agreed with ALUC staff's recommendation. The ALUC did not support the applicant's request for "Other Special Considerations" and made a determination of inconsistency for the project, overall.

Since ALUC made a determination of inconsistency based on the applicant's proposal of 13.49 units per acre, the City is still required to overrule the decision of ALUC even to allow the permitted number of units under the "Infill" policy of the airport plan. The Infill policy will allow 202 units (12 units per acre), in which the applicant would have to remove 26 units from the project. The applicant is still requesting that the ALUC overrule by the City allow for 13.49 units per acre to allow 228 units. After the ALUC hearing, staff sent a transmittal requesting comments from MARCH ARB Commander prior to the initiation of an ALUC overrule in order to address concerns. On April 13, 2016, Commander Muncy submitted a letter to City staff stating March ARB's concerns. In summary, the letter stated that the project site is outside the MARB clear and accidental potential zones for the runway, however, it is located within an area that is exposed to elevated levels of noise from the base's flying operations.

The Commander further stated that that there will be an elevated accident potential risk to an apartment complex on this site even though it sits outside of the designated accident potential zone for March ARB. Additionally, the letter acknowledged that MARB's position is that even though this site and project is compatible with guidance found in the AFI 2015 under the Air Installations Compatible Use Zones Program, it is probable that this apartment complex could have a negative impact on current and future flight operations for MARB. He concluded by adding that mitigation steps could be implemented that could reduce potential noise complaints and it would be their desire that such steps be researched and implemented if at all possible. The letter also noted that the project density is inconsistent with the airport compatibility plan.

In order to address the MARB's concerns related to noise and reduce noise impacts to acceptable interior noise levels, the project will be required to comply with the City's Municipal Code Chapter 16.22 for construction standards for projects located near arterials, railroads and airports. This requires an study and construction standards for insulation against noise for areas within the vicinity of airports where the exterior community noise equivalent level exceeds 60 decibel (CNEL). Residential developments subject to noise impacts from aircraft operations are required to be designed and constructed to reduce interior levels to 45 decibels or less. As well, ALUC's standard conditions of approval will be applied to the project, which includes a "Notice of Airport Vicinity" notification to all tenants. These conditions will address MARB's primary concern related to noise complaints.

In considering the density of the surrounding area, undeveloped Harvest Landing Specific Plan is located west of the project across Barrett Avenue, and features densities from 9.4 du/ac to 22.4 du/ac. The densities of Harvest Landing Specific Plan were considered in order to allow for the Infill policy for the subject project because it is a vested approved project. On the east side, a single family tract of homes is zoned MFR-14 with a density of 5.2 du/ac. Industrial and commercial land uses are present to the north and south and are not considered in the density calculation.

In order to comply with the March Airport Land Use Plan 2015 and address March ARB's concerns, staff is recommending that the City Council initiate an overrule, allowing a maximum of 12 units per acre in accordance with the Infill policies of the March Airport Land Use Plan. However, the applicant is requesting that the City Council initiate an overrule, allowing 13.49 units per acre and make findings that the "Other Special Considerations" be made in order to exceed the maximum density allowed under the infill policy. As a matter of information, the City is currently in the process of update the City's General Plan to be in compliance with the 2014 March Airport Land Use Plan.

ALUC inconsistency determinations may be overruled by a two-thirds vote of the City Council. To overrule ALUC's determination, City Council must find that the proposal is consistent with the General Plan, and provides for the orderly development of the area surrounding a public use airport. The Public Resources Code requires the City to provide ALUC and the State Division of Aeronautics with a copy of the Council's intent to overrule and draft findings at least 45 days before a final decision is made. Therefore, the City Council is requested to review the findings contained in the draft Resolution and authorize staff to commence the ALUC overrule process.

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

PREPARED BY: Diane Sbardellati, Associate Planner

City Attorney: N/A

Assistant City Manager: Ron Carr 

Consent: April 26, 2016

Attachments:

1. Resolution, with Map Exhibits A-G
2. MARB Base Commander's Letter dated April 13, 2016
4. ALUC Letter of Inconsistency Dated March 22, 2016 and ALUC Report

**CITY COUNCIL
AGENDA SUBMITTAL**

Meeting Date: June 14, 2016

SUBJECT: **INTENT TO OVERRULE** an inconsistency finding of the Riverside County Airport Land Use Commission (ALUC) for a proposed 202-unit multifamily residential development north of Orange Avenue, between Barrett Avenue and Perris Boulevard, with the March Air Reserve Base Land Use Plan. Applicant: Peter Kulmaticki (GPA 15-05205, ZC 15-05206, DPR 15-00014, TPM 15-05205 (TPM 37014))

REQUESTED ACTION: **ADOPT A RESOLUTION** authorizing staff to initiate the overrule process regarding the project's inconsistency determination by Riverside County ALUC and allowing a density of 12 units per acre with a maximum of 202 units, in accordance with the "Infill" policy of the March Airport Land Use Compatibility Plan.

CONTACT: Clara Miramontes, Director of Development Services

BACKGROUND/DISCUSSION:

This item was continued from the City Council hearing April 26, 2016 to allow staff to meet with other agencies regarding possible alternatives to an ALUC overrule. Staff met with the Riverside Conservation Agency (RCA), who determined the land was not eligible for conservation. Therefore, staff is ready to initiate the overrule process with Council approval.

The project proposal is a 202-unit multifamily residential development on 16.9 acres on vacant land north of Orange Avenue, between Barrett Avenue and Perris Boulevard. The site is primarily zoned MFR-14, with one acre to be changed from Community Commercial to MFR-14 (Exhibit C). The density proposed is 12 units per acre, which is consistent with the MFR-14 Multi-Family Residential Zone, and in accordance with the infill policy of the March Airport Land Use Compatibility Plan. The project is located in March Air Reserve Base/Inland Port (March ARB) Influence Area C2, and was therefore subject to review by the Riverside County Airport Land Use Commission for compliance with the ALUCP (Exhibit D).

On March 10, 2016, the Riverside County Airport Land Use Commission (ALUC) made a finding of inconsistency with the March Air Reserve Base Airport Land Use Compatibility Plan (MARB ALUCP) due to the project exceeding the maximum permissible average density of 6 units per acre in the Compatibility Zone C2 and exceeding the maximum allowed density of 12 units per acre under the plan's "Infill" policy. Although the project meets the requirements of the infill policy that would allow 12 units per acre (202 units), the applicant was requesting additional density up to 13.49 units per acre (228 units). The applicant requested that consideration of Section 3.3.6 (Other Special Conditions) be applied in order to allow for an additional density of 1.49 units per acre, totaling 13.49 units per acre. In order to apply the "Other Special Conditions" policy, the applicant needed to demonstrate that there are special conditions where a normally incompatible use can be considered compatible because of terrain, location or other factors. The applicant had suggested that 2.1 acres of open land park space within the future Harvest Landing Specific Plan could be used for emergency landing, thereby minimizing safety risks for emergency landing. A representative from the March ARB spoke during the public comment in opposition to the project and agreed with ALUC staff's recommendation. The ALUC did not support the applicant's request for "Other Special Considerations" and determined the project to be inconsistent overall.

Since ALUC made a determination of inconsistency based on the applicant's proposal of 13.49 units per acre, the City is still required to overrule the decision of ALUC even to allow the permitted number of units under the "Infill" policy of the airport plan. The Infill policy will allow 202 units (12 units per acre), in which the applicant would have to remove 26 units from the project. The applicant is still requesting that the ALUC overrule by the City allow for 13.49 units per acre to allow 228 units. After the ALUC hearing, staff sent a transmittal requesting comments from MARCH ARB Commander prior to the initiation of an ALUC overrule in order to address concerns. On April 13, 2016, Commander Muncy submitted a letter to City staff stating March ARB's concerns.

In summary, the letter stated that the project site is outside the MARB clear and accidental potential zones for the runway, however, it is located within an area that is exposed to elevated levels of noise from the base's flying operations.

The Commander further stated that there will be an elevated accident potential risk to an apartment complex on this site even though it sits outside of the designated accident potential zone for March ARB. Additionally, the letter acknowledged that MARB's position is that even though this site and project is compatible with guidance found in the AFI 2015 under the Air Installations Compatible Use Zones Program, it is probable that this apartment complex could have a negative impact on current and future flight operations for MARB. He concluded by adding that mitigation steps could be implemented that could reduce potential noise complaints and it would be their desire that such steps be researched and implemented if at all possible. The letter also noted that the project density is inconsistent with the airport compatibility plan.

In order to address the MARB's concerns related to noise and reduce noise impacts to acceptable interior noise levels, the project will be required to comply with the City's Municipal Code Chapter 16.22 for construction standards for projects located near arterials, railroads and airports. This requires a study and construction standards for insulation against noise for areas within the vicinity of airports where the exterior community noise equivalent level exceeds 60 decibel (CNEL). Residential developments subject to noise impacts from aircraft operations are required to be designed and constructed to reduce interior levels to 45 decibels or less. As well, ALUC's standard conditions of approval will be applied to the project, which includes a "Notice of Airport Vicinity" notification to all tenants. These conditions will address MARB's primary concern related to noise complaints.

In considering the density of the surrounding area, undeveloped Harvest Landing Specific Plan is located west of the project across Barrett Avenue, and features densities from 9.4 du/ac to 22.4 du/ac. The densities of Harvest Landing Specific Plan were considered in order to allow for the Infill policy for the subject project because it is a vested approved project. On the east side, a single family tract of homes is zoned MFR-14 with a density of 5.2 du/ac. Industrial and commercial land uses are present to the north and south and are not considered in the density calculation.

In order to comply with the March Airport Land Use Plan 2015 and address March ARB's concerns, staff is recommending that the City Council initiate an overrule to allow a maximum of 12 units per acre in accordance with the Infill policies of the March Airport Land Use Plan. However, the applicant is requesting that the City Council initiate an overrule to allow 13.49 units per acre and make findings that the "Other Special Considerations" be made in order to exceed the maximum density allowed under the infill policy. As a matter of information, the City is currently in the process of update the City's General Plan to be in compliance with the 2014 March Airport Land Use Plan.

ALUC inconsistency determinations may be overruled by a two-thirds vote of the City Council. To overrule ALUC's determination, City Council must find that the proposal is consistent with the General Plan, and provides for the orderly development of the area surrounding a public use airport. The Public Resources Code requires the City to provide ALUC and the State Division of Aeronautics with a copy of the Council's intent to overrule and draft findings at least 45 days before a final decision is made. Therefore, the City Council is requested to review the findings contained in the draft Resolution and authorize staff to commence the ALUC overrule process.

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

PREPARED BY: Diane Sbardellati, Associate Planner

City Attorney: N/A

Assistant City Manager: Ron Carr

Consent: June 14, 2016

Attachments: 1. Resolution
2. City Council submittal packet dated April 26, 2016

**CITY COUNCIL
AGENDA SUBMITTAL**

Meeting Date: August 30, 2016

SUBJECT: **ALUC OVERRULE** of the Riverside County Airport Land Use Commission's (ALUC) inconsistency determination regarding the proposed 202-unit multifamily residential development (GPA 15-05205, ZC 15-05206, DPR 15-00014, TPM 15-05205) to be located north of Orange Avenue, between Barrett Avenue and Perris Boulevard, within the C2 Zone of the March Airport Land Use Compatibility Plan. Applicant: Peter Kulmaticki, JD Pierce Company

REQUESTED ACTION: **ADOPT A RESOLUTION** authorizing staff to initiate the overrule process regarding the project's inconsistency determination by Riverside County ALUC and allowing a density of 12 units per acre with a maximum of 202 units, in accordance with the "Infill" policy of the March Airport Land Use Compatibility Plan.

CONTACT: Clara Miramontes, Director of Development Services

BACKGROUND/DISCUSSION:

The project proposal is a 202-unit multifamily residential development on 16.9 acres on vacant land north of Orange Avenue, between Barrett Avenue and Perris Boulevard. The site is primarily zoned MFR-14, with one acre to be changed from Community Commercial to MFR-14 (Exhibit C). The density proposed is 12 units per acre, which is consistent with the MFR-14 Multifamily Residential Zone, and in accordance with the infill policy of the March Airport Land Use Compatibility Plan. The project is located in March Air Reserve Base/Inland Port (March ARB) Influence Area C2, and was therefore subject to review by the Riverside County Airport Land Use Commission for compliance with the ALUCP (Exhibit D).

On March 10, 2016, the Riverside County Airport Land Use Commission (ALUC) made a finding of inconsistency with the March Air Reserve Base Airport Land Use Compatibility Plan (MARB ALUCP) due to the project exceeding the maximum permissible average density of 6 units per acre in the Compatibility Zone C2 and exceeding the maximum allowed density of 12 units per acre under the plan's "Infill" policy. Although the project meets the requirements of the infill policy that would allow 12 units per acre (202 units), the applicant requested additional density up to 13.49 units per acre (228 units). The applicant requested that consideration of Section 3.3.6 (Other Special Conditions) be applied in order to allow for an additional density of 1.49 units per acre, totaling 13.49 units per acre. The ALUC did not support the applicant's request for "Other Special Considerations" and determined the project to be inconsistent overall.

Since ALUC made a determination of inconsistency based on the applicant's proposal of 13.49 units per acre, the City is still required to overrule the decision of ALUC even to allow the permitted number of units under the "Infill" policy of the airport plan. The applicant agreed to remove 26 units from the project to conform to the Infill policy which allows 202 units (12 units per acre).

On June 14, 2016, the City Council voted to authorize staff to initiate the intent to overrule ALUC's determination based on the unique circumstances of the project setting. In accordance with the Public Resources Code, the City provided ALUC and the State Division of Aeronautics with a copy of the Council's intent and draft findings at least 45 days before a final decision is made. In addition, the same letter of intent was mailed to Brigadier General Russell Muncy of MARB. No response letters were received from the California Department of Transportation (CalTrans) or MARB, however staff did receive a letter dated August 9, 2016 (Attachment B) from ALUC stating that they appreciated the City's consideration of the comments provided by MARB and that ALUC's determination of inconsistency was based on the applicant's proposed density of 13.49 and that the reduced density of 12 du/ac may have been found to be consistent with the infill provision. ALUC also said they appreciate the City's willingness to apply ALUC's recommended conditions of approval to mitigate hazards to flight and base operations.

To address the MARB's concerns related to noise and reduce noise impacts to acceptable interior noise levels, the project will be required to comply with the City's Municipal Code Chapter 16.22 for construction standards for projects located near arterials, railroads and airports. This requires a study and construction standards for insulation against noise for areas within the vicinity of airports where the exterior community noise equivalent level (CNEL) exceeds 60 decibel (dB). Residential developments subject to noise impacts from aircraft operations are required to be designed and constructed to reduce interior noise levels to 40 decibels or less. In addition, ALUC's standard conditions of approval will be applied to the project, which includes a "Notice of Airport in Vicinity" notification to all tenants. These conditions will address MARB's primary concern related to noise complaints.

ALUC inconsistency determinations may be overruled by a two-thirds vote of the City Council. To overrule ALUC's determination, City Council must find that the proposal is consistent with the General Plan, and provides for the orderly development of the area surrounding a public use airport.

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

PREPARED BY: Diane Sbardellati, Associate Planner

City Attorney: N/A

Assistant City Manager: Ron Carr

Public Hearing: August 30, 2016

Attachments:

1. Resolution, including Findings
2. ALUC Response Letter dated 8/9/16
3. Notice of Intent to Overrule Letter to Agencies
4. June 14, 2016 City Council Submittal

PLANNING COMMISSION
AGENDA SUBMITTAL

Meeting Date: October 5, 2016

SUBJECT: **General Plan Amendment 15-05207, Zone Change 15-05206, Tentative Parcel Map 15-05205, and Development Plan Review 15-00014** for the development of a 202-unit multifamily apartment complex on 16.9 vacant acres in the between Barrett Avenue and Perris Boulevard, north of Orange Avenue, with a 4,813 s.f. recreation and leasing building and a variety of amenities within the MFR-14 (Multifamily) Residential Zone. Applicant: Peter Kulmaticki, Perris Group

REQUESTED ACTION: **Approve Resolution No. 16-26** recommending Approval of Mitigated Negative Declaration 2325 for General Plan Amendment 15-05207, Zone Change 15-05206, Tentative Parcel Map 15-05205, and Development Plan Review 15-00014 to the City Council, based on the findings and subject to the Conditions of Approval.

CONTACT: Clara Miramontes, Development Services Director

BACKGROUND/DISCUSSION:

To develop a 202-unit multifamily apartment complex on 16.9 undeveloped acres, with a 4,813 s.f. recreation/leasing building and resident amenities. A GPA and Zone Change are required to change the land use of one 0.92 acre parcel from CC to MFR-14 for consistency, and Tentative Parcel Map 37014 will reconfigure seven lots into two parcels to separate existing commercial uses along Perris Blvd from the proposed apartment complex.

The project is located in MARB ALUCP Zone C2. The Airport Land Use Commission ruled the project to be inconsistent with the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (MARB ALUCP) due to the project density not complying with the maximum allowable 12 dwelling units per acre infill policy. The City Council overruled the ALUC determination and allowed the project to proceed in accordance with the infill provision, thereby requiring a reduction in unit count from 228 to 202 units.

The project will provide market-rate apartments accessible to shopping and public transit. Access will be provided from Barrett Avenue and Perris Boulevard. The apartments will have frontage on Barrett Avenue and be set behind the commercial buildings on Perris Boulevard. Primary access from Perris Boulevard will be provided from Gallant Fox Street, a signalized intersection with a shared entrance to the Spectrum Center. The applicant has worked closely with staff to enhance the architecture and site design, and staff recommends approval of the project, as conditioned.

An Initial Study was prepared for the project in accordance with the City's guidelines implementing the California Environmental Quality Act. Staff has concluded that all potential significant effects on the environment can be reduced to a less than significant level through mitigation measures, the design of the development, the zoning code and standard requirements of the City, therefore a Mitigated Negative Declaration has been prepared. Detailed project information is provided in the attached staff report, initial study, and conditions of approval.

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

PREPARED BY: Diane Sbardellati, Associate Planner

Public Hearing: **October 5, 2016**

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

PROJECT REPORT

CASE NUMBERS: General Plan Amendment 15-05207, Zone Change 15-05206, Tentative Parcel Map 15-05205, Development Plan Review 15-00014

Planning Commission Date: October 5, 2016

Project Planner: Diane Sbardellati, Associate Planner

Project Description: To develop a 202-unit multifamily apartment complex on 16.9 undeveloped acres, with a 4,813 s.f. recreation/leasing building and recreational amenities, with a density of 12 dwelling units per acre. A GPA and Zone Change are required to change the land use of one 0.92 acre parcel from CC to MFR-14 for consistency, and Tentative Parcel Map 37014 will reconfigure seven lots into two parcels to separate existing commercial uses along Perris Blvd from the proposed apartment complex. The project is located in March Air Reserve Airport Land Use Compatibility Plan Zone C2.

Location: Northwest corner of Gallant Fox Drive and Perris Blvd.

Assessor's Parcel Numbers: 305-080-044, 046, 047, 048, 049, 061, 062

Applicant: Peter Kulmaticki, Perris Group LLC
Address: 2222 Martin Street, Suite 100
Irvine, CA 92612

Environmental Determination: An Initial Study has been prepared for the proposed project, which determined that, subject to mitigation measures, there is no substantial evidence of adverse environmental effects therefore a Mitigated Negative Declaration (MND) has been prepared.

Related Cases: ALUC Overrule, City Council August, 8, 2016

EXISTING ZONING AND LAND USE:

Existing Zoning: Multifamily Residential (MFR)-14 and CC

Surrounding Zoning: MFR-14 to the east, Light Industrial to the north, Specific Plan to the west, Community Commercial to the south

Existing Land Use: Vacant, undeveloped land

Surrounding Land Uses:

<i>Direction</i>	<i>Land Use</i>
North	Light Industrial uses
South	Spectrum Center shopping center
East	Tract homes
West	Undeveloped land

PROJECT BACKGROUND/DESCRIPTION:

Proposed is a 202-unit two-story multifamily apartment complex on 16.9 acres, located north of the Spectrum Center and former Walmart building, between Perris Boulevard and Barrett Avenue. The complex will include a 3,979 square foot recreation/leasing building and multiple amenities, including a half basketball court, swimming pool, play areas, barbeque grills, and a fire pit. A GPA and Zone Change are required to change the land use of a 0.92 acre parcel from CC to MFR-14 for consistency, and Tentative Parcel Map 37014 will reconfigure seven lots into two parcels to separate existing commercial uses along Perris Blvd from the proposed apartment complex. The project will provide market-rate apartments that are accessible to shopping and public transit.

Access will be provided from Barrett Avenue and Perris Boulevard. The apartments will have frontage on Barrett Avenue, and be set behind the existing commercial buildings on Perris Boulevard. Primary access from Perris Boulevard is provided from Gallant Fox Street, a signalized intersection with a shared entrance to the Spectrum Center. The gated entrance to the apartments would be provided past a newly created onsite four-way stop. The apartment complex will have a total of 491 parking stalls, including 272 covered parking spaces on the ground floor of the apartments, and another 20 enclosed garage spaces. Open parking throughout the project site consists of 199 spaces. Apartment units range in size from one to three bedrooms, with varied floor plans for larger units.

ANALYSIS AND REVIEW:

GENERAL PLAN AND ZONING CONSISTENCY

The majority of the project site zoning and General Plan land use designation is MFR-14 (Multi-Family Residential). The proposed apartment community is permitted within the MFR-14 Zone, which allows multifamily uses including apartments and condominiums. The MFR-14 zone allows a density of 7 to 14 units per acre. The project proposes 12 units per acre which complies with the zoning unit density.

MARB AIRPORT LAND USE COMPATIBILITY PLAN

The project is located in March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (MARB ALUCP) Zone C2. The Airport Land Use Commission ruled the project to be inconsistent with the MARB ALUCP due to the project density not complying with the maximum allowable 12 dwelling units per acre infill policy. The City Council overruled the ALUC determination on August 30, 2016 and allowed the project to proceed in accordance with the ALUCP infill provision, thereby requiring a reduction in unit count from 228 to 202 units (see Exhibit E).

DEVELOPMENT STANDARDS

Setbacks and Lot Coverage

The project site is subject to the following MFR-14 development standards:

<i>Development Standard</i>	<i>Required</i>	<i>Provided</i>	<i>Complies</i>
Lot Coverage	40 % max	25.4%	Yes
Structure Height	30 feet max	30 feet or less	Yes
Front Setback	20 feet min	20 feet (Barrett Av.)	Yes
Side Setback (accessory structure)	5 feet	6 feet	Yes
Rear Setback	15 feet	NA	NA

The project complies with lot coverage, maximum structure height, and most setback requirements of the MFR-14 zone. The project will be conditioned to set back the Barrett Avenue fencing back from the property line a minimum of five feet. Other requirements of MFR-14 Zoning include provisions for open and private open space, on-site storage, and architectural design standards. The proposed project meets or exceeds these requirements. A discussion of the building architecture and resident amenities follows below.

Site Design

The project proposes three points of access. The main point of access is located on Perris Boulevard, with a signalized intersection at Gallant Fox Street, and the second main access point is from Barrett Avenue. The third access point is an emergency exit along the interior road separating the commercial uses from the apartment complex. From Barrett Avenue the gated entry faces a large landscaped open space with a monument tower centered within a circular grass play area and playground. At the opposite end, the gated entrance from Perris Boulevard is adjacent to the 3,979 square foot community center and leasing office, which has parking and a pedestrian entrance from the shared private road. Common open space on the site totals over 50,00 square feet and does not include a large combination dog run/detention basin near the Perris Boulevard entrance.

There are a total of 34 buildings with four unit sizes, from one to three bedrooms. Apartment square footage ranges from 732 square feet for the one-bedroom Plan 1 to a maximum of 1,229 square feet for a three-bedroom Plan 4. Each apartment includes at least one covered parking space beneath the building at ground level, and open parking is available close to the buildings and recreation center. In addition, there are detached enclosed garage buildings for 24 vehicles near the north and south property boundaries.

Architecture

The applicant has worked closely with planning staff to enhance the site layout and architectural design for this project. The project architectural style is an eclectic Mediterranean Revival with white stucco and red tile roofing, and a variety of wrought iron accents. The Mediterranean style

includes white stucco, Spanish tile roofs, wood corbels, wrought iron grille work and light fixtures, and arched walkway arcades on the recreation building. Windows are a combination of arched and square, some deeply recessed, others accented with canopies or grille work. The building facades have varied wall planes, with recessed stairways to the second level. Carports at the rear of the buildings feature enhanced architecture and windows. Enclosed garages visible from the public right-of-way share the architectural style of the multifamily buildings in roof material (s-tile), and color. In addition, a Minor Adjustment allows the tower elements of the project, located as part of the community recreation center and leasing office, and the monument provided at the Barrett entrance to exceed the maximum 30 feet in height for the MFR-14 development standards by 25%. The height for both towers will be 35 feet. The Planning Division Conditions of Approval include some minor but significant architectural changes for the building facades.

Parking/Circulation

As previously described, the project proposes three points of access, with the main entrance from Perris Boulevard, at the signalized intersection with Gallant Fox Street. The secondary access is from Barrett Avenue, with a third emergency exit along the interior road separating the commercial uses from the apartment complex. The entrance from Gallant Fox Street is shared by commercial uses to the north and south, with interior roadways and parking areas for commercial properties along Perris Boulevard.

The Parking and Loading Standards of the P.M.C. Section 19.69 requires that all multifamily residential development provide off-street parking. Parking required for the complex is based on parking ratios for one to three bedroom apartments, and a 4,813 square foot recreation and leasing building. The table below provides the total calculated parking for the project.

Table 2. Parking Requirement					
<i>Use</i>	<i>Parking Ratio Spaces/unit</i>	<i>Bedroom Units</i>	<i>Square Footage</i>	<i>Total Spaces Required</i>	<i>Total Covered Spaces Provided</i>
1 Bedroom Unit	1	56	N/A	56	56
2 Bedroom Unit	1.5	46	N/A	69	46
3 Bedroom Unit	1.75	10	N/A	18	56
3 Bedroom Unit	1.51	46	N/A	70	70
Recreation Bldg	1:300 s.f.	N/A	3,979	14	N/A
Covered Parking Req'd	1	236	N/A	229	272 under-bldg + 20 garages = 292
Total Parking Spaces Required per Code				229	
Other Parking Provided (Open/Visitor)					199
Total Parking Spaces Provided					491

Overall, the proposal exceeds the off-street parking requirement for both covered parking and total required parking per the Zoning Code.

The project provides pedestrian connectivity throughout the site with a four-foot wide concrete sidewalk network connecting buildings to tot-lot areas and other amenities, parking areas, and the public thoroughfare. Decorative concrete circular designs enhance pedestrian crossing areas. Most buildings face each other at a distance of 50 feet, with a walkway centrally located, and the entire area between buildings fully landscaped. Seven of the 34 buildings face the entrance on Barrett Avenue, or the central driveway of the project.

The community recreation building and leasing office is located adjacent to the shared roadway providing interior access to the commercial uses on Perris Boulevard. The tower-accented roofline and building architecture will be partially visible from Perris Boulevard, behind the existing commercial uses. The architecture of the recreation/leasing building will be clearly visible from the interior roadway and create a pleasing frontage along the shared roadway, as well as a focal point to visitors and residents entering the site from Gallant Fox Street and Perris Boulevard. Twelve parking spaces are provided from the exterior roadway, with a pedestrian entrance to the leasing office.

Perimeter Wall and Landscaping

Approximately 21% of the onsite area of the apartment complex is landscaped, which exceeds the zoning code's minimum standard. This includes landscaping of the water quality basin that also serves as a dog park during dry weather. The conceptual landscaping plan indicates a variety of 24" and 36" box trees will be planted throughout the site for shade and to enhance the buildings, walkways, and points of entry. All trees and plant materials are drought-resistant and California-friendly. 80% of all shrubs will be 5-gallon sized. A large mediterranean garden next to the recreation center will be offered as an amenity to residents. Turf is limited to play areas, which comprise approximately 25,000 square feet. Offsite landscaping is required for Barrett Avenue, and a small portion of the Perris Boulevard right of way. The proposed street trees is the Evergreen Elm, which is required to be spaced a maximum of 30 feet apart behind the existing sidewalk. At the Gallant Fox entrance from Perris Boulevard, the curved shared road to the apartment entry gates will be lined with olive trees on both sides, transitioning to a smaller flowering tree at the entrance.

The main entries from Perris Boulevard and Barrett Avenue feature wrought iron and slumpstone pilaster security gates, decorative stamped concrete, and heavy landscaping. These enhancements provide a transition from the outer street to the project site. The proposed boundary fencing is a combination of solid block walls at the north and south property lines, and 6-foot high tubular fencing with slumpstone pilasters every 40 feet along Barrett Avenue to the west, and a portion of the east boundary in front of the recreation/leasing building. The block walls will separate the residential use from the adjacent commercial and light industrial uses. The wall on the south property line will be a decorative slumpstone. The Barrett Avenue fence shall be set back 15 feet from property line to allow for onsite landscaping that will connect to the right of way landscaping area. The dog park shall be fenced with decorative tubular steel, not chainlink fencing.

A decorative low wall will also be required to screen the ground-mounted air conditioning equipment located in front of the apartment units facing Barrett Avenue. Other ground-set AC units throughout the complex may use landscape screening if not visible from the right of way.

Project Amenities

The MFR-14 Zone requires all multifamily projects to provide private and common open space, and a variety of amenities. For this project, all ground floor apartments provide a minimum of 150 square feet of private space enclosed by a 6-foot high smooth-stuccoed wall with a wrought iron element. On the second floor balconies, a minimum of 75 square feet (typically 100 square feet for this project) of private space enclosed by a 3.5-foot wrought iron railing is provided. In addition, the total common space area required for each unit is 150 square feet. Not including walkways or the combination dog run/detention basin, the project provides a little over 50,000 square feet in common space area, which exceeds the minimum requirement of 30,300 square feet.

The MFR-14 Zone requires onsite amenities that include perimeter security gates and fencing, a variety of recreational amenities, laundry facilities, pedestrian circulation, and community entry focal points. Rather than a central shared laundry facility, the apartment units each have areas for washers and dryers which are provided by the developer. Recreational amenities include a half basketball court, tot lot, swimming pool, a large turf sports field, barbeque grills, large fire pit, outdoor patio and an indoor recreational facility. Another play area is sited across from the Barrett Avenue entrance, where the developer has planned a distinctive play structure as part of the circular turf area. In addition, a mediterranean garden is planned near the recreation center, and a dog park will be located within the project detention basin. Walkways throughout the complex connect residents to amenities. Decorative lighting fixtures are dispersed throughout the project to provide lighting and security along common space areas, walkways, and parking areas.

TENTATIVE PARCEL MAP 15-05205

Tentative Parcel Map 15-05205 proposes to reconfigure seven lots into two parcels to separate existing commercial uses along Perris Blvd from the proposed apartment complex. The interior road provides connection to the commercial uses, as well as the apartment complex. All rights of access and parking shall be reserved through a recorded reciprocal access easement to insure that access will continue to be provided to both new parcels.

PUBLIC/AGENCY COMMENTS

A notice was sent to property owners within 300-feet of the project site and agencies. The owner of the Napa Auto Parts store on Perris Boulevard in front of the proposed apartment complex contacted staff on September 19, 2016 to inquire about the project, and after reviewing the plans and discussing the project with staff, stated he was in support of the project.

ENVIRONMENTAL DETERMINATION

An Initial Study was prepared for the project in accordance with the City's guidelines implementing the California Environmental Quality Act. This Initial Study was undertaken for the purpose of deciding whether the project may have a significant effect on the environment. On the basis of this Initial Study, staff concluded that all potential significant effects on the environment can be reduced to a less than significant level through mitigation measures, the design of the development, project Conditions of Approval, the zoning code and standard requirements of the City, therefore a Mitigated Negative Declaration has been prepared.

FINDINGS

The following Findings are recommended to the Planning Commission and City Council for project approval:

Tentative Parcel Map 37014 (TPM 16-05205)

1. Tentative Parcel Map 37014, as conditioned, is consistent with the City's General Plan designation of MFR-14 and all applicable General Plan policies.
2. The proposed project will not result in significant adverse environmental effects.
3. The proposed project, as conditioned, is consistent with city standards, ordinances, and policies.
4. The project will not affect health, safety, and welfare.

General Plan Amendment 16-05207

1. The proposed General Plan land use designation is consistent with the applicable General Plan objectives, policies, and programs.
2. The proposed General Plan land use designation is compatible with adjoining uses.
3. The proposed General Plan land use designation is a logical extension of the existing pattern.

Zone Change 16-05206

1. The proposed zoning is consistent with the General Plan Land Use Map and applicable General Plan objectives, policies, and programs.
2. The proposed zoning is compatible with or provides adequate buffering of adjoining uses.
3. The proposed zoning is a logical extension of the existing zoning pattern.

Development Plan Review 16-00014

1. The location, size, design, density and intensity of the proposed development and improvements are consistent with the City's General Plan, the purposes and provisions of this Title, the purposes of the zone in which the site is located, and the development policies and standards of the City.
2. The subject site is physically suitable, including but not limited to parcel size, shape, access, and availability of utilities and services, for the type of development proposed.
3. The proposed development and the conditions under which it would be operated or maintained is compatible with the zoning code and will therefore not be detrimental to the

public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.

4. The architecture proposed is compatible with community standards and protects the character of adjacent development.
5. The landscaping plan ensures visual relief and provides an attractive environment for the public's enjoyment.
6. The safeguards necessary to protect the public health, safety and general welfare have been required for the proposed project.

RECOMMENDATION

Staff recommends that the Planning Commission:

Adopt Resolution No. 16-26 recommending approval of General Plan Amendment 15-05207, Zone Change 15-05206, Tentative Parcel Map 15-05205, and Development Plan Review 15-00014 to the City Council, based on the findings and information contained in the discussion and the attached exhibits, and subject to the Conditions of Approval.

EXHIBITS:

- Exhibit A – Conditions of Approval
- Exhibit B – Aerial View/Vicinity
- Exhibit C – Zoning/General Plan Map
- Exhibit D – Plans
- Exhibit E – MARB Airport Land Use Compatibility Plan Zoning
- Exhibit F – MARB Noise Contours
- Exhibit G – City Council ALUC Overrule Submittal dated 8-30-2016
- Exhibit H – Resolution
- Exhibit I – Initial Study & Mitigation Monitoring Program

CITY COUNCIL
AGENDA SUBMITTAL

Meeting Date: October 25, 2016

SUBJECT: **General Plan Amendment 15-05207, Zone Change 15-05206, Tentative Parcel Map 37014 (Case 15-05205), and Development Plan Review 15-00014** for the development of a 202-unit multifamily apartment complex on 16.9 vacant acres in the between Barrett Avenue and Perris Boulevard, north of Orange Avenue, with a 3,979 s.f. recreation and leasing building and a variety of amenities within the MFR-14 (Multifamily) Residential Zone, located between Barrett Avenue and Perris Boulevard. Applicant: Peter Kulmaticki, Perris Group

REQUESTED ACTION: **Approve Resolution No. (next in order)** approving General Plan Amendment 15-05207, Tentative Parcel Map 15-05205, and Development Plan Review 15-00014 to the City Council, based on the findings and subject to the Conditions of Approval, and Mitigated Negative Declaration 2325.

Introduce First Reading of Ordinance No. (next in order) to approve Zone Change 15-05206 to change the land use of a .92 acre parcel from CC – Community Commercial to MFR-14 – Multi-Family Residential, located between Barrett Avenue and Perris Boulevard.

CONTACT: Clara Miramontes, Development Services Director

BACKGROUND/DISCUSSION:

On October 5, 2016, the Planning Commission, at a regularly scheduled hearing, recommended approval to the City Council of a proposed 202-unit multifamily apartment complex on 16.9 undeveloped acres, with a 3,979 s.f. recreation/leasing building and resident amenities. A GPA and Zone Change are required to change the land use of a .92 acre parcel from CC to MFR-14 for consistency, and Tentative Parcel Map 37014 will reconfigure seven lots into two parcels to separate existing commercial uses along Perris Blvd from the proposed apartment complex.

At the Planning Commission hearing, the applicant requested a modification of conditions to not require annexation into the City's landscape maintenance district for off-site landscape areas in lieu of allowing the applicant to maintain these areas themselves. It is City policy that all off-site landscaping be annexed into the City's LMD to ensure long term maintenance. In the past, maintenance has become a problem when there is a change in ownership or management and new management fails to adequately maintain off-site landscaping, thereby becoming a nuisance. All recent developments have been required to annex into an LMD. The Planning Commission made no changes to the conditions.

The project will provide market-rate apartments accessible to shopping and public transit. Access will be provided from Barrett Avenue and Perris Boulevard. The apartments will have frontage on Barrett Avenue and be set behind the commercial buildings on Perris Boulevard. Primary access from Perris Boulevard will be provided from Gallant Fox Street, a signalized intersection with a shared entrance to the Spectrum Center. The applicant has worked closely with staff to enhance the architecture and site design, and staff recommends approval of the project, as conditioned.

On August 30, 2016, the City Council overruled the ALUC determination and allowed the project to proceed in accordance with the infill provision, thereby requiring a reduction in unit count from 228 to 202 units. A Mitigated Negative Declaration has been prepared. Staff is recommending that the City Council approve this project, as recommended by the Planning Commission, with the attached conditions.

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

PREPARED BY: Diane Sbardellati, Associate Planner

City Attorney: N/A

Assistance Director of Finance: Jennifer Erwin

Public Hearing: **October 25, 2016**

Attachments:

1. Resolution – GPA 15-0527, TPM 37014 and DPR 15-00014
2. First Reading of Ordinance – ZC 15-05206
3. Conditions of Approval
4. Site Plan and Elevations
5. Oct. 5, 2016 Planning Commission Submittal and Staff Report
6. Mitigated Negative Declaration

OWNERS/APPLICANT:
 PERRIS GROUP LLC
 2222 MARTIN STREET SUITE 100
 IRVINE CALIFORNIA 92612
 ATTN: JAY PIERCE

ASSESSOR PARCEL NUMBERS:
 APN 060444 046 047 048 049 051 & 052
 SOURCE: CAR TRIMMERS
 PREPARED BY: PERRIS GROUP LLC
 DATE: MARCH 2014
 DATE: JULY 1, 2014

AREA:
 16.09 ACRES WITHIN THE WORLD BOUNDARY

SITE ANALYSIS:
 16.09 ACRES
 202 UNITS
 8.1 DUA
 25.4% COVERAGE

PLANNING:
 COMMUNITY PANEL NO 060655-14-011
 REVISED 3-18-14

UTILITIES:
 ELECTRIC
 GAS SOUTHERN CALIFORNIA Edison
 SEWER EASTERN MUNICIPAL WATER DISTRICT
 WATER EASTERN MUNICIPAL WATER DISTRICT
 TELEPHONE VERIZON CALIFORNIA

CABLE:
 TIME WARNER
 SOLID WASTE HAULER CARR INC
 SCHOOL DISTRICT VAL VERDE UNIFIED SCHOOL DISTRICT
 83 WEST MORRIS STREET PERRIS, CA 92371

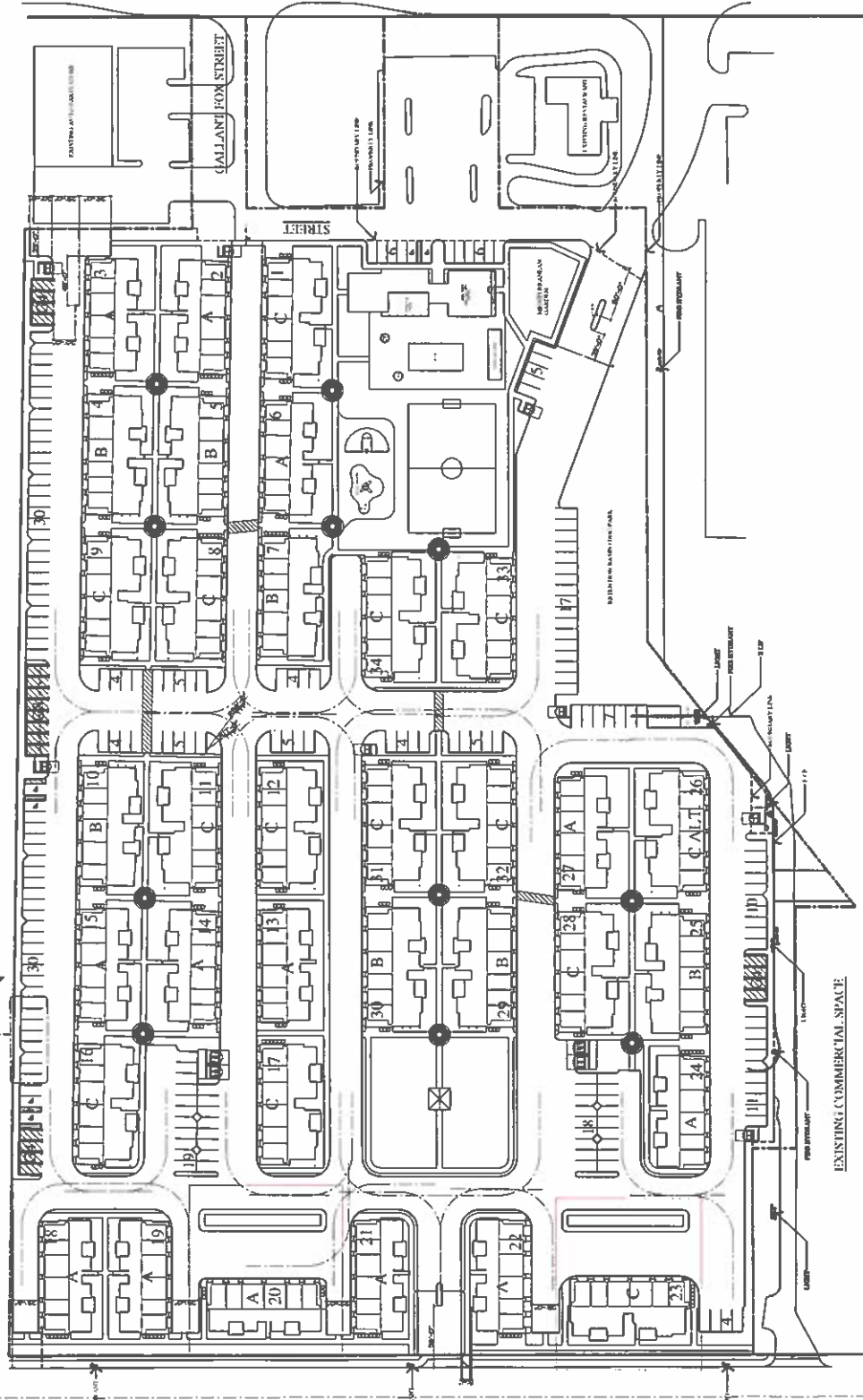
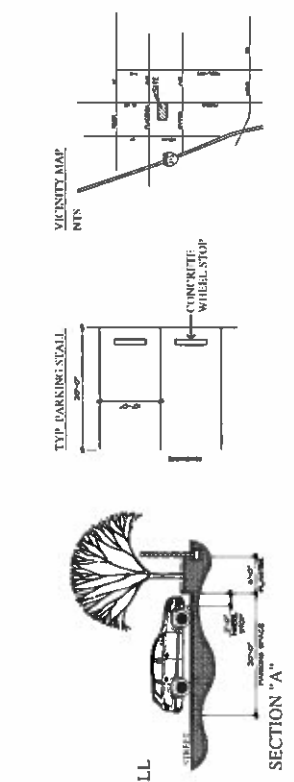
BUILDING CONSTRUCTION:
 56 UNITS 2091
 56 UNITS 2091
 56 UNITS 2091
 44 UNITS 215

UNIT BREAK DOWN:
 PLAN ONE 56 UNITS 2091
 PLAN TWO 56 UNITS 2091
 PLAN THREE 56 UNITS 2091
 PLAN FOUR 44 UNITS 215

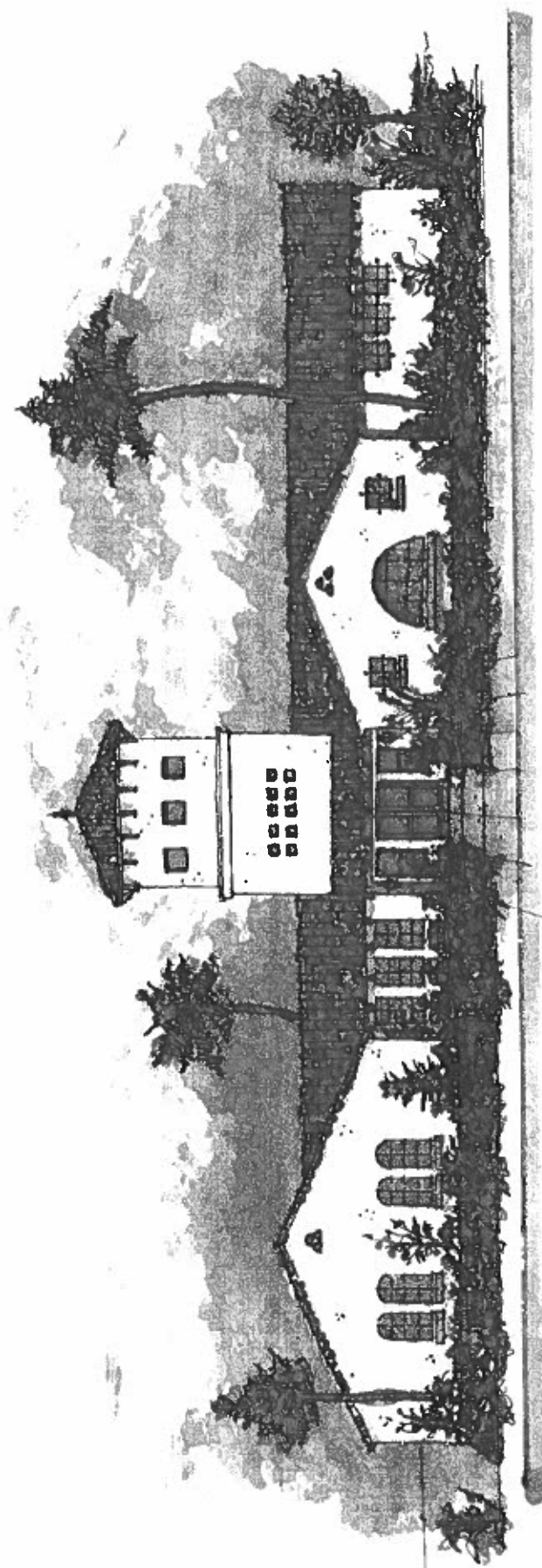
PARKING ANALYSIS:
 273 RESIDENCE PARKING PROVIDED
 192 OPEN PARKING PROVIDED
 20 GARAGE PARKING PROVIDED
 491 TOTAL PARKING PROVIDED

COVERAGE ANALYSIS:
 BUILDING 5' x 14' 61,414 SQ FT
 BUILDING 7' x 6' 32,232 SQ FT
 BUILDING 2' x 13' 69,934 SQ FT
 BUILDING 3' x 11' 2,902 SQ FT
 RECREATION BLDG 4,813 SQ FT
 8 CAR GARAGES X 1 1,726 SQ FT
 4 CAR GARAGE X 3 2,592 SQ FT
 TOTAL 179,243 SQ FT
 COVERAGE 25.4%

OPEN SPACE 35,181 SQ FT 5%
 COVERAGE:
 TYPE OF OCCUPANCY:
 APARTMENTS R3
 RECREATION/LEASING H
 GARAGES/SHOPS/TERRACE I
 LEGEND:
 ——— INDICATES PROPERTY LINE
 - - - - - INDICATES BOUNDARY LINE



ATTACHMENT 14



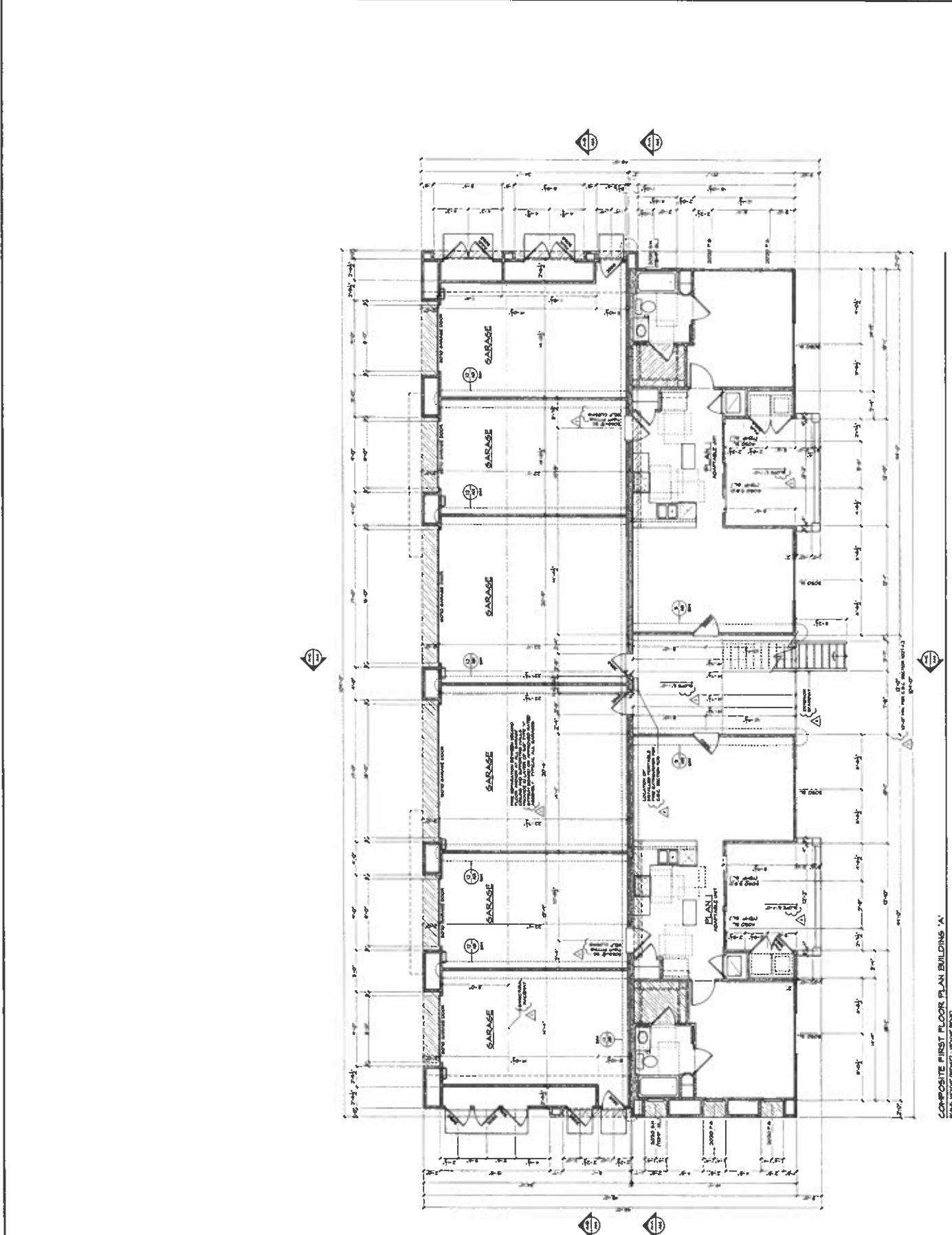


CONSULTANTS

PROJECT NAME:
 PROJECT LOCATION:
 PROJECT CLIENT:
 Peach Creek, LLC
 2222 Main Street
 Suite 100
 Irvine, CA 92612
 Phone: 949.451.1234
 Fax: 949.451.5678

DATE	REVISION

SHEET TITLE:
 COMPOSITE
 FIRST FLOOR PLAN
 SHEET NUMBER:
A12



COMPOSITE FIRST FLOOR PLAN BUILDING 'A'
SCALE: UNLESS INDICATED - 1/8"=1'-0"

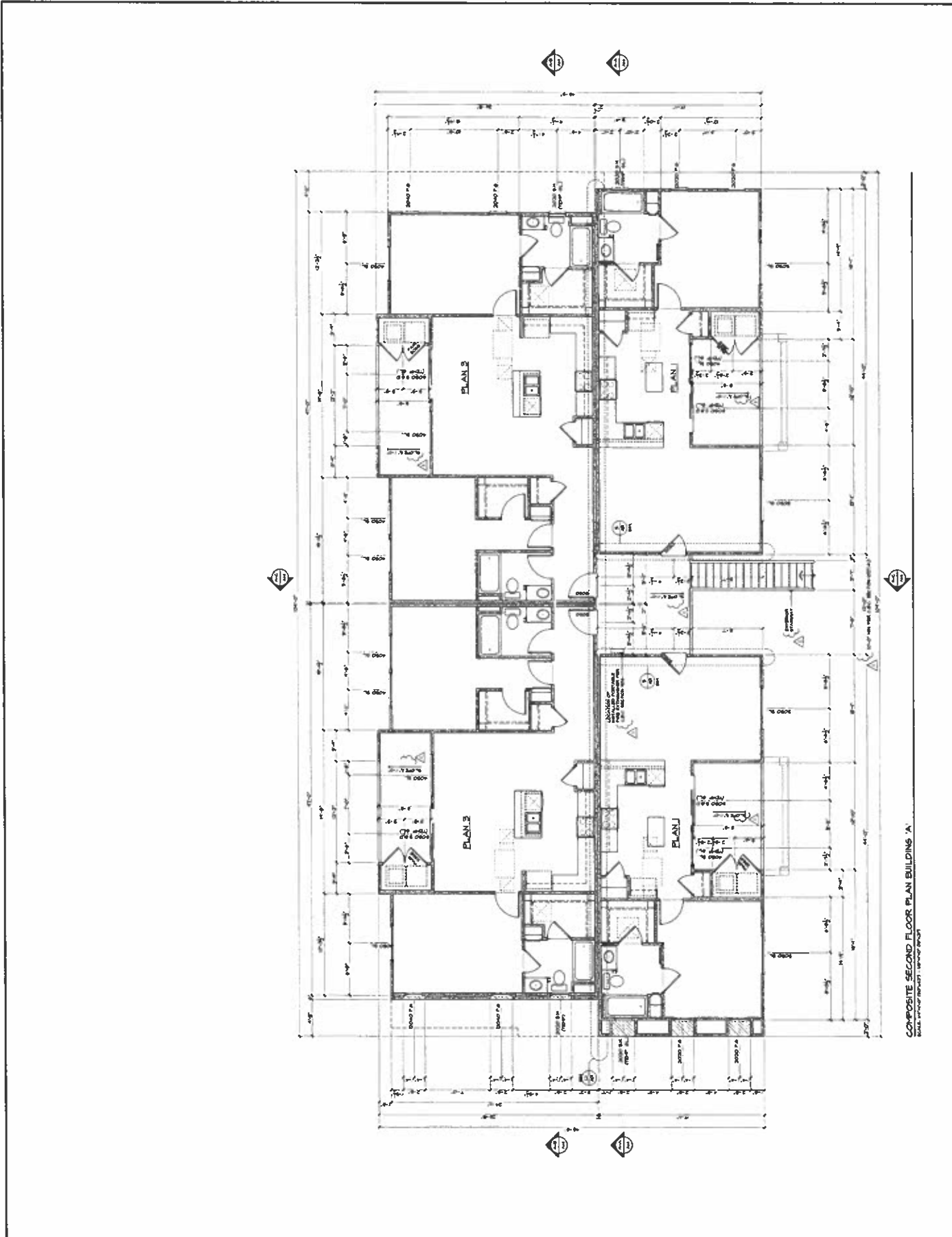


CONSULTANTS

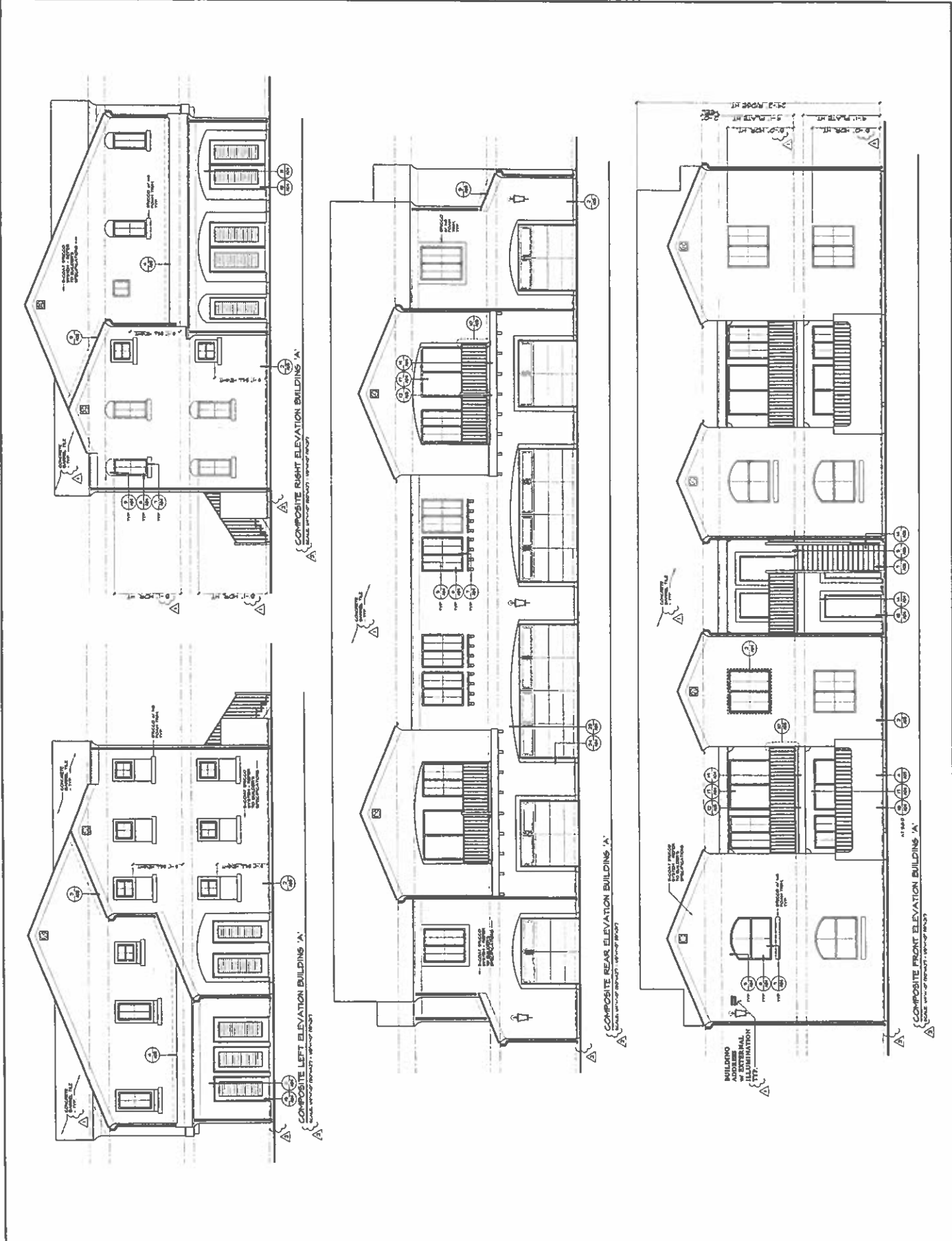
PROJECT NAME:
 PROJECT LOCATION:
 PROJECT CLIENT:
 Park Corp, LLC
 2200 Park Street
 Suite 100
 Irvine, CA 92612
 949.252.8840
 Jay Peck

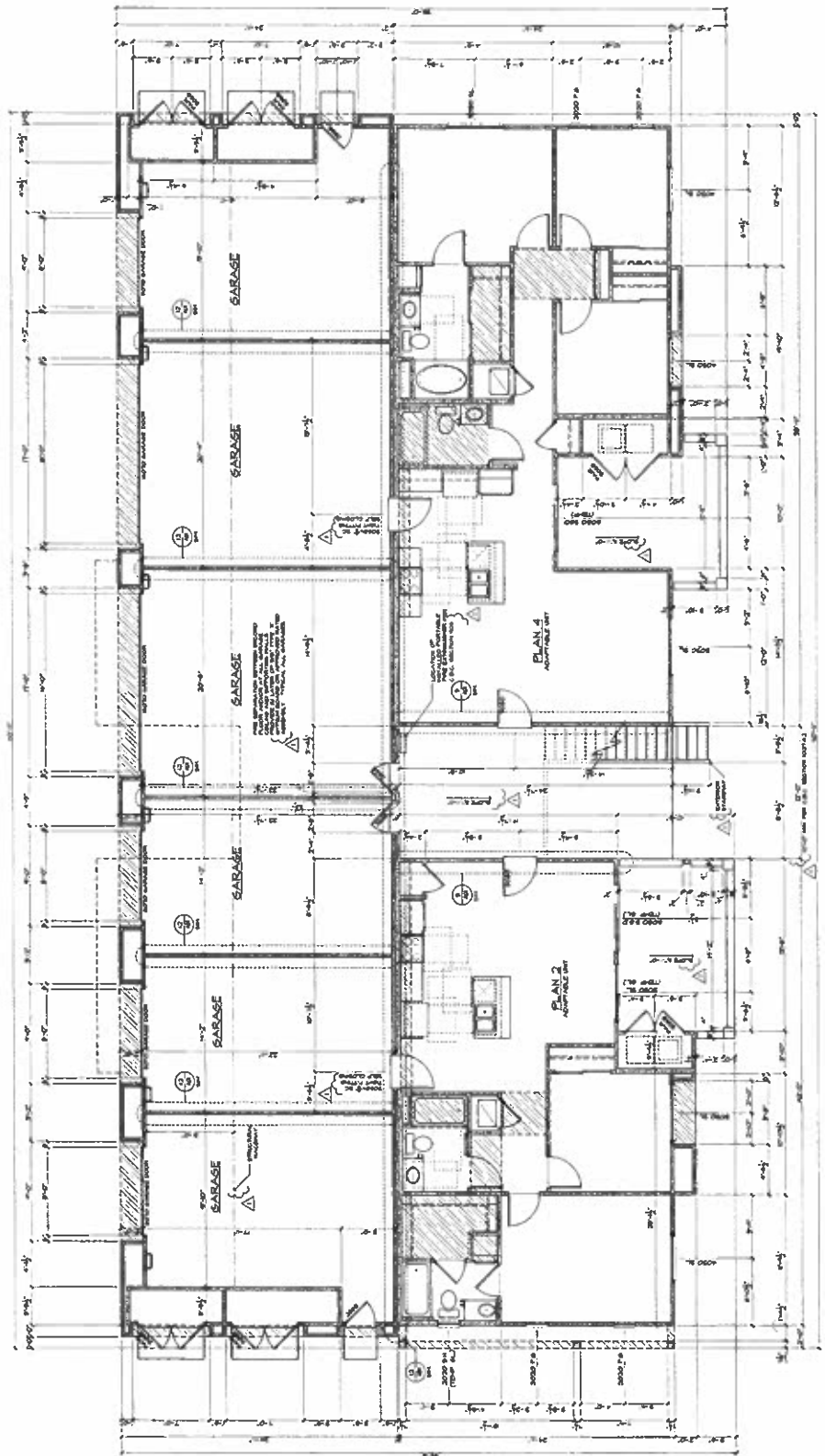
DATE	DESCRIPTION
2/24/11	ISSUE
2/24/11	REVISION
2/24/11	REVISION

SHEET TITLE:
 COMPOSITE
 SECOND FLOOR PLAN
 BUILDING 'A'
 SHEET NUMBER:
A13



COMPOSITE SECOND FLOOR PLAN BUILDING 'A'
 DATE: 2/24/11





COMPOSITE FIRST FLOOR PLAN BUILDING B
 SCALE: 1/8" = 1'-0" (SEE SHEET B10)

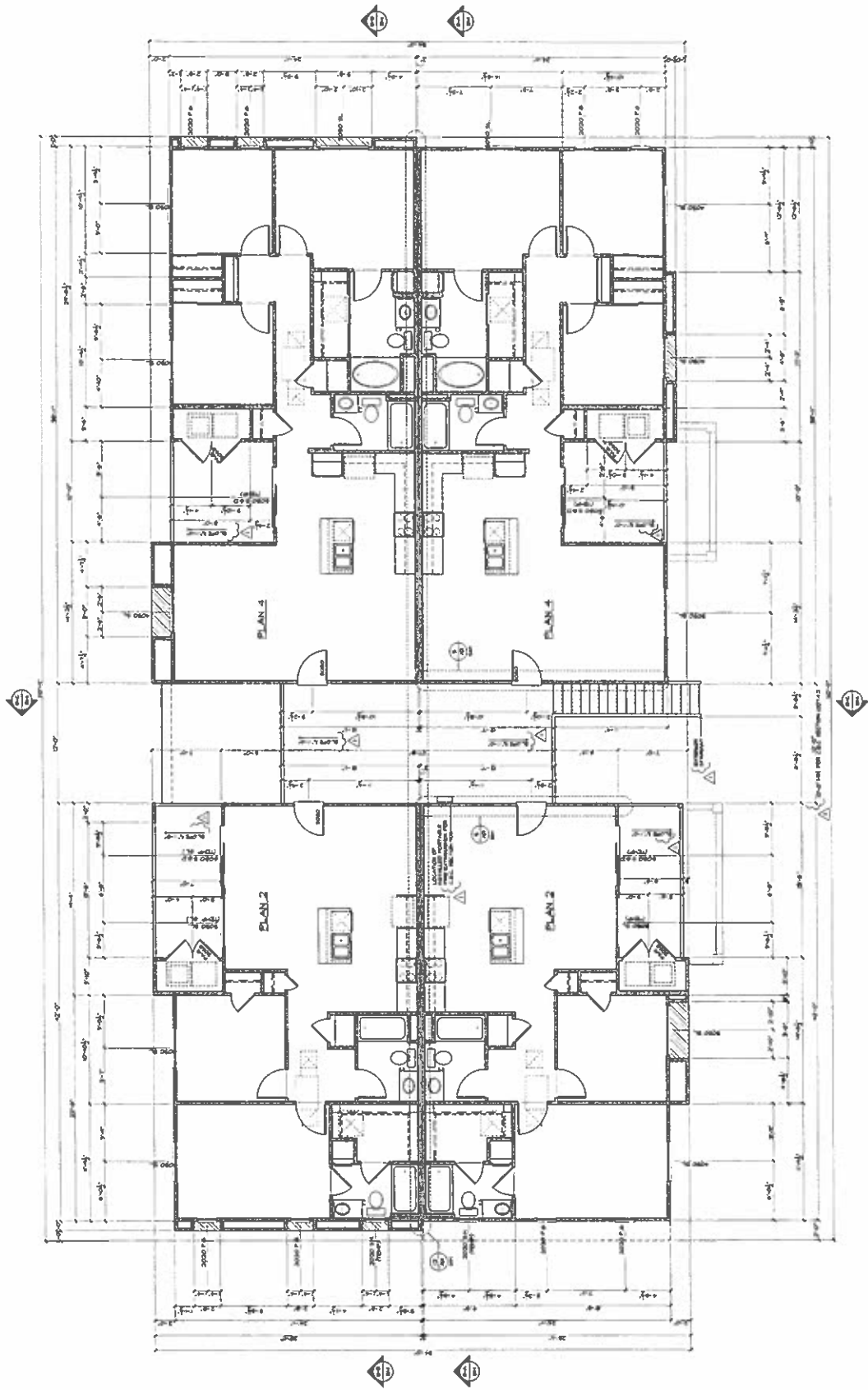


CONSULTANTS

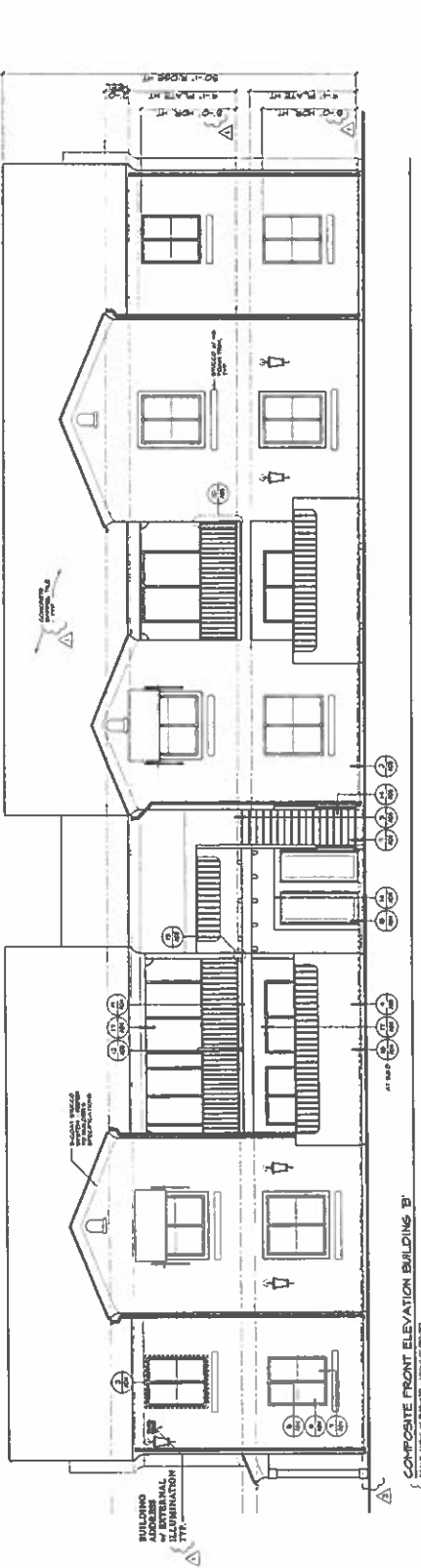
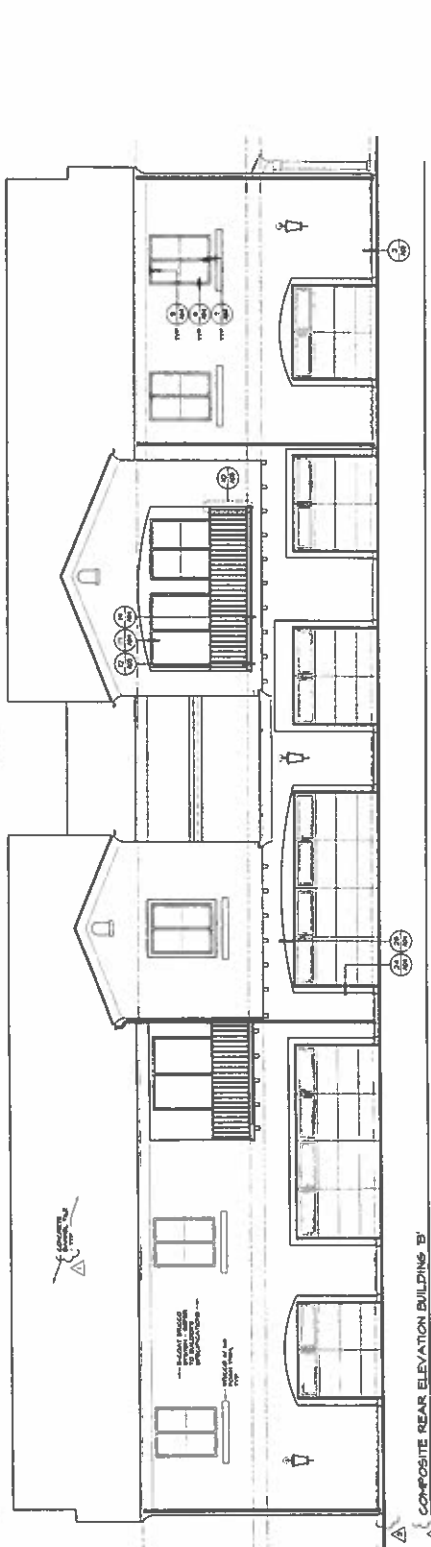
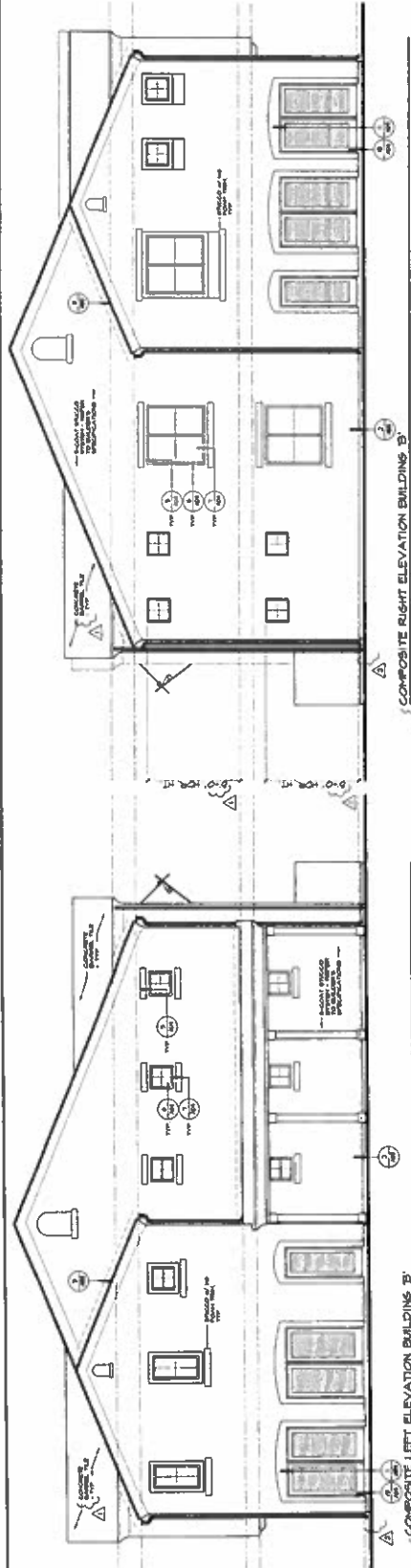
PROJECT NAME:
 PROJECT LOCATION:
 PROJECT CLIENT:
 Pacific Coast, LLC
 2222 Main Street
 Suite 100
 Irvine, CA 92612
 Tel: 949.451.1100
 Fax: 949.451.1100

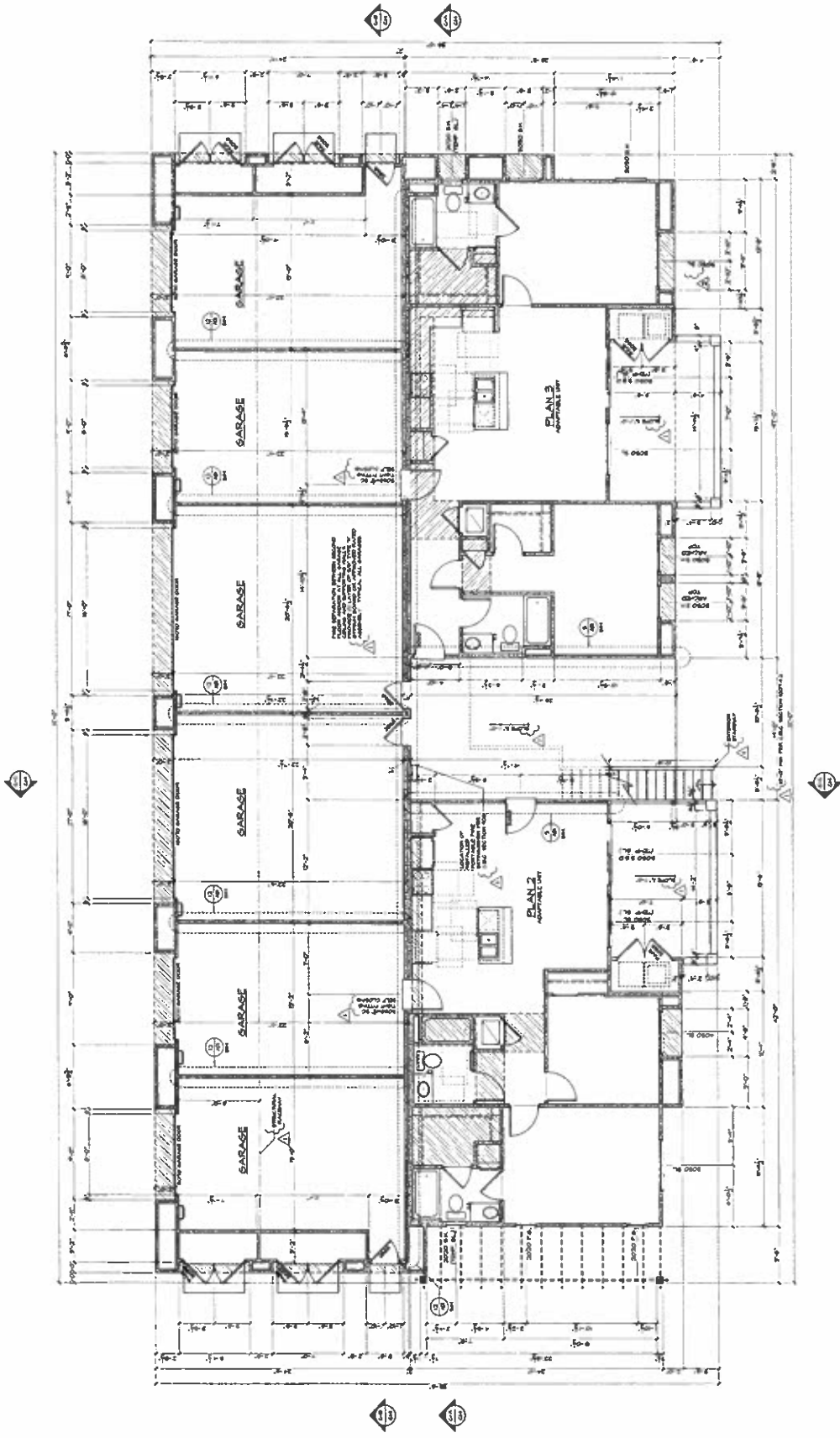
DATE REVISIONS
 12/20/17
 12/20/17
 12/20/17
 12/20/17

SHEET TITLE:
 COMPOSITE
 SECOND FLOOR PLAN
 SHEET NUMBER:
B13



COMPOSITE SECOND FLOOR PLAN BUILDING B
 SCALE: 1/8" = 1'-0"





COMPOSITE FIRST FLOOR PLAN BUILDING 'C'
 SCALE: 1/8" = 1'-0" (SEE NOTE)

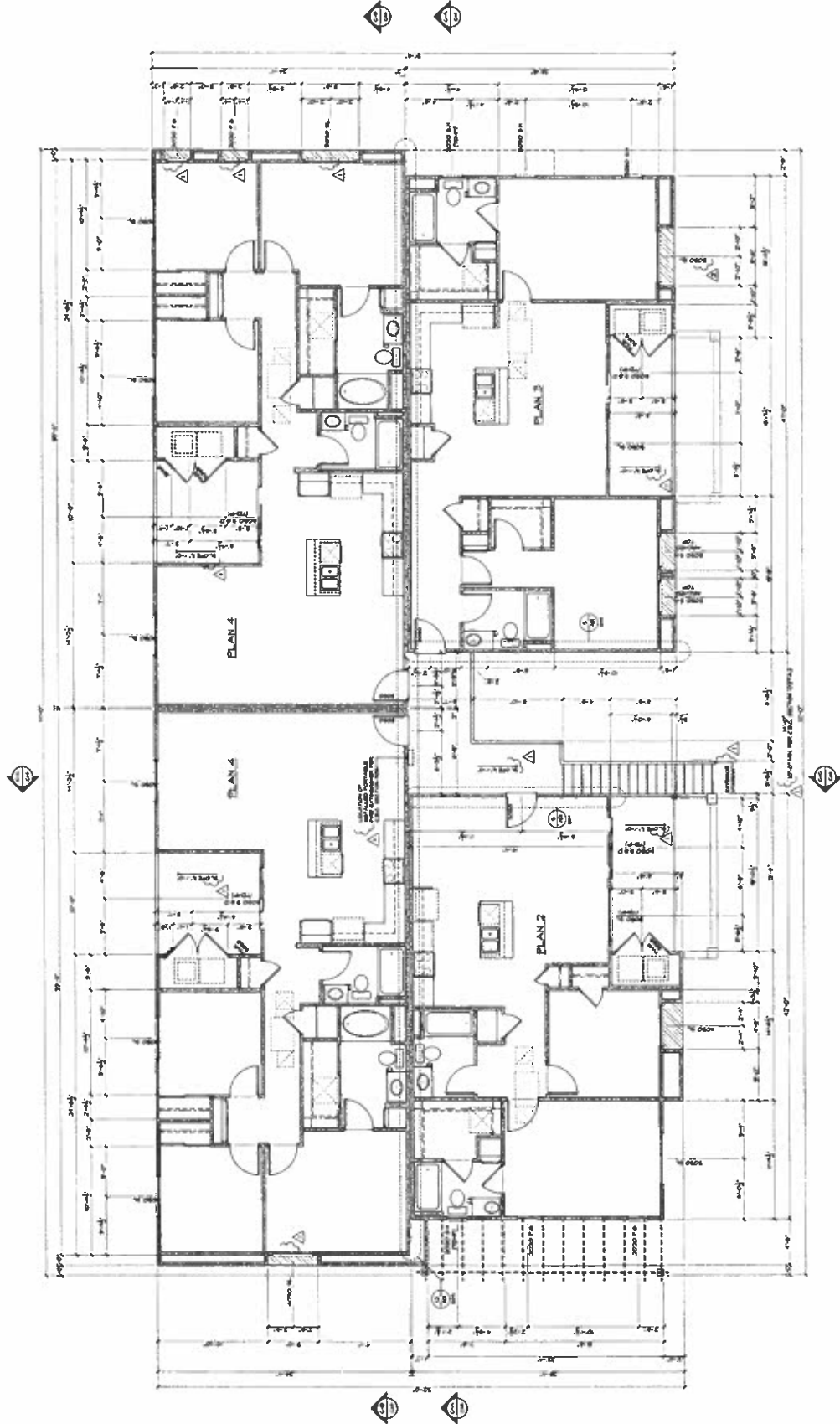


CONSULTANTS

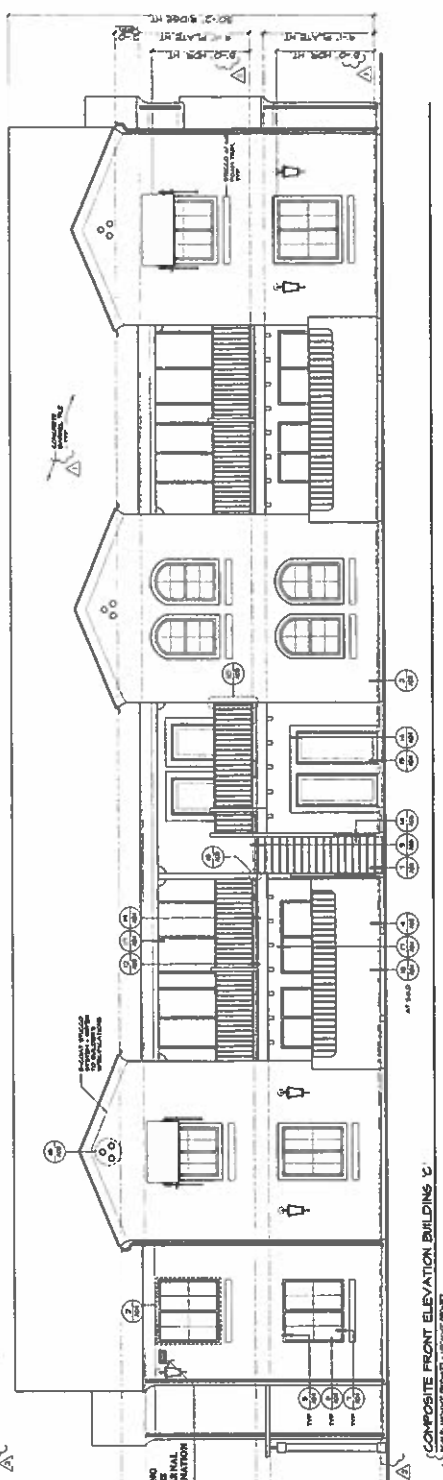
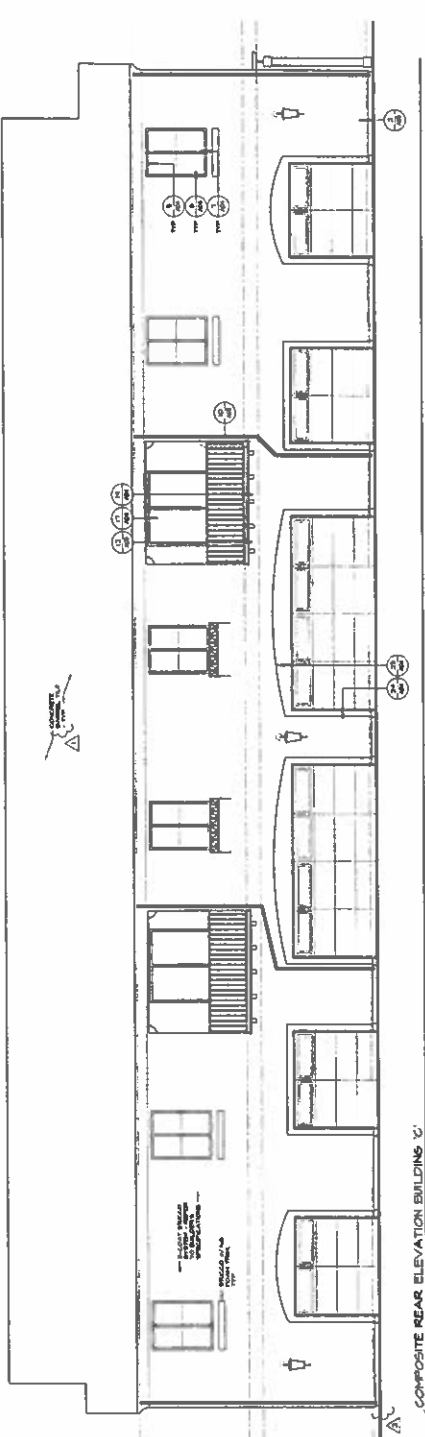
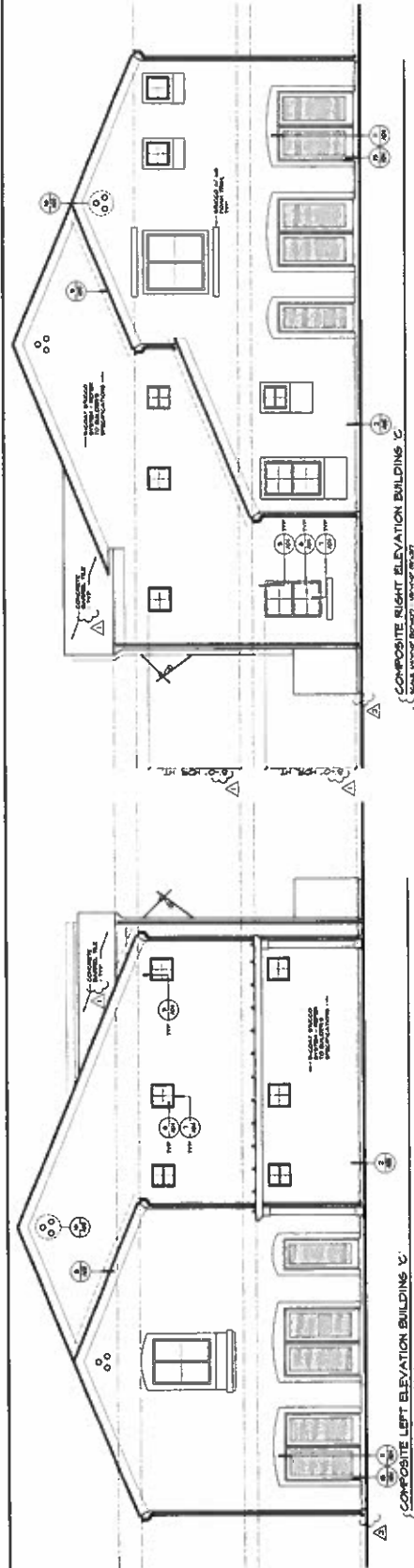
PROJECT NAME:
 PROJECT LOCATION:
 PROJECT CLIENT:
 Pines Grove, LLC
 2222 Main Street
 Suite 100
 Irvine, CA 92612
 949.453.0000
 Jay Pierce

REV	DESCRIPTION
1	ISSUED FOR PERMIT
2	ISSUED FOR PERMIT
3	ISSUED FOR PERMIT
4	ISSUED FOR PERMIT
5	ISSUED FOR PERMIT
6	ISSUED FOR PERMIT
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10	ISSUED FOR PERMIT

SHEET TITLE:
 COMPOSITE
 SECOND FLOOR PLAN
 BUILDING C
 SHEET NUMBER:
C13

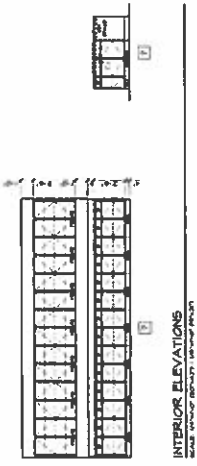


COMPOSITE SECOND FLOOR PLAN BUILDING C
 Scale: 1/8" = 1'-0"



BUILDING ADDRESS SHALL ILLUMINATE WITH

5474 50 FT. RECREATION BUILDING
829 50 FT. OUTDOOR PATIO
244 50 FT. MAILBOX PORCH

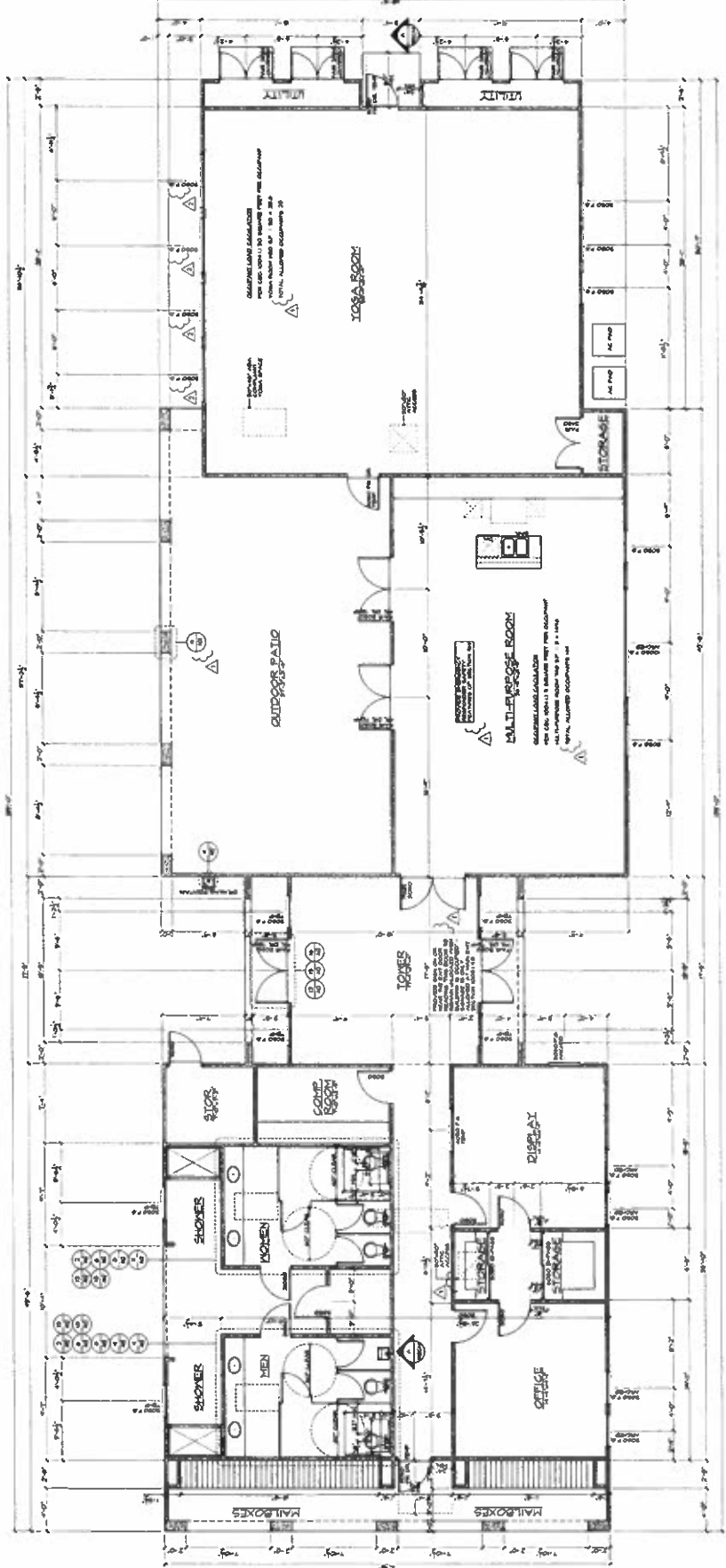


GENERAL NOTES

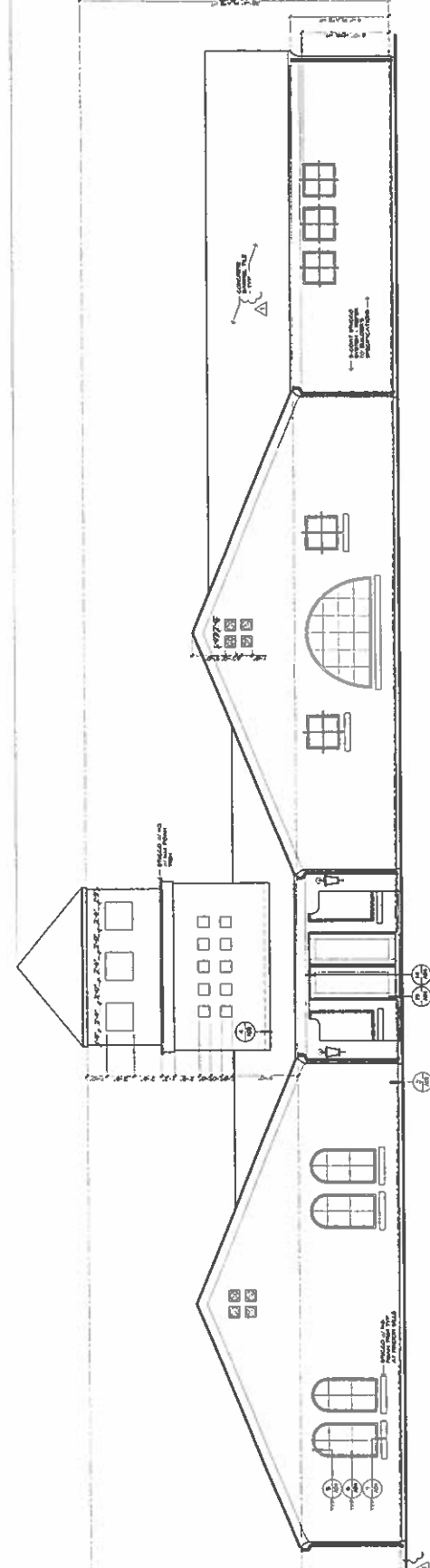
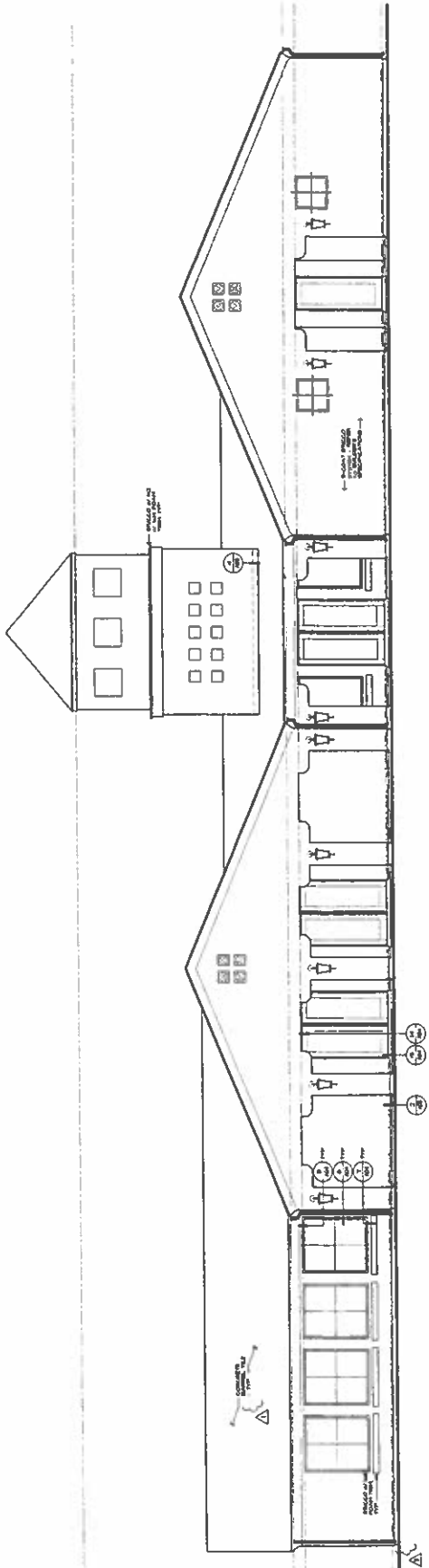
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA ELECTRICAL CODE AND ALL APPLICABLE LOCAL ORDINANCES.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA MECHANICAL CODE AND ALL APPLICABLE LOCAL ORDINANCES.
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA PLUMBING CODE AND ALL APPLICABLE LOCAL ORDINANCES.
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA FIRE CODE AND ALL APPLICABLE LOCAL ORDINANCES.
6. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA SAFETY CODE AND ALL APPLICABLE LOCAL ORDINANCES.
7. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA ENVIRONMENTAL CODE AND ALL APPLICABLE LOCAL ORDINANCES.
8. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA HEALTH CARE CODE AND ALL APPLICABLE LOCAL ORDINANCES.
9. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA EDUCATION CODE AND ALL APPLICABLE LOCAL ORDINANCES.
10. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA LABOR CODE AND ALL APPLICABLE LOCAL ORDINANCES.
11. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA PROFESSIONAL ENGINEERING AND ARCHITECTURE ACT AND ALL APPLICABLE LOCAL ORDINANCES.
12. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA CIVIL SERVICE LAW AND ALL APPLICABLE LOCAL ORDINANCES.
13. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA GOVERNMENT CODE AND ALL APPLICABLE LOCAL ORDINANCES.
14. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA PENAL CODE AND ALL APPLICABLE LOCAL ORDINANCES.
15. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA VEHICLE CODE AND ALL APPLICABLE LOCAL ORDINANCES.
16. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA WELFARE AND INSTITUTIONS CODE AND ALL APPLICABLE LOCAL ORDINANCES.
17. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUSINESS AND PROFESSIONS CODE AND ALL APPLICABLE LOCAL ORDINANCES.
18. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA FINANCIAL CODE AND ALL APPLICABLE LOCAL ORDINANCES.
19. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA LABOR RELATIONS ACT AND ALL APPLICABLE LOCAL ORDINANCES.
20. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA UNEMPLOYMENT INSURANCE CODE AND ALL APPLICABLE LOCAL ORDINANCES.

MAILBOX REQUIREMENTS

1. MAILBOXES SHALL BE PROVIDED FOR EACH UNIT.
2. MAILBOXES SHALL BE PROVIDED FOR EACH UNIT.
3. MAILBOXES SHALL BE PROVIDED FOR EACH UNIT.
4. MAILBOXES SHALL BE PROVIDED FOR EACH UNIT.
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17. MAILBOXES SHALL BE PROVIDED FOR EACH UNIT.
18. MAILBOXES SHALL BE PROVIDED FOR EACH UNIT.
19. MAILBOXES SHALL BE PROVIDED FOR EACH UNIT.
20. MAILBOXES SHALL BE PROVIDED FOR EACH UNIT.



RECREATION CENTER FLOOR PLAN
SCALE: 1/8" = 1'-0"



**CITY COUNCIL
AGENDA SUBMITTAL
September 11, 2018**

SUBJECT: CDBG 2017-2018 Fourth Program Year Consolidated Annual Performance and Evaluation Report (CAPER)

REQUESTED ACTION:

1. Adopt Resolution No. XXX approving the City's CDBG 2017-2018 Fourth Program Year Consolidated Annual Performance and Evaluation Report (CAPER).
2. Direct staff to submit the 2017-2018 Fourth Program Year CAPER to HUD and to amend as needed.

CONTACT: Grace Williams, Director of Planning & Economic Development



BACKGROUND/DISCUSSION:

The City of Perris receives Community Development Block Grant (CDBG) funds from the U.S. Department of Housing and Urban Development (HUD) annually. As a requirement of receiving these funds, the City must submit an application known as the Consolidated Plan every five years, an Action Plan annually, and a Consolidated Annual Performance and Evaluation Report (CAPER) by September 30th of each year, following close out of the City CDBG Program year.

The 2017-2018 CAPER represents the fourth performance report for the approved 2014-2019 Five-Year Consolidated Plan and the 2017-2018 Program Year Annual Action Plan. It reports progress of the CDBG Program period from July 1, 2017 through June 30, 2018.

The CAPER meets all of the content requirements established by HUD, and is consistent with the City's approved 2014-2019 Five-Year Consolidated Plan.

The CAPER is intended to outline and evaluate the overall progress the City has made in carrying out its goals and objectives in utilizing the annual federal CDBG Entitlement Funds awarded during FY 2017-2018.

The CAPER was made available for public review for a 15-day public comment period as prescribed by HUD, commencing on August 22, 2018 and is presented to City Council for approval prior to submitting to HUD.

Highlights of CDBG Program for Fiscal Year 2017-2018:

During FY 2017-2018, the City received \$879,290 in federal CDBG Entitlement funds, which were used to accomplish various goals and objectives outlined in the 2014-2019 Five-Year Consolidated Plan and the Fourth Program Year Annual Action Plan, including:

- Contracting with the Fair Housing Council of Riverside County (FHCRC) to provide residents with services to investigate allegations of housing discrimination, and landlord tenant complaint mediation, as well as advocacy services education and training. The FHCRC assisted 1,227 residents during this reporting period.
- Perris Valley Youth Association Sports were contracted to provide after school boxing recreational instruction through the Youth Mentoring Program to 32 teens.
- The Perris Employment Program provided 10 student youth workers with paid employment within various City departments and one local business, La Gare Coffee Roasters.
- Life Lifters International provided 35 teens with employment education training which included professional development, resume writing, mock interviews, and basic office computer skills.
- The Boys and Girls Club of Perris provided 10 youths with afterschool and summer educational and recreational programming. This included robotics, reading, computer, health and fitness, and tutoring programs.
- 211 Community Connect provided 327 residents with a 24 hour information and referral service hotline for residents needed social services, including, but not limited to, senior citizens, youth, homeless, persons with disabilities, victims of domestic abuse, and persons with mental illness.
- Family Service Association provided 120 nutritious meals to Perris senior citizens aged 62 and over at the Perris Senior Center five days a week.
- Non-public service project accomplishments include:
 - 1 home rehabilitation for an eligible senior citizen resident and 8 façade beautification of homes for eligible residents utilizing the remainder of both the Senior Home Repair Program and Residential Beautification Program funds;
 - Completion of the FY16-17 Sidewalk & Bike Path Installation Project at various locations within the City of Perris; and

- Completion of the FY15-16 Patriot Park Improvement Project which included construction of a new restroom and concession building, installation of new field lighting and new spectator seating.

As required by HUD, all public noticing requirements have been met and program performance data made available to the public. Therefore, it is recommended that the City Council adopt the FY 2017-2018 Consolidated Annual Performance and Evaluation Report (CAPER) prior to submittal to the U.S. Department of Housing and Urban Development (HUD).

BUDGET IMPACT: None

Prepared by: Sara Cortes de Pavon, Grants Manager *SCP*
Reviewed by: Grace Williams, Director of Planning & Economic Development *GW*
Reviewed by: Jennifer Erwin, Director of Finance *JE*
Attachments: 1) 2017-2018 CAPER
2) Resolution
Public Hearing: X

Reviewed by: Darren Madkin, Assistant City Manager *DM*

RESOLUTION NO.

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS
APPROVING THE 2017-2018 FOURTH PROGRAM YEAR
CONSOLIDATED ANNUAL PERFORMANCE
AND EVALUATION REPORT (CAPER)**

WHEREAS, the City of Perris (the "City") operated the Community Development Block Grant Program (CDBG) for the 2017-2018 Program Year; and

WHEREAS, the City is required to submit a CAPER, to the U.S. Department of Housing and Urban Development (HUD) for the activities and expenditures for the 2017-2018 Program Year; and

WHEREAS, the City Council must also certify that it is complying with HUD requirements for the use of CDBG funds; and

WHEREAS, the City has spent \$734,208.11 in CDBG funds during the 2017-2018 Program Year, and 100% of its funds were used for activities that benefitted low and moderate-income persons; and

WHEREAS, the City Manager is the certifying official for all HUD reports and transactions; and

WHEREAS, the City has held a public hearing to hear public testimony of all interested parties regarding the 2017-2018 Fourth Program Year CAPER; and

NOW THEREFORE, IT IS HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF PERRIS AS FOLLOWS:

Section 1: Subsequent to hearing and consideration of all testimony, the City Council hereby adopts the 2017-2018 Consolidated Annual Performance Report (CAPER), a copy of which is on file with the City Clerk of the City of Perris, and authorizes the City Manager to submit the same to HUD on behalf of the City of Perris.

PASSED, APPROVED, AND ADOPTED ON SEPTEMBER 11, 2018, BY THE FOLLOWING VOTE:

MAYOR, MICHAEL M. VARGAS

ATTEST:

City Clerk, Nancy Salazar

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

I, Nancy Salazar, City Clerk of the City of Perris, do hereby certify that the foregoing Resolution Number _____ was duly adopted by the City Council of the City of Perris at a public hearing thereof held on the 11TH day of September 2018, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

City Clerk, Nancy Salazar

Verbal Presentation