

## ENTITLED MULTI-FAMILY IN PERRIS (BARRATT APARTMENTS AND COACHELLA VALLEY HOUSING)

<b>Barratt Apartment Parking Requirement for 202 units</b>					
<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
<b>Total Parking Spaces Required per Code</b>				229	
<b>Additional Parking Provided (Open/Visitor)</b>					199*
<b>Total Parking Spaces Provided</b>					491

\*Due to ALUC's density restriction the project was limited to 202 units

<b>Coachella Valley Housing Parking Requirement for 75 units</b>				
<i>Use</i>	<i>Parking Ratio</i>	<i>No. of Bedrooms Units</i>	<i>Sq. ft.</i>	<i>Total Spaces Required</i>
1 Bedroom Unit	1 space/unit	21	N/A	21 spaces
2 Bedroom Unit	1.5 spaces/unit	30	N/A	45 spaces
3 Bedroom Unit	1.75 spaces/unit	10	N/A	18 spaces
3 Bedroom Unit	1.51 spaces/unit	14	N/A	21 spaces
Recreational Bldg	300 sq. ft.	N/A	2,875 sq. ft.	10 spaces
Maintenance Bldg	300 sq. ft.	N/A	762 sq. ft.	2 spaces
Carport Required	1 space per unit		75 units	75 carport parking stalls*
<b>Total Parking Spaces Required</b>				117 spaces
<b>Total Parking Spaces Provided</b>				118 spaces



**CITIES MULTI-FAMILY PARKING REQUIREMENTS**

City	Studio	1 Bed	2 Bed	3 Bed or more	Guest
<b>1 Temecula (12 units or less)</b>					
	2-5 units	2 covered	2 covered	2 covered	3 covered
	6-12 units	2 covered	2 covered	2 covered	3 covered
<b>2 Temecula (13 units or more)</b>					
	13-↑ units	1 covered and 0.5 uncovered	1 covered and 0.5 uncovered	1 covered and 1 uncovered	2 covered and 0.5 uncovered
					1 guest space/units w/ min 4 guest space
<b>3 Hemet</b>					
		1 enclosed if ≤ 500sq ft.	1 enclosed if ≤ 700sq ft. or 2 enclosed if > 700sq ft.	2 enclosed	2 enclosed
					1 guest uncovered/unit
<b>4 Redlands</b>					
		1 covered	1 covered	1.5 covered	2 covered
					1 off street uncovered/ 2 units*
<b>5 San Jacinto</b>					
		1.5 per unit, 1 of which shall be enclosed	1.5 per unit, 1 of which shall be enclosed	1.75 per unit, 1.5 of which shall be enclosed	2 per unit, 1.5 of which shall be enclosed
					0-10: None required 11-30: 0.25 per unit 31-60: 0.20 per unit 61 and over: 0.166 per unit
<b>6 Fontana</b>					
		1.5 per unit, 1 of which shall be enclosed	1.5 per unit, 1 of which shall be enclosed	2 per unit, 1 of which shall be covered	2.5 per unit, 1 of which shall be covered
					1 per 3 units w/ min 3 guest space
<b>7 Moreno Valley</b>					
		1.25 enclosed	1.5 enclosed	2.0 enclosed	2.5 enclosed
					0.25 spaces per unit
<b>8 Banning</b>					
		1 covered	1 covered	2 covered	3 covered
					1 uncovered/4 units
<b>9 Jurupa Valley</b>					
		1.25 enclosed/covered	1.25 enclosed/covered	2.25 enclosed/covered	2.75 enclosed/covered
					Not specified
<b>10 Riverside County</b>					
		1.25 enclosed/covered	1.25 enclosed/covered	2.25 enclosed/covered	2.75 enclosed/covered
					1 space/employee**
<b>11 Corona</b>					
		1.5 covered	1.5 covered	2 covered	2.5 covered
					1 uncovered/5 units
<b>12 Murrieta</b>					
		1.5 per unit, 1 of which shall be enclosed	1.5 per unit, 1 of which shall be enclosed	2 per unit, 1 of which shall be enclosed	2 enclosed per unit + 0.5 space for every room over 2, with one enclosed per unit
					25% of the total number of units
<b>13 Lake Elsinore</b>					
		1 covered + 2/3 open space per unit	1 covered + 2/3 open space per unit	1 covered + 1/3 open space per unit	1 covered + 1/3 open space per unit
					Not specified
<b>14 Riverside</b>					
		Not specified	1.5 per unit, 1 of which shall be enclosed	1.5 per unit, 1 of which shall be enclosed	1.5 per unit, 1 of which shall be enclosed
					Not specified
<b>15 Rancho Cucamonga</b>					
		1.3 enclosed	1.5 enclosed	2 enclosed	2 enclosed if more than 3, 2.5 enclosed
					1 per 3 units
<b>16 Beaumont</b>					
		1.25 may be uncovered	1.25 may be uncovered	2.5, 1 which shall be covered	2.5, 1 which shall be covered
					Not specified
<b>17 Menifee</b>					
		1.25 enclosed/covered	1.25 enclosed/covered	2.25 enclosed/covered	2.75 enclosed/covered
					1 space/employee**

**Regional Cities and County Multi-Family Off-Street Parking Requirements (based on Average parking requirements of Cities Surveyed)**

<i>Use</i>	<i>Parking Ratio Spaces/unit</i>	<i>Units</i>	<i>Square Footage</i>	<i>Total Spaces Required</i>
<b>1 Bedroom Unit</b>	1.5	104	N/A	156
<b>2 Bedroom Unit</b>	2	240	N/A	480
<b>3 Bedroom Unit</b>	2.50	16	N/A	40
<b>Clubhouse/Leasing Bldg</b>	1:300 sq .ft.	N/A	4,482	15
<b>Guest Parking</b>	1 per 5 units	360	N/A	72
<b>Total Parking Spaces Required per Regional Average</b>				763
<b>Total Parking Spaces Provided based on updated</b>				575
				-188

**Current City of Perris Off-Street Parking Requirement (per revised site plan)**

<i>Use</i>	<i>Parking Ratio Spaces/unit</i>	<i>Bedroom Units</i>	<i>Square Footage</i>	<i>Total Covered Spaces Required</i>
<b>1 Bedroom Unit</b>	1	104	N/A	104
<b>2 Bedroom Unit</b>	1.5	240	N/A	360
<b>3 Bedroom Unit (first 10 units)</b>	1.75	10	N/A	18
<b>3 Bedroom Unit</b>	1.51	6	N/A	9
<b>Clubhouse/Leasing Bldg</b>	1:300 sq .ft.	N/A	4,482	15
<b>Covered Parking Req'd</b>	1	360	N/A	360
<b>Guest Parking</b>	n/a	n/a	n/a	n/a
<b>Total Parking Spaces Required per Code</b>				506
<b>Total Parking Spaces Provided</b>				575
<b>Additional Parking Provided</b>				69





# Parking Rules and Regulations for Villa Verona

- All vehicles which shall be parked on the premises shall be registered with management to include Year, Make, Model, License Plate Number, Registered Driver, Registered Resident and Unit Number.
- All registered vehicles shall be assigned a parking permit and shall display the parking decal on the driver's side of the front window when parked on the premises
- Any vehicle not displaying the parking decal assigned to said vehicle may be towed.
- Any unregistered vehicle parked on the premises may be towed.
- Residents shall notify management of guests and shall obtain a guest parking permit.
- Guests of residents must park in guest parking only.
- Vehicles owned by guests of residents that are not displaying the guest parking decal may be towed.
- Vehicles owned by guests of residents that are not parked in guest parking will be towed, regardless of displaying guest parking decal.
- Guest parking passes should be returned to management within 2 hours of guest's departure.
- All parking laws must be obeyed according to city regulations when parking outside of the Villa Verona Community.
- There are 104 1-bedroom units. Each unit is assigned one parking space for a total of 104 parking spaces dedicated to 1-bedroom units.
- There are 240 2-bedroom units. 100 of the 2-bedroom units will be allotted 2 parking spaces for a total of 200 spaces. 140 of the 2-bedroom units will be allotted 1 parking space for a total of 140 parking spaces. Total dedicated spaces for 2-bedroom unit parking is 340 spaces.
- There are 16 3-bedroom units. All 3-bedroom units will be allotted 2 parking spaces, for a total of 32 spaces dedicated to 3-bedroom units.

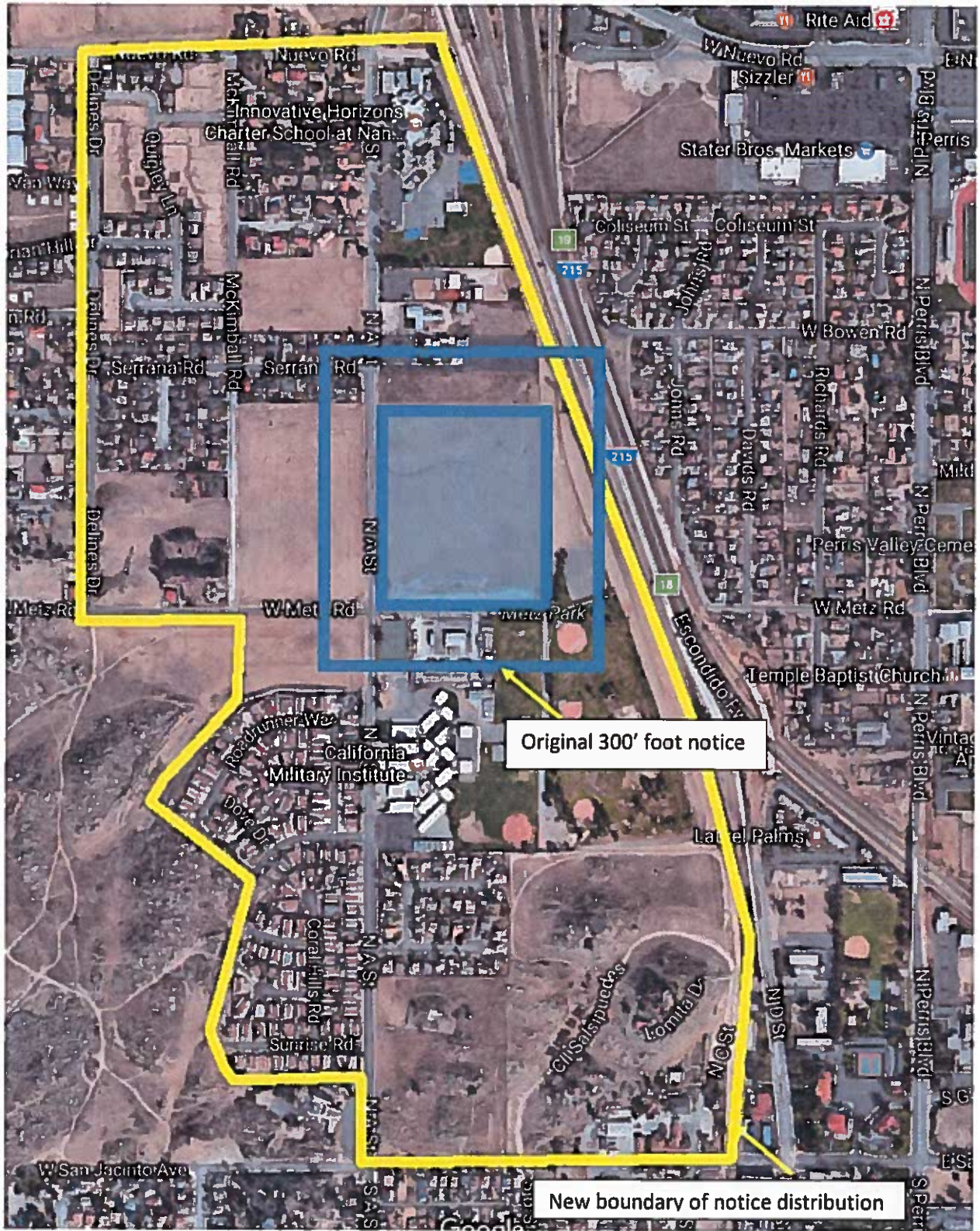
Any extra parking spaces are on a first come-first serve basis. Residents will be put on a wait list for a second parking spot if desired. Any extra spaces beyond allotted spaces are not dedicated spaces.

Each unit is allotted one covered carport parking space. If unit has been allotted additional space(s) they shall be open, uncovered dedicated spaces.

NOTE: Total parking spaces provided = 575. Of these spaces, 98 are designated guest parking.



## Parcels that received a Public Hearing Notice



CITY COUNCIL  
AGENDA SUBMITTAL

Meeting Date: May 30, 2017

**SUBJECT:** General Plan Amendment 16-05031, Zone Change 16-05030, Tentative Parcel Map (TPM 37181) 16-05150, and Development Plan Review 16-00002 for the development of a 372-unit multifamily apartment community, with a 4,482 sq. ft. recreation building and a variety of amenities on 16.9 vacant acres located at the northeast corner of "A" Street and Metz Road. Applicant: Danny Brose

**REQUESTED ACTION:** Approve Resolution No. (next in order) approving General Plan Amendment 16-05030, Tentative Parcel Map (TPM 37181) 16-05150, and Development Plan Review 16-00002, based on the findings and subject to the Conditions of Approval, and Mitigated Negative Declaration 2329.

Introduce First Reading of Ordinance No. (next in order) to approve Zone Change 16-05030 to change the land use of a 16.9 acre parcel from R-6,000-MAOZ (Single-Family Residential) to MFR-22-MAOZ (Multi-Family Residential) located at the northeast corner of "A" Street and Metz Road.

**CONTACT:** Clara Miramontes, Development Services Director 

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**BACKGROUND/DISCUSSION:**

On May 17, 2017, the Planning Commission, recommended approval to the City Council to construct a 372-unit multifamily apartment community, with a 4,482 sq. ft. recreation/clubhouse building and a variety of amenities on 16.9 undeveloped acres located at the northeast corner of "A" Street and Metz Road. A General Plan Amendment (GPA) and Zone Change (ZC) applications are required to change the land use designation of five (5) parcels totaling 16.9 net acres from R-6,000-MAOZ (Single-Family Residential) to MFR-22-MAOZ (Multi-Family Residential) to increase the allowed residential density. The project also requires a Tentative Parcel Map (37181) application to merge five (5) existing lots to facilitate construction of this apartment community.

The project will provide market-rate apartments. Access will be provided from "A" Street and Metz Road which primary access will be provided through "A" Street. A total of 522 standard parking spaces are provided (372 carport spaces) throughout the project site. The project includes site amenities such as: Clubhouse, four (4) tot-lot areas, half basketball court facility, swimming pool, volleyball court, and several picnic areas with benches, barbeque grills.


On May 12, 2016, the Airport Land Use Commission (ALUC) ruled the project to be consistent with the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (MARB ALUCP) and the Perris Valley Airport Land use Compatibility Plan (PV ALUCP).

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 (no. 2329) has been prepared. Detailed project information is provided in the attached staff report, initial study, and conditions of approval.

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

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**PREPARED BY:** Nathan Perez, Associate Planner 

**Public Hearing:** May 30, 2017

Attachment I 



**Attachments:**

- Exhibit A- Ordinance and Resolution
- Exhibit B- Conditions of Approval (Revised Planning, Engineering, and Public Works)
- Exhibit C- Aerial and Vicinity Map
- Exhibit D- Site Plan, Elevations, and Tentative Parcel Map
- Exhibit E- Perris Union High School District letter dated March 29, 2017
- Exhibit F- Planning Commission Staff report, MND and MMRP
- Exhibit G- Initial Study

Initial Study and Associated Studies are on File at the Planning Department and available online at:  
<http://www.cityofperris.org/city-hall/departments/development/planning.html>

**CITY OF PERRIS**  
**DEVELOPMENT SERVICES DEPARTMENT**  
**PLANNING DIVISION**  
**CITY COUNCIL CONDITIONS OF APPROVAL**

**Tentative Tract Map 37181 (16-05150)**  
**Zone Change 16-05030**  
**General Plan Amendment 16-05031**  
**Development Plan Review 16-00002**

**May 30, 2017**

**PROJECT:** General Plan Amendment 16-05030, Zone Change 16-05030, Tentative Parcel Map (TPM 37181) 16-05150, and Development Plan Review 16-00002 for the development of a 372-unit multifamily apartment community, with a 4,482 sq. ft. recreation building and a variety of amenities on 16.9 vacant acres located at the northeast corner of "A" Street and Metz Road.  
**Applicant:** Danny Brose

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**\*MITIGATION, MONITORING AND REPORTING PROGRAM (MMRP)**

The Mitigation Monitoring and Reporting Program (MMRP) Checklist is attached to reduce potential Aesthetics, Biological Resources, Traffic, Cultural Resources, Hazards & Hazardous Waste, Air Quality, Geology/Soils, and Noise and shall be implemented in accordance with the timeline, reporting and monitoring intervals listed in the MMRP. The applicant is required to meet all the mitigation measures as conditions of approval.

**General requirements:**

- 1. Mitigation Monitoring Program.** The project shall at all times comply with all provisions of the adopted Mitigation Monitoring and Reporting Program (MMRP) of the Mitigated Negative Declaration.
- 2. Development Standards.** The project shall conform to all requirements of the City of Perris Municipal Code Title 19, including all provisions of Chapter 19.26, MFR-22 Multi-family residential.
- 3. Approved Use.** The approved land use shall consist of apartment community.
- 4. Conformance to Approved Plans.** Development of the project site, building elevations, and conceptual landscaping shall conform substantially to the approved set of plans presented at the May 17, 2017 Planning Commission hearing, or as amended by these conditions and as approved by the City Council on June 27, 2017. Any deviation shall require appropriate Planning Division review and approval.
- 5. 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.

**Exhibit B**

6. **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.
7. **Signage.** The proposed project approval does not include signage. All proposed signage (Temporary and Permanent) shall be reviewed and approved by the Planning Division prior to the issuance of building permits.
8. **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).
9. **Property Maintenance.** The project shall comply with provisions of Perris Municipal Code 7.06 regarding Landscape Maintenance, and Chapter 7.42 regarding Property Maintenance.
10. **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 TTM 37181, ZC 16-05030, GPA 16-05030, and DPR 16-00002. 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.
11. **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>.
12. **Fish and Game Fee.** Within three (3) days of City Council approval, the applicant shall submit a check to the City Planning Division, payable to "Riverside County Clerk-recorder," for a \$2,216.25 for payment of State Fish and Game fees and County documentary handling fee. In accordance with Section 711.4 of the State Fish and Game Code, no project shall be operative, vested, or final until the filing fees have been paid.
13. **Engineering Conditions.** The project shall comply with all requirements of the City

Engineer as indicated in the Conditions of Approval dated May 10, 2017.

14. **Public Works Administration Conditions.** The project shall comply with all requirements of the City Engineer as indicated in the Conditions of Approval dated December 20, 2016.
15. **Class II Bike Lane.** A Class II bike lane shall be included per the *Perris Trail Master Plan* along "A" Street to all off-site improvement plans subject of the approval of Planning Division, Public Works Administration and City Engineer. A copy of the street improvement plans shall be submitted to the Planning Division.
16. **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.
17. **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, 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.
18. **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. All HVAC units visible from the public right-of-way shall provide screening.
19. **Balconies (facing east).** All balconies facing east, shall be enclosed by a 6' double glazed window (non-view obscuring) on top of balcony railing to mitigate noise from the freeway and railroad as required per the noise mitigation section of the MMRP.
20. **Residential Use and Development Restrictions.** The physical development of phases of this project 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.
21. **City-Approved Waste Hauling.** The developer shall use only the City-approved waste hauler for all construction and other waste disposal.
22. **Energy Conservation.** To improve local air quality, the applicant shall incorporate the following energy-conservation features into the project (as feasible):
  - Low NO<sub>x</sub> water heaters per specifications in the Air Quality Attainment Plan;
  - Heat transfer modules in furnaces;
  - Light colored water-based paint and roofing materials;
  - Passive solar cooling/heating; and,
  - Energy efficient appliances and lighting.

An accounting of the project's energy conservation measures shall be submitted to the Building Division, prior to application for Building Permits.

- 23. 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.**

- 24. Final Tract Map Approval.** 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. 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 Development Plan Review approvals, as mandated by the Perris Municipal Code.
  - b. Any other required approval from an outside agency
  - c. **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. Perris Community Facilities Assessment District; and
    - v. Transportation Uniform Mitigation Fee.



**Prior to Issuance of Grading Permits**

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:
  - 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 infiltration basins (with additional calculations concerning infiltration rate), self-retaining landscaping, pre-treatment catch basin inserts and trash enclosure. The Public Works Department shall review and approve the final WQMP text, plans and details.

**Prior to Issuance of Building Permits**

27. **Building Plans.** All Planning, Public Works Administration, 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. **Fire Marshall.** Prior to building permit issuance the following is required for fire safety:
  - a. A fire department access road complying with the California Fire Code Chapter 5 and approved plans shall be installed prior to building construction.
  - b. All required fire hydrants shall be installed and operational prior to lumber drop and combustible building construction.
  - c. All required fire hydrants shall be readily visible. A clear space of not less than 3-feet shall be maintained.
  - d. Prior to construction a temporary address sign shall be posted and clearly visible from the street.
  - e. 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.
29. **Property Liens.** The applicant shall pay all liens owed to the city prior to the issuance of building permits.

30. **Site Lighting Plan (photometric plan).** The lighting plan shall include photometrics, fixture details, and light standard elevations. High efficiency fixtures with full-cut off shields shall be used to prevent light and glare above the horizontal plane of the bottom of the lighting fixture. A minimum one (1) foot-candle of light shall be provided to all parking lot and pedestrian areas for safety and security.
31. **Construction 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.
32. **Amenities.** The project shall adhere to P.M.C. 19.28 (MFR-22) requirements for amenities. The community center shall be constructed upfront with access.
33. **Additional Plan Requirements.** The following additional plans shall be reviewed and approved by Planning staff and the appropriate City departments, as necessary:
  - a. **Carport Roofs.** All carport roofs shall match the same roof color and material (s-tile roofing) to match architectural style and color of the proposed buildings.
  - b. **Trash Enclosures.** Covered trash enclosures constructed to the City standard shall be easily accessible to all tenants in office areas of the project, 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.
  - c. **Knox Boxes.** Knox boxes are required for all entry gates, and shall be approved by the Fire Marshal and issued by the Building Division.
34. **March Air Reserve Base.** Prior to building permit issuance, in accordance with conditions by the Airport Land Use Commission (ALUC), the following measures shall be implemented to address the project's location within Airport Influence Area:
  - 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/activities are not included in the proposed project and shall be prohibited at this site:
    - i. Any uses 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 engage 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 cases 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 uses which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
- c. The 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.
- d. Any proposed detention basins 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 (maybe less, but not more), 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.
- e. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air base radio communications could result. Sources of electromagnetic radiation include radio waves transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.
- f. An informational sign shall be posted in a conspicuous location in the rental office clearly depicting the proximity of the project to the Perris Valley Airport and aircraft traffic patterns.
- g. An information brochure shall be provided to prospective renters 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 exhibits from the Perris Valley Airport Land Use Compatibility plan shall be included in the brochure.
- h. The proposed structures shall not exceed a height of 40' feet above ground level and a maximum elevation at the top point (including all roof-mounted equipment, if any) of 1,520 feet above mean sea level.
- i. The Federal Aviation Administration has conducted an aeronautical study of the proposed structures (Aeronautical Study No. 2016-AWP-3478-OE) and has determined that neither marking nor lighting of the structures is necessary for aviation safety. However, if marking and/or lighting for aviation safety are

accomplished on a voluntary basis, such marking and/or lighting (if any) shall be installed in accordance with FAA Advisory circular 70/7460-1 L and shall be maintained in accordance therewith for the life of the project.

- j. The specific coordinates, height, and top point elevation of the proposed structures shall not be amended without further review by the Airport Land Use Commission and the Federal Aviation Administration; provided, however, the reduction in structures height or elevation shall not require further review by the Airport Land Use Commission.
  - k. Temporary construction equipment used during actual construction of the structures shall not exceed the height of the structure, unless separate notice is proved to the Federal Aviation Administration through Form 7460-1 process.
  - l. Within five (5) days after construction of the structures 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. This requirement is also applicable in the event the project is abandoned or a decision is made not to construct the structures.
35. **Walls and Fences.** Prior to issuance of building permits, the developer shall submit and obtain approval from the Planning Division for all block walls and fencing. The plans and details for all block walls shall be included in the landscape plan check submittal package for review and approval by the Planning Division. The following shall apply:
- a. **Decorative Perimeter Wall Material (north and east).** The development shall provide an 8' foot high split-face block wall with decorative cap with stone veneer pilasters every 40' feet along the northerly and easterly property line.
  - b. **Decorative Perimeter Wall Material (facing Metz and "A" Street).** The development shall provide an 8' foot high split-face block wall with decorative cap with stone veneer pilasters every 40' feet along the northerly and easterly property line. Perimeter areas that are designated (per the conceptual wall and fence plan) as wrought iron shall provide: decorative wrought iron with split-face pilasters every 40' feet.
  - c. **Detention Basins.** All enclosed detention basins or storm drain facilities shall have decorative wrought iron fencing with decorative pilasters every 40' feet.
  - d. **Apartment Community Identification.** The developer shall provide community entry statements, including theme walls, monumentation and enhance landscaping at each entrance to the apartment community along "A" Street, Metz Road, and the corner of "A" street and Metz Road. Theme walls and monuments shall be constructed outside the public right-of-way. The design of entry statements shall be subject to the review and approval of the Planning Division through the landscape and irrigation review application.
  - e. **Wrought Iron Gates.** All proposed gates shall be shall consist of decorative wrought iron fencing per conceptual wall and fence plan.

- f. **Graffiti Resistant Coat.** All perimeter block walls shall be treated with a graffiti resistant coat.
36. **Construction Practices.** To reduce potential noise and air quality nuisances, the following items shall be listed as "General Notes" on the construction drawings:
- a. Construction activity and equipment maintenance is limited to the hours between 7:00 a.m. and 7:00 p.m. Per Zoning Ordinance, Noise Control, Section 7.34.060, it is unlawful for any persons between the hours of 7:00 p.m. of any day and 7:00 a.m. of the following day, or on a legal holiday, or on Sundays to erect, construct, demolish, excavate, alter or repair any building or structure in a manner as to create disturbing excessive or offensive noise. 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.
37. **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.
38. **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. Appropriate City Development Impact Fees (including Park fees) in effect at the time of development; and
  - f. Appropriate Transportation Uniform Mitigation Fees (TUMF) in effect at the time of development.
39. **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. **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.
  - b. **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.
  - c. **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 trees 15 gallon sized, and 30% being 5 gallon sized. All slopes over 5' feet in height or greater shall include erosion control fabric.
  - d. **Shrubs along "A" Street and Metz Road pilaster fence.** The landscape plan shall include 36' high shrub border (5-gallon shrubs) behind the wrought iron pilaster fence along the "A" Street and Metz Road street frontage. All solid block walls shall provide 5 gallon size vines at 20' o.c. (off center).
  - e. **Shrubs.** 80% of the shrubs proposed shall be 5-gallon size per Chapter 19.70.
  - f. **Amenity Areas.** All common open space areas shall be included in the landscape and irrigation plans to include automatic irrigation.
  - g. **Trash Enclosure Areas.** All trash enclosure areas shall be screened with a 6' high shrub hedge.
  - h. **Visitor Parking Lot Area (on "A" Street).** The visitor parking lot area shall be screen by a 36" high shrub border. The shrub border shall be created by installing a double row of 5 gallon shrubs at 3'6" o.c. (off center).
  - i. **Decorative Pavement.** Decorative pavement treatments shall be provided at the entrances of "A" Street and Metz Road per conceptual landscaping plans. This shall include decorative pavement along pedestrian crossing along drive isles throughout the apartment community.
  - j. **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).

- k. **Maintenance.** All required landscaping shall be maintained in a viable growth condition.
- l. **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.
- m. **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.
- n. **Tot Lot Areas.** All tot lot areas shall provide a shaded element.

**Operational Requirements:**

- 40. **Prohibited Car Washing (on-site).** Residents shall be informed no car washing shall be permitted on the premises through the lease agreement and as part of the development by-laws.
- 41. **Waste Hauling.** The developer shall use only the City-approved waste hauler for all construction and apartment community waste disposal.
- 42. **Graffiti Abatement.** The site shall be maintained in a graffiti free state at all times. All graffiti located on site and along the perimeter walls (to include retaining walls facing east along the easterly property line, and block walls facing north on the northerly property line) of the site shall be removed within 24 hours.
- 43. **Business License.** All future landlords or property management corporations 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.

**Prior to Issuance of Occupancy Permits:**

- 44. **Occupancy Clearance.** The applicant shall have all required paving, parking, screen walls, colors and materials (per approved elevation plans), site lighting, landscaping and automatic irrigation installed and in good condition.
- 45. **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.



# CITY OF PERRIS

HABIB MOTLAGH, CITY ENGINEER

## CONDITIONS OF APPROVAL

P8-1279

April 7, 2017, Revised May 10, 2017

Tract Map 37181, DPR 16-0002 – Villa Verona Apartments

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

1. This project is located within the limits of the Perris Valley area drainage plan for which drainage fees have been adopted. Drainage fees shall be paid to the City of Perris prior to issuance of a permit. Fees are subject to change and shall be in the amount adopted at the time of issuance of the permit.
2. The project's grading shall be in a manner to perpetuate existing drainage patterns, any deviation from this, concentration or increase in runoff must have approval of adjacent property owners. Drainage easements shall be obtained from effected property owners or if within this site, shall be shown on the final map. The applicant shall accept the offsite runoff and convey to acceptable outlet.
3. The incremental increase in runoff between developed and undeveloped stage (100-year) and the nuisance runoff shall be retained within onsite private detention basins or conveyed to adequate downstream facilities.

DEPARTMENT OF ENGINEERING  
24 SOUTH "D" STREET, SUITE 100, PERRIS, CA 92570  
TEL.: (951) 943-6504 - FAX: (951) 943-8416

The project shall also comply with conditions stated in RCFC letter dated March 9, 2017.

4. Onsite landscape area(s) shall be designed in a manner to collect the onsite nuisance runoff in compliance with WQMP Standards.
5. Prior to issuance of any permit, the developer shall sign the consent and waiver forms to join the lighting and landscape districts. The developer shall maintain all onsite landscaping. The proposed streetlights, offsite landscaping, and the Metz & "A" Street signal shall be maintained by City and cost paid for by the property owners through annexation to lighting and landscaping districts. The owner(s) shall also pay their share of maintenance of existing Metz Basin if damaged as result of this project. The development share for the maintenance cost of the traffic signal is 15%.
6. Catch basins and minimum 18" RCP shall be installed at all new driveways and the intersection of "A" and Metz to eliminate nuisance runoff from cross gutters.
7. Existing power poles within the project site or along the project boundary (under 65kv), shall be removed and cables undergrounded.
8. Discharge of on and offsite runoff to Metz Park basin shall be in a manner not to damage or interfere with the use of the park and eliminate project related erosion.
9. Streetlights shall be installed along perimeter streets adjacent to this site as approved by City Engineer per Riverside County and City standards. The new LED street light plans including conduits, cables, and meters shall be prepared by Developers' Electrical Engineer and submitted to City for review and approval.
10. This project is located within EMWD's water service area and City of Perris sewer service area. The applicant shall install water and sewer facilities as required by EMWD and Fire Department. Connection to existing City of Perris sewer shall be subject to review and approval by City to insure sufficient capacity and may require upgrade. Flow test shall be submitted by applicant during plan check to verify capacity.
11. The applicant shall submit to City Engineer and Flood Control the following for his review:
  - a. Street Improvement Plans
  - b. Signing, Striping, and Signal Plans
  - c. Onsite Grading Plans, SWPPP, and Erosion Control Plan
  - d. Water and Sewer Plans
  - e. Drainage Plans, Hydrology and Hydraulic Reports

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- f. Streetlight Plan
- g. Final WQMP

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

- 12. All pads shall be graded to be a minimum of 1' above 100-year calculated water surface or adjacent finished grade.
- 13. All grading and drainage improvements shall comply with NPDES and Best Management Practices. Erosion control plans shall be prepared and submitted to Water Quality Board and the City as part of the grading plans. Catch basins shall be installed at all existing and new intersections and driveways adjacent to the site to eliminate nuisance runoff.
- 14. 6' concrete sidewalk, handicap ramps, and driveways shall be installed pursuant to Riverside County and ADA standards and as approved by Planning Department. All driveway approaches shall be constructed per Riverside County standards for Commercial Driveway (Std. 207A) and comply with the ADA requirements.
- 15. All onsite drainage runoff shall be collected via onsite underground facilities and conveyed to acceptable outlet.
- 16. Street improvement plans shall include class II/III bike lane in accordance with the Perris bike plans.
- 17. Prior to issuance of any permit, the tract map shall be submitted to City Engineer for review and approval. The map is intended for financing purpose and as such only right of way dedications; access restrictions and monumentation is required prior to its recordation.
- 18. All work within Flood Control right-of-way requires their review and approval.
- 19. Reference is made to traffic study performed by RK Engineering dated March 3, 2014 titled "A" Street. CMI and IHCS - Traffic review and RK Engineering letter dated February 7, 2017 referencing Villa Verona project "A" Street.

Reference is also made to Perris Union High School District letter dated March 29, 2017 and Perris Elementary School District letter dated March 20, 2017.

The above reports and letters identify a series of traffic related concerns and issues along "A" Street with several suggestions and recommendations.



The project shall widen "A" Street from Metz Road south to southerly boundary of CMI School along the east side to ultimate improvements with curb, gutter located 32' east of centerline including signage/striping, installation of bulb-outs, handicap ramp as recommended in RK's original report and discussed in attached letter from RK dated February 7, 2017. As a result of the widening of "A" Street, the developer acknowledges that the project is required to construct the onsite driveway and parking facilities to facilitate student pick up and drop off, in accordance with Perris Union High School District (P.U.H.S.D.) Exhibit I. The district is offering waiver of school fees in return for development's commitment to build these improvements.

"A" Street adjacent to project site along the east side shall be improved with minimum of 30' new paving, curb, gutter located 32' from centerline within 47' half-width dedicated right of way.

"A" Street from project's north boundary to Nuevo Road shall be improved pursuant to the recommendation of RK's reports and letters as stated above.

Construction of traffic signal at intersection of "A" and Metz to accommodate full movements (all directions) shall be required and poles installed at ultimate locations otherwise partial signal fee credit will be allowed.

20. Metz Road adjacent to the site shall be improved along the north side with minimum of 18' new paving, curb, gutter, and sidewalk located 20' from centerline within 30' half-width dedicated right-of-way.
21. The proposed driveway along "A" Street shall be designed in a manner to provide for 2 incoming lanes and gate set back a minimum of 132' from the back of sidewalk.

*Habib Motlagh*

Habib Motlagh  
City Engineer



# CITY OF PERRIS

## PUBLIC WORKS DEPARTMENT

Engineering Administration . NPDES . Special Districts (Lighting, Landscape, Flood Control)

# MEMORANDUM

**Date:** December 20, 2016

**To:** Nathan Perez, Project Planner

**From:** Michael Morales, CIP Manager 

**Subject:** DPR 16-00002 GPA 16-05031 ZC 16-05030— Conditions of Approval  
Proposal to amend the General Plan and Zoning Designations of 17.29 acres of vacant land from R-6,000 to MFR 22. The change would allow for a proposal to construct a 376 unit apartment community, complete with various amenities. The project is located at the N/E corner of A Street and Metz.

1. **Dedication and Landscape Maintenance Easement.** Offer of Dedication and Landscape Maintenance Easement for City landscape maintenance district shall be provided as follows:
  - 'A' Street- 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 15' public parkway from face of curb. Provide an additional 6' landscape easement from behind the property line to within 6" of the nearest project perimeter fence line.
  - Metz Road- 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 11' public parkway from face of curb. Provide an additional 6' landscape easement from behind the property line to within 6" of the nearest project perimeter fence line.
2. **Landscape Maintenance Easement and Landscape Easement Agreement.** The developer shall provide, for review and approval, an Offer of Dedication and certificate of acceptance, complete with legal plat map and legal description to the City of Perris. In addition, if required by the City of Perris, the Developer shall provide a landscape easement and Landscape easement agreement, acceptable to the City of Perris. The City shall record the same with the Riverside County Recorder's Office, and the recorded instrument shall be returned to the City Clerk of the City of Perris for filing.
3. **Landscaping Plans.** Three (3) copies of Construction Landscaping and Irrigation Plans for the off-site landscaping, including any medians or other landscape areas along the dedications shall be submitted to the Planning Department for approval and shall be accompanied by the appropriate filing fee. The landscape and irrigation plan shall be prepared by a registered landscape architect and conform to the requirements of Chapter 19.70 of the Municipal Code. The location, number, genus, species, and container size of the plants shall be shown. This landscape plan shall be titled "LMD Off-site Landscape Plan DPR 16-00002 GPA 16-05031 ZC 16-05030" and shall be mutually exclusive of any private property, on-site landscaping. Elements of the Landscape Plan shall include but not be limited to:

- a. **Landscape Limits** – Limits of right-of-way areas or easement areas, defined by concrete mow curb, fully dimensioned, that are to be annexed into the Landscape Maintenance District. A planting palette and hardscape plan intended to meet the design intent of the Landscape Guidelines in effect for the area (including planting palette at BZ 93 Oak Grove School located north of the project); or if no such guidelines exist the design intent of neighboring development, as determined by the Engineering Administration and Special Districts Division, including:
  - **'A' Street** –Tree Primary: *Quercus Virginiana*-Southern Live Oak; Secondary (accent tree): *Lagestromia*-Indian Tribe Varieties. Use drought resistant shrubs and ground cover intended to complement the existing parkways to the north along 'A' Street (BZ 93 Oak Grove School), including but not limited to the following Lily of the Nile (*Agapanthus Africanus*), Red Yucca, Red Hot Poker, *Rhaphiolepis Indica Indica*, (Indian Hawthorn), Iceberg Rose, Rosa red Ribbons (Groundcover Rose).
  - **Metz Road**- Propose a medium height flowering evergreen tree, and a large deciduous for a large background tree. Use drought resistant shrubs and ground cover intended to complement the parkways proposed for A Street, including but not limited to the following following Lily of the Nile (*Agapanthus Africanus*), Red Yucca, Red Hot Poker, *Rhaphiolepis Indica Indica*, (Indian Hawthorn), Iceberg Rose, Rosa red Ribbons (Groundcover Rose).
- 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).
- c. **Benefit Zone Quantities** – Include a Benefit Zone quantities table (i.e. SF of planting areas, turf, number of trees, SF. of hardscape, etc.) in the lower right hand corner of the cover sheet for off-site landscape areas, indicating the amount of landscaping the district will be required to maintain.
- d. **Meters** – Each District is required to be metered separately. All electrical and water meters shall be located in locations that are easily accessible to maintenance staff while not visually obtrusive in the street scene and away from street intersections. Show location of separate water and electrical utility meters intended to serve maintenance district areas exclusively. Show locations of water and electrical meter for landscape district. Show location of water and electrical meter for flood control district. Show location of electrical meter for Traffic signal and street lighting district, on respective plans. Coordinate location of meters on landscape and civil engineering plan.
- e. **Controllers** - The off-site irrigation controllers are to be located within the right of way (preferably within the off-site landscape area). All point of connection equipment including irrigation controller pedestals, electrical meter pedestals, and backflow preventers are to be located in locations that are easily accessible to maintenance staff while not visually obtrusive in the street scene, and away from street intersections. Backflow preventers are to be screened on at least three sides with (5) gallon plant material. The fourth side shall be open to the back of the landscape area in order to allow the backflow cage to be opened without interference with plant materials. Backflow cages shall meet the required City of Perris Engineering Standards in effect at the time of approval.
- f. **Recycled Water** - If applicable. The project landscape architect shall coordinate with EMWD to verify if the



periodic site inspections during the one-year maintenance period. The purpose of these periodic inspections is to identify any and all items needing correction prior to acceptance by the City at the conclusion of the one-year maintenance period. Said items needing correction may include but are not limited to: replacement of dead or diseased plant materials, weeding, replenishment of mulches, repair of damaged or non-functioning irrigation components, test of irrigation controller communications, etc. During this period, the City shall begin the annual assessment of the benefit zone in preparation for the landscape installation turn-over to City maintenance staff.

6. **Street/Off-Site Improvements.** The applicant shall submit street improvement plans, accompanied by the appropriate filing fee to the City Engineering Department. Details of treatments of site improvements, including Bus Stops at Mass Transit Routes, Bicycle Path, Decorative Traffic Signal Signage, and lighting shall meet both the City Engineer's Design Guidelines, and the additional requirements of the Engineering and Special Districts Division. Components shall include, but not be limited to:
  - a. **Traffic Signal Signage**-If traffic signals are required, decorative signal signage shall meet the type, style, color and durability requirements of the City Engineer's Office.
  - b. **Bicycle Path- Frontage along A Street** has been identified in the Parks Trails Master Plan as a Class II Bike Path, and **frontage along Metz** has been identified in the Parks Trails Master Plan as a Class III Bike Path. If a Bike Path is required, by the City Engineer's Office, the lane and striping configuration shall meet the type, style, color and durability requirements of the City Engineer's Office.
  - c. **Street Lighting**-If street lighting is required, lighting shall meet the type, style, color and durability requirements, necessary for energy efficiency goals, maintenance and longevity of improvements of the City Engineer's Office. As determined by the City, new streetlights may be required to be deeded to City of Perris, and not SCE. Street lights deeded to City of Perris shall be constructed per LS-3 account billing standard, which shall include an individually metered pedestal for streetlights.
  - d. **Acceptance By Public Works/Special Districts- Lighting District** facilities required by the City Engineer's Office shall be installed and fully operational, and approved by final inspection by the City Engineer's Office, and the City's Consulting Traffic Signal Inspection Team (Riverside County TLMA) at (951) 955-6815. Prior to acceptance for maintenance of "Off-site" traffic signal and lighting facilities by the Public Works-Engineering and Administration Division/Special Districts, the developer shall contact the Public Works Special Districts Division at (951) 956-2120 to schedule the delivery of all required turn-over submittal items. Prior to acceptance into Lighting District 84-1, coordinate turn-over information pertaining to Street Lights, and Traffic Signal Electrical/SCE Service Meters with Shepherd and Staats, the City's Special Districts Consulting Firm at (760) 639-0124. (i.e. Provide electrical meter number, photo of pedestal, and coordinate "request for transfer of billing information" with SCE and City for all new service meters). Developer shall pay 18-month energy charges to the City of Perris for all off-site street lighting. Call Roxanne E. Shepherd Shepherd & Staats, Inc. for amount due, and to obtain receipt for payment. Obtain and provide a clearance form from Riverside County TLMA indicating completion of all punch list items from traffic signal construction. Submit one large format photo-copy of Traffic Signal as-built plans and timing sheets.
7. **Water Quality Management Plans.** The applicant shall submit a Preliminary and Final WQMP, accompanied by the appropriate filing fee to the Planning Department and City Engineering Department, respectively. Details for treatment control facilities shall meet both the Riverside County WQMP Design Guidelines, and the additional requirements of the Engineering and Special Districts Division intended to reduce long term maintenance costs and longevity of improvements. Components shall include, but not be limited to:
  - **Storm Drain Screens**-If off-site catch basins are required by the City Engineer's Office, connector pipe screens shall be included in new catch basins to reduce sediment and trash loading within storm pipe.

Connector pipe screens shall meet the type, style, and durability requirements of the Public Works Engineering Administration and Special Districts Division.

- **WQMP Inspections-** The project applicant shall inform the on-site project manager and the water quality/utilities contractor of their responsibility to call for both "ON-SITE" and OFF-SITE" WQMP Inspections at the appropriate stages of construction. Contact CGRM at (909) 455-8520 to schedule inspections.
  - **Acceptance By Public Works/Special Districts-**Both on-site and off-site flood control/water quality facilities required for the project, as depicted in the Final WQMP, shall be installed and fully operational, and approved by final inspection by the City's WQMP Consultant, CGRM. The Developer shall obtain a final Clearance Letter from CGRM indicating compliance with all applicable Conditions of Approval for the approved WQMP. The developer shall deliver the same to the Public Works-Engineering and Administration Division/Special Districts. In addition, prior to acceptance by the City, the developer shall submit a Covenant and Agreement describing on-going maintenance responsibilities for on-site facilities per the approved WQMP, to the Public Works Engineering Administration and Special Districts Division. The Public Works Engineering Administration and Special Districts Division will review and approve the Covenant and Agreement. The City shall record the same with the Riverside County Recorder's Office, and the recorded instrument shall be returned to the City Clerk of the City of Perris for filing.
8. **Flood Control District #1 Maintenance Acceptance.** Flood Control District facilities required by the City Engineer's Office shall be installed and fully operational, and approved by final inspection by the City Engineer's Office. Prior to acceptance for maintenance of "Off-site" flood control facilities by the Public Works-Engineering and Administration Division/Special Districts the developer shall contact the Public Works Special Districts Division at (951) 956-2120 to schedule the delivery of all required turn-over submittal items including as-built storm drain plans in electronic PDF format, one large format photo-copy of as-built plans, storm drain video report in electronic format, and hardcopy of video report with industry standard notations and still photos made during video runs (i.e. facilities sizes, off-sets or damage, facility type, dirt and debris, etc.). The flood control facilities shall be turned over in a condition acceptable to the City, and the developer shall make all necessary repairs and perform initial maintenance to the satisfaction of the City.
9. **Assessment Districts.** Prior to permit issuance, developer shall deposit \$5,250 per district, **\$15,750 total due.** Payment is to be made to the City of Perris, and the check delivered to the City Engineer's Office. Payment shall be accompanied by the appropriate document for each district indicating intent and understanding of annexation, to be notarized by property owner(s):
- **Consent and Waiver for Maintenance District No. 84-1** -New street lighting proposed by the project.
  - **Consent and Waiver for Landscape Maintenance District No. 1** -All off-site parkway landscape and easement areas (herein Parkways) proposed by this development shall be annexed.
  - **Petition for Flood Control Maintenance District No. 1** -For Off-site Flood Control Facilities proposed by the project, and fair share portion of downstream facilities benefitting the project.
- 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.

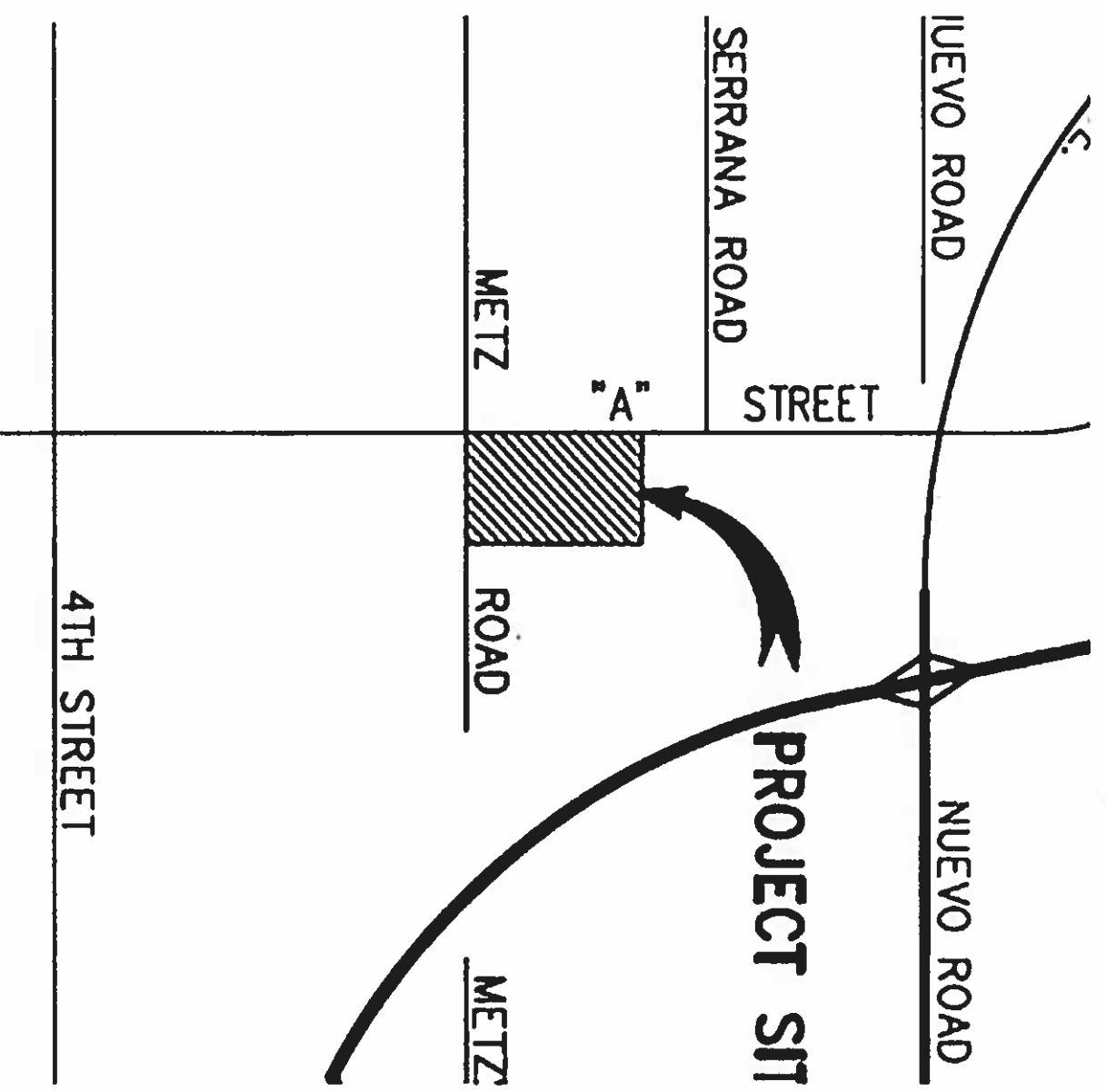




**Villa Verona Apartments**

**Aerial Map**

**Exhibit C**



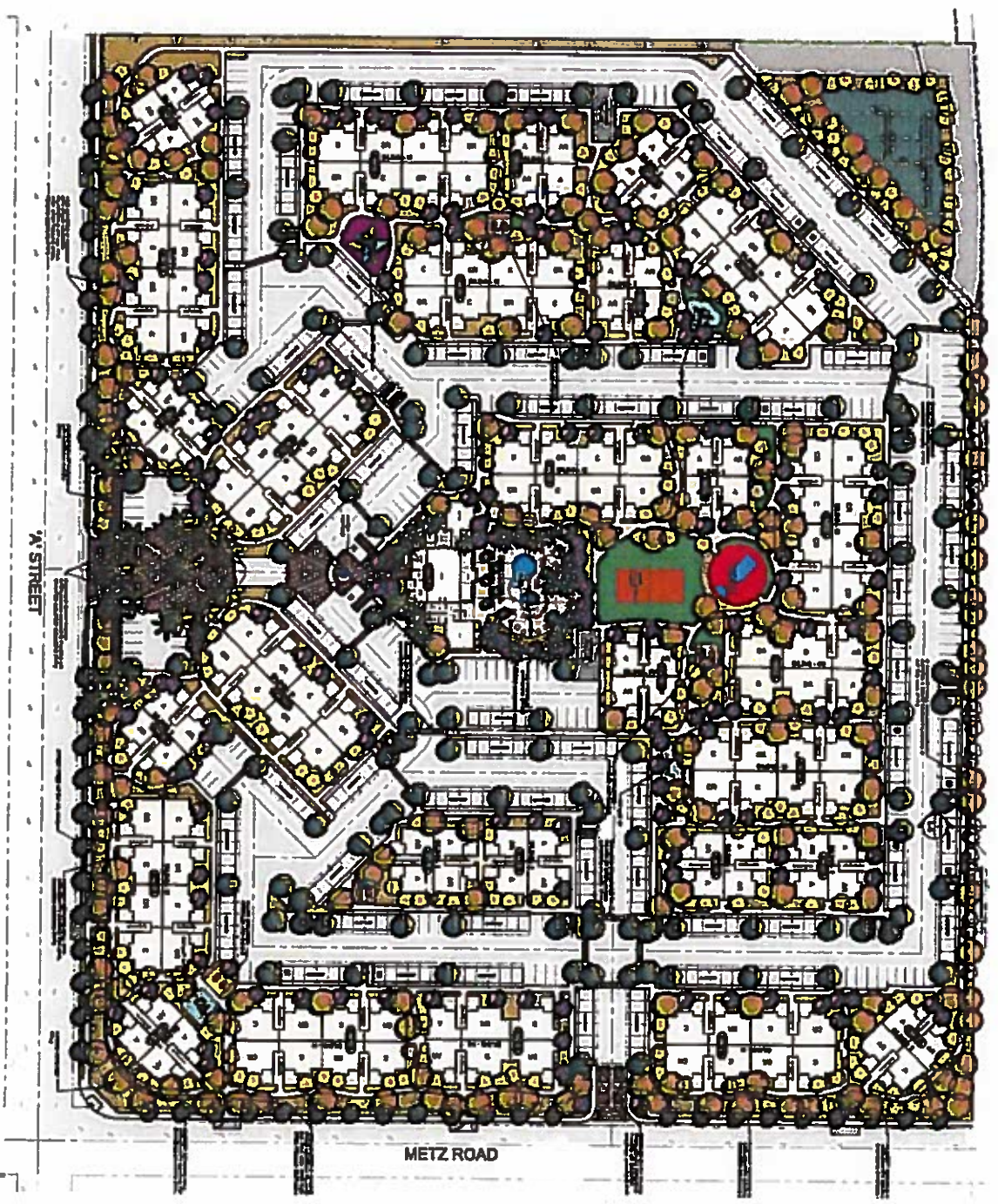
**Villa Verona Apartments**

**VICINITY MAP**



PRELIMINARY LANDSCAPE PLAN  
 SHEET 1-0-01

VILLA VERONA

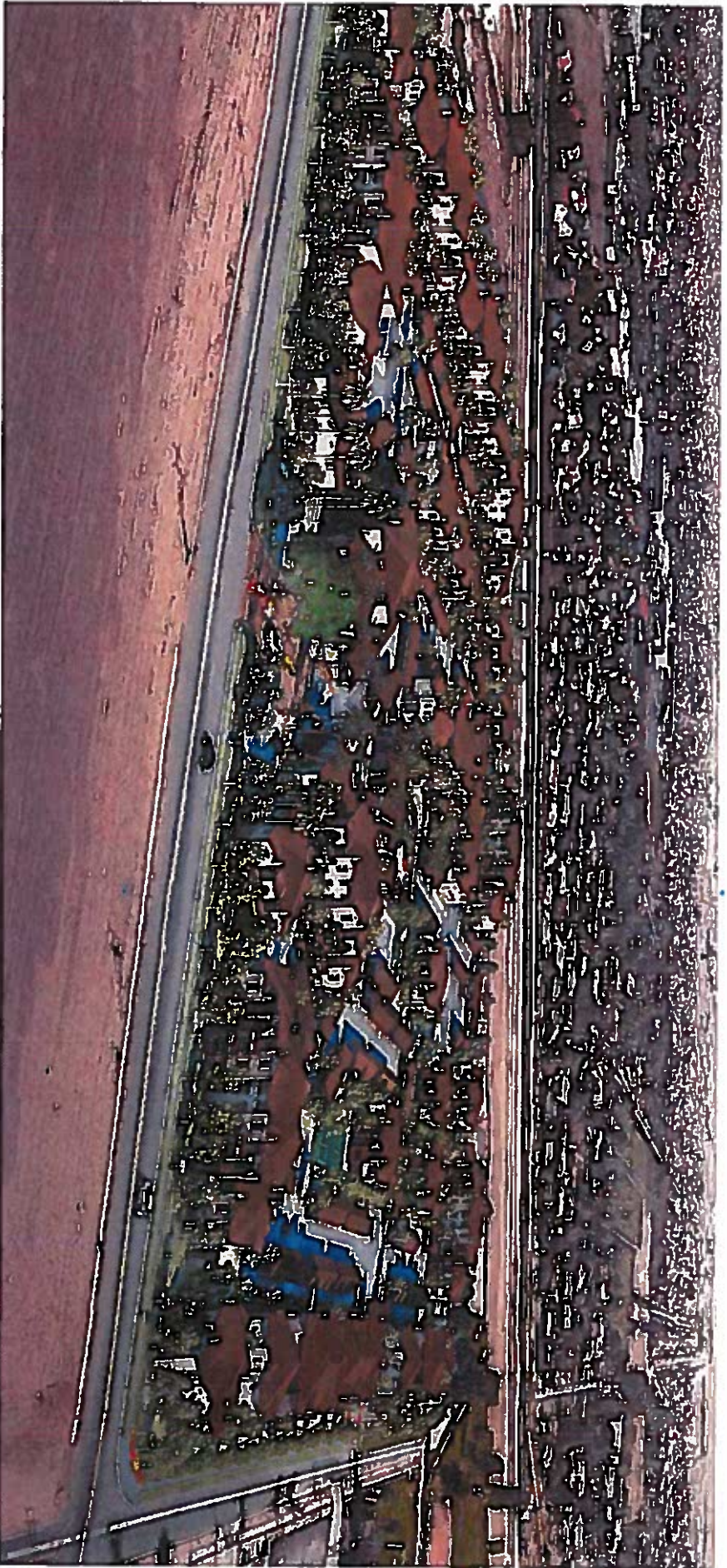


**WILSON**  
 ARCHITECTS  
 1000 15th Street, N.W.  
 Washington, D.C. 20004  
 TEL: 202-331-1000  
 FAX: 202-331-1001  
 WWW: www.wilsonarch.com

- LANDSCAPE SYMBOLS:**
- 12" ROUND TREE - 10' DIA. @ 10' HGT.
  - 18" ROUND TREE - 15' DIA. @ 15' HGT.
  - 24" ROUND TREE - 20' DIA. @ 20' HGT.
  - 30" ROUND TREE - 25' DIA. @ 25' HGT.
  - 36" ROUND TREE - 30' DIA. @ 30' HGT.
  - 42" ROUND TREE - 35' DIA. @ 35' HGT.
  - 48" ROUND TREE - 40' DIA. @ 40' HGT.
  - 54" ROUND TREE - 45' DIA. @ 45' HGT.
  - 60" ROUND TREE - 50' DIA. @ 50' HGT.
  - 66" ROUND TREE - 55' DIA. @ 55' HGT.
  - 72" ROUND TREE - 60' DIA. @ 60' HGT.
  - 78" ROUND TREE - 65' DIA. @ 65' HGT.
  - 84" ROUND TREE - 70' DIA. @ 70' HGT.
  - 90" ROUND TREE - 75' DIA. @ 75' HGT.
  - 96" ROUND TREE - 80' DIA. @ 80' HGT.
  - 102" ROUND TREE - 85' DIA. @ 85' HGT.
  - 108" ROUND TREE - 90' DIA. @ 90' HGT.
  - 114" ROUND TREE - 95' DIA. @ 95' HGT.
  - 120" ROUND TREE - 100' DIA. @ 100' HGT.
  - 126" ROUND TREE - 105' DIA. @ 105' HGT.
  - 132" ROUND TREE - 110' DIA. @ 110' HGT.
  - 138" ROUND TREE - 115' DIA. @ 115' HGT.
  - 144" ROUND TREE - 120' DIA. @ 120' HGT.
  - 150" ROUND TREE - 125' DIA. @ 125' HGT.
  - 156" ROUND TREE - 130' DIA. @ 130' HGT.
  - 162" ROUND TREE - 135' DIA. @ 135' HGT.
  - 168" ROUND TREE - 140' DIA. @ 140' HGT.
  - 174" ROUND TREE - 145' DIA. @ 145' HGT.
  - 180" ROUND TREE - 150' DIA. @ 150' HGT.
  - 186" ROUND TREE - 155' DIA. @ 155' HGT.
  - 192" ROUND TREE - 160' DIA. @ 160' HGT.
  - 198" ROUND TREE - 165' DIA. @ 165' HGT.
  - 204" ROUND TREE - 170' DIA. @ 170' HGT.
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  - 216" ROUND TREE - 180' DIA. @ 180' HGT.
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  - 228" ROUND TREE - 190' DIA. @ 190' HGT.
  - 234" ROUND TREE - 195' DIA. @ 195' HGT.
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  - 264" ROUND TREE - 220' DIA. @ 220' HGT.
  - 270" ROUND TREE - 225' DIA. @ 225' HGT.
  - 276" ROUND TREE - 230' DIA. @ 230' HGT.
  - 282" ROUND TREE - 235' DIA. @ 235' HGT.
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  - 780" ROUND TREE - 650' DIA. @ 650' HGT.
  - 786" ROUND TREE - 655' DIA. @ 655' HGT.
  - 792" ROUND TREE - 660' DIA. @ 660' HGT.
  - 798" ROUND TREE - 665' DIA. @ 665' HGT.
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  - 930" ROUND TREE - 775' DIA. @ 775' HGT.
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  - 948" ROUND TREE - 790' DIA. @ 790' HGT.
  - 954" ROUND TREE - 795' DIA. @ 795' HGT.
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  - 972" ROUND TREE - 810' DIA. @ 810' HGT.
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  - 984" ROUND TREE - 820' DIA. @ 820' HGT.
  - 990" ROUND TREE - 825' DIA. @ 825' HGT.
  - 996" ROUND TREE - 830' DIA. @ 830' HGT.
  - 1002" ROUND TREE - 835' DIA. @ 835' HGT.
  - 1008" ROUND TREE - 840' DIA. @ 840' HGT.
  - 1014" ROUND TREE - 845' DIA. @ 845' HGT.
  - 1020" ROUND TREE - 850' DIA. @ 850' HGT.
  - 1026" ROUND TREE - 855' DIA. @ 855' HGT.
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  - 1038" ROUND TREE - 865' DIA. @ 865' HGT.
  - 1044" ROUND TREE - 870' DIA. @ 870' HGT.
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  - 1074" ROUND TREE - 895' DIA. @ 895' HGT.
  - 1080" ROUND TREE - 900' DIA. @ 900' HGT.
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  - 1092" ROUND TREE - 910' DIA. @ 910' HGT.
  - 1098" ROUND TREE - 915' DIA. @ 915' HGT.
  - 1104" ROUND TREE - 920' DIA. @ 920' HGT.
  - 1110" ROUND TREE - 925' DIA. @ 925' HGT.
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  - 1128" ROUND TREE - 940' DIA. @ 940' HGT.
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  - 1170" ROUND TREE - 975' DIA. @ 975' HGT.
  - 1176" ROUND TREE - 980' DIA. @ 980' HGT.
  - 1182" ROUND TREE - 985' DIA. @ 985' HGT.
  - 1188" ROUND TREE - 990' DIA. @ 990' HGT.
  - 1194" ROUND TREE - 995' DIA. @ 995' HGT.
  - 1200" ROUND TREE - 1000' DIA. @ 1000' HGT.

Exhibit D





## VILLA VERONA APARTMENTS

Aerial View  
Perris, California

Metz & A, LP  
Developer

ADKVA





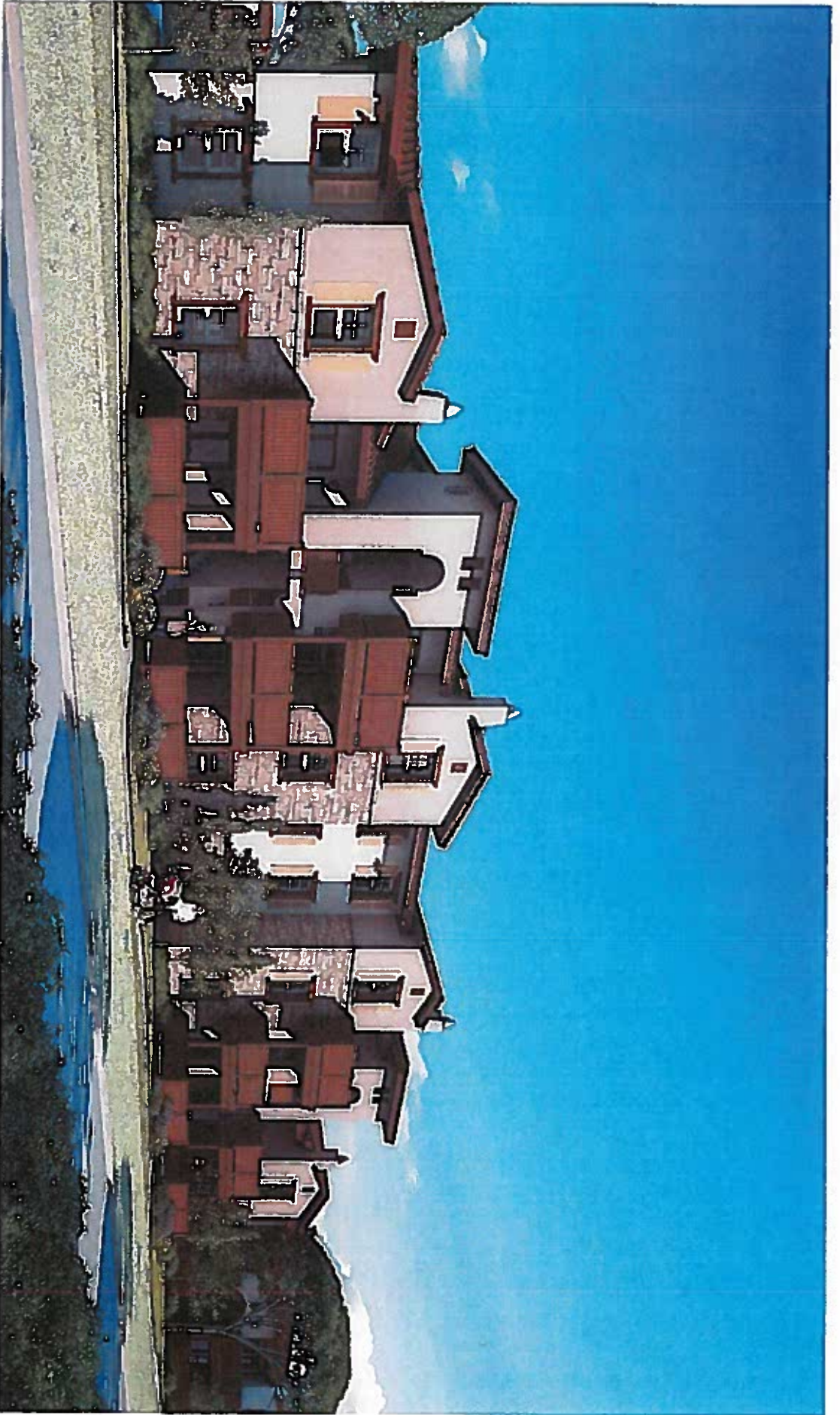
## VILLA VERONA APARTMENTS

Building Type I  
Perris, California

**Meitz & A, LP**  
Developer

**ADKVA**





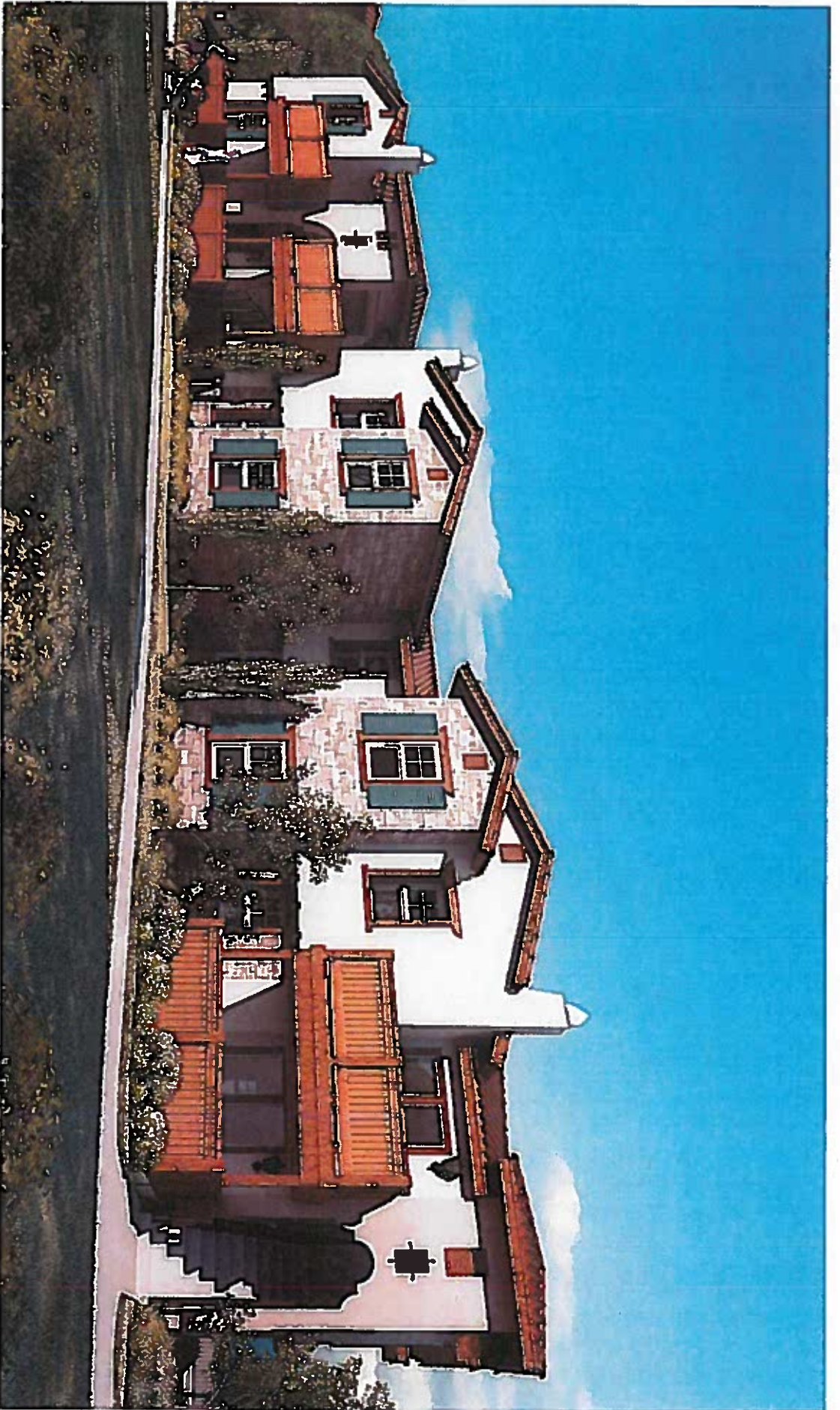
## VILLA VERONA APARTMENTS

Building Type II  
Perris, California

Meitz & A, LP  
Developer

ADKVA

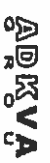




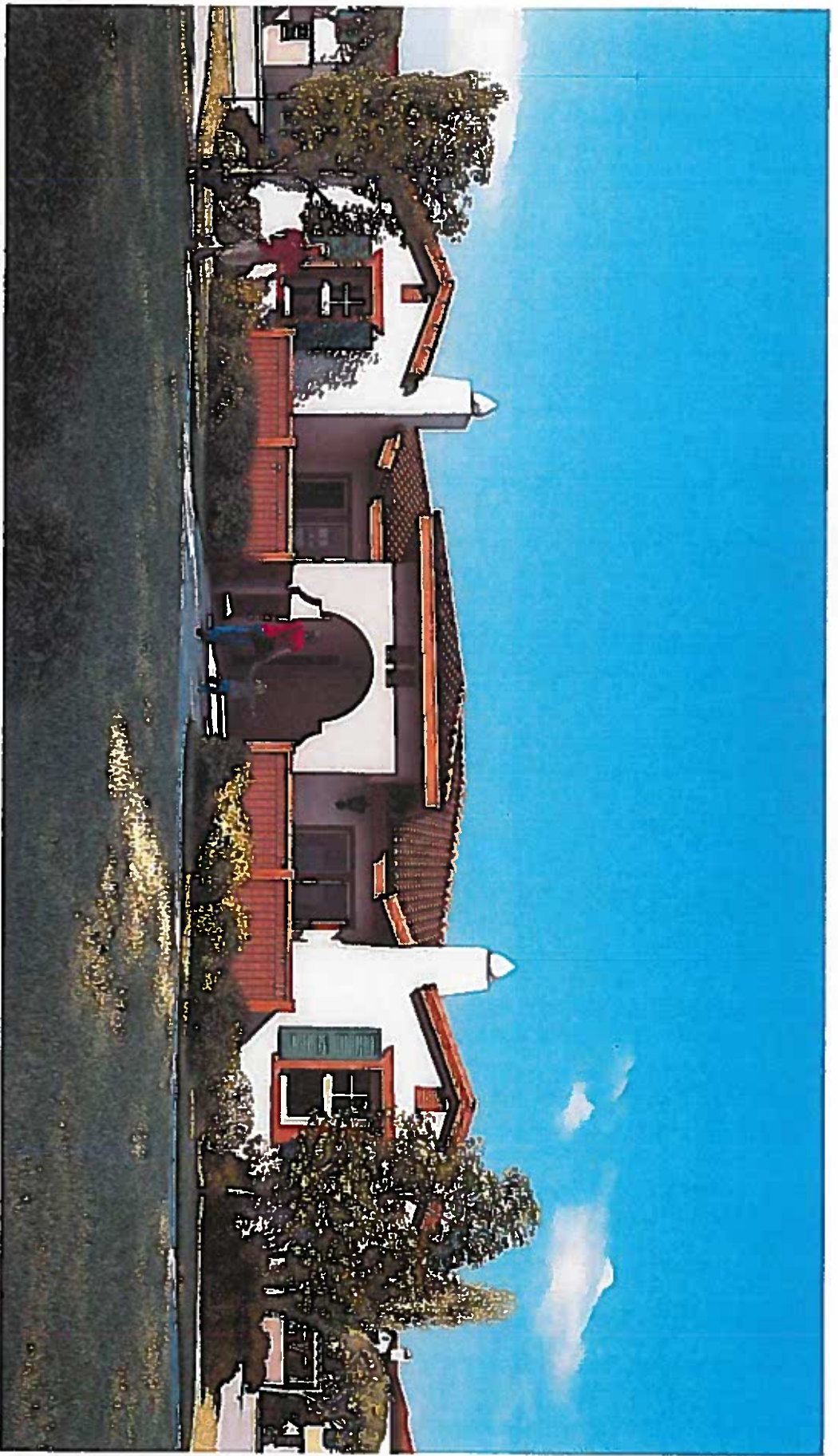
## VILLA VERONA APARTMENTS

**Meitz & A, LP**  
Developer

Building Type III  
Perris, California







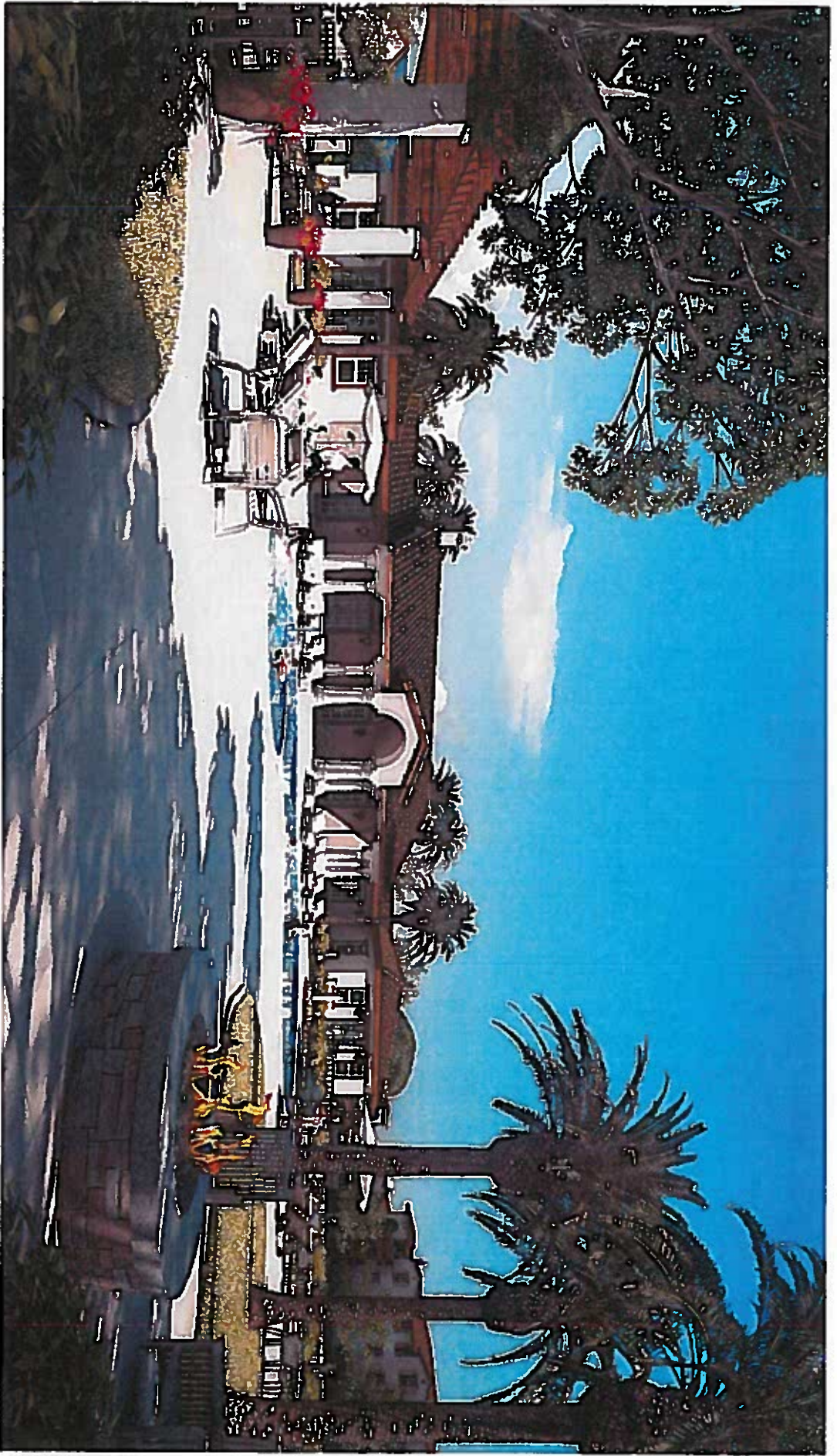
## VILLA VERONA APARTMENTS

Building Type IV  
Perris, California

Metz & A, LP  
Developer

ADKVA





## VILLA VERONA APARTMENTS

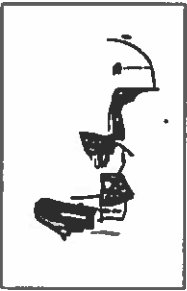
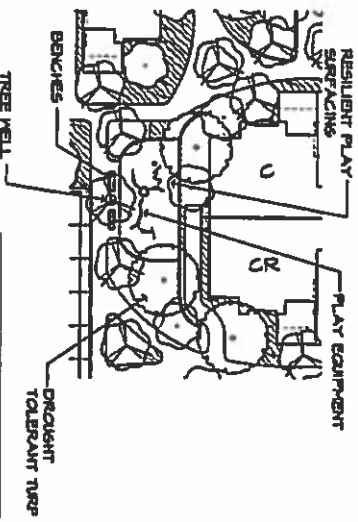
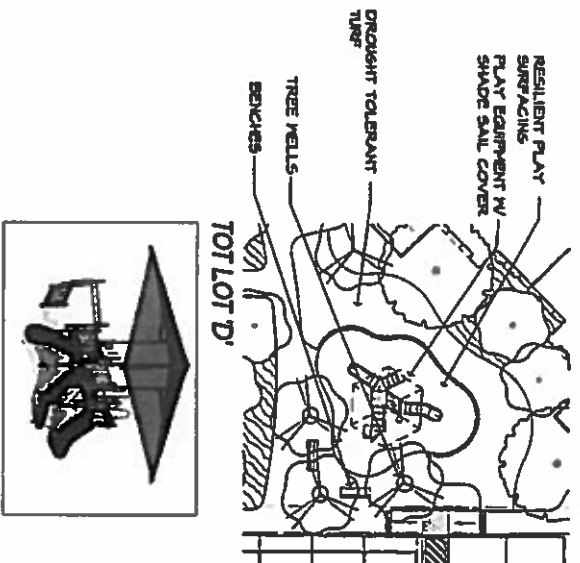
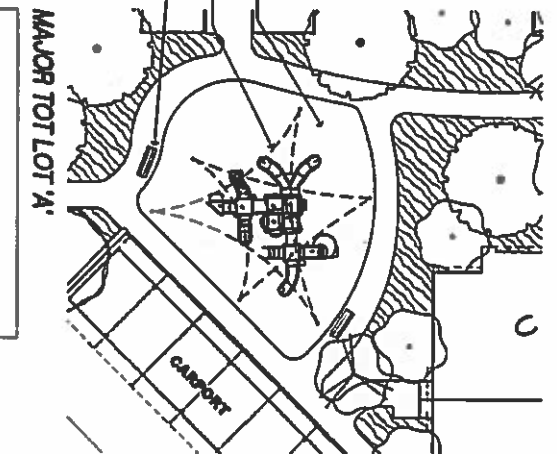
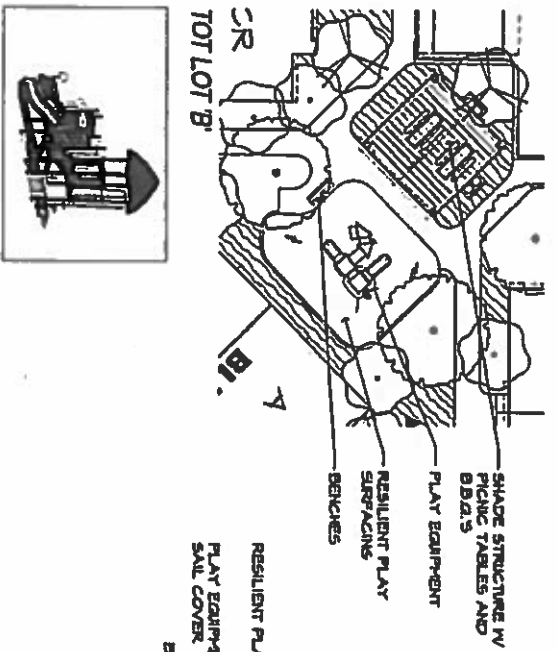
Clubhouse

Perris, California

Meitz & A, LP  
Developer





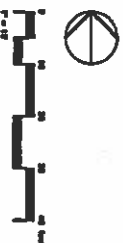


PRELIMINARY LANDSCAPE PLAN

DATE: 12-07-07

VILLA VERONA

DATE: 08-08-08

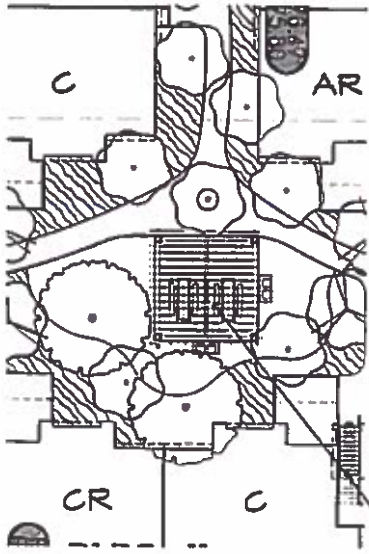


WILLSON  
 ASSOCIATES  
 LANDSCAPE ARCHITECTS  
 420 10th Street  
 San Francisco, CA 94103  
 TEL: 415.774.1100  
 FAX: 415.774.1101  
 WWW.WILLSONASSOCIATES.COM

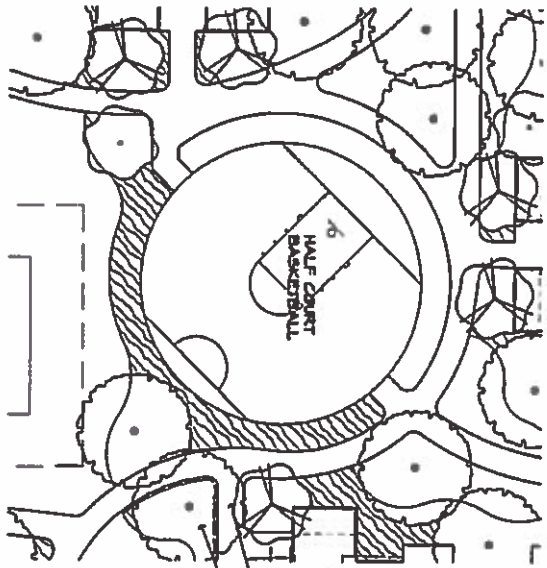


PRELIMINARY LANDSCAPE PLAN

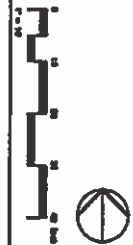
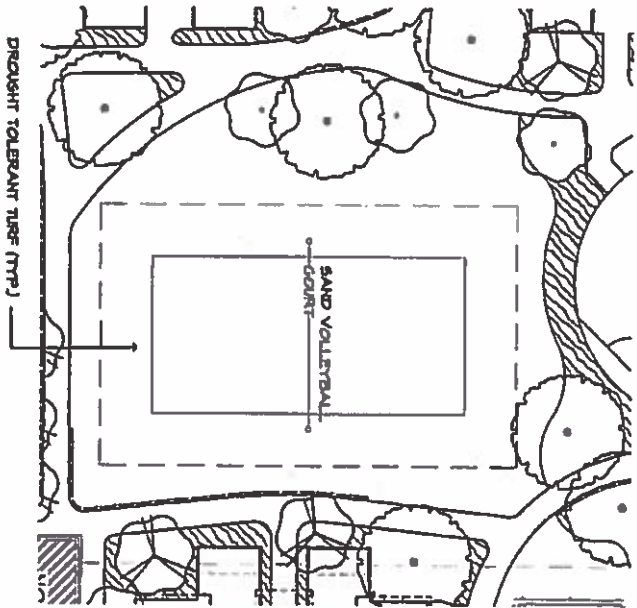
VILLA VERONA



SHADE STRUCTURE w/  
PICNIC TABLES AND  
BBQ'S



BENCH  
TREE WELLS



**WILSON**  
ARCHITECTS  
LANDSCAPE ARCHITECTS  
1000 15th St, Suite 100  
San Francisco, CA 94103  
415.774.1100  
www.wilsonarchitects.com



# PERRIS UNION HIGH SCHOOL DISTRICT

155 E. Fourth Street, Perris, CA 92570  
951-943-6369

[puhsd.org](http://puhsd.org)

[@puhsd](https://twitter.com/puhsd)

[PerrisUnionHSD](https://www.facebook.com/PerrisUnionHSD)

**Superintendent: Grant Bennett**

**Tonya Davis**  
Chief Human  
Resources Officer

**Marilyn Saucedo, Ed.D.**  
Assistant Superintendent  
Educational Services

**Candace Reines**  
Assistant Superintendent  
Business Services

**Joseph Williams**  
Executive Director  
Technology

March 29, 2017

Mr. Nathan Perez  
City of Perris Development Services Department  
135 North "D" Street  
Perris, California 92570

Nathan - we greatly appreciate the long term and cooperative efforts we have had over the past year with you and the City of Perris in planning for the potential development within the Villa Verona project (General Plan Amendment 16-05031 and Zone Change 16-05030). We also appreciate your recent sharing of the proposal from Mike Naggar on behalf of the project applicants and their perspectives to possibly mitigate some of the impacts from their project. We have carefully reviewed their proposal as it pertains to the Perris Union High School District (PUHSD) and, frankly, find it to be unacceptable. Our position, in large part, is based upon the fact that if their project is constructed it will have significant adverse impacts upon our California Military Institute (CMI) school operations.

From the very beginning of our discussions with you and the project applicant, we have expressed a sincere willingness to be part of a coordinated plan to improve traffic safety and efficiency on A Street in consideration of the difficult challenges that already exist. Our intended involvement in this plan recently became more complex and costly, however, given Habib Mollagh's declaration that we would need to alter the front of our CMI campus in order to accommodate the expansion of A Street to its ultimate Right of Way; he has determined that we are likely to lose approximately 28 feet across the entire front of the campus adjacent to A Street. Based upon our expertise in planning and designing schools, including traffic patterns, we have found that it is extremely beneficial to transfer as much school traffic as possible from a street that is adjacent to a school site to an onsite circulation system for the school that affords an orderly and well-planned system of pickup and drop-off. The creation of this type of condition onsite at CMI will support the goal of improving traffic conditions on A Street and will serve to ease the burden of additional traffic that will be created through the development of Villa Verona. In all candor, without the development of the Villa Verona project we would not willingly expose the site to this reduction in available acreage. The loss of this frontage dramatically complicates any plan to modify onsite parking and circulation in order to assist with improved traffic safety on A Street. It will greatly constrain the flow of traffic on the CMI campus, dramatically reduce existing available parking and necessitate a redesign of the reduced area to create the most efficient on site circulation system and to re-locate the parking that we will lose through the reduction of the site size. Given all of these factors, our expectations are as follows:

Board of Trustees: Dr. Jose Luis Araux - Edward Garcia - David C. Nelissen - Anthony T. Stafford, Sr.

# EXHIBIT E

1. We will be requesting that the City of Ferris condition the Villa Verona project to complete ALL required street improvements (including any required utility construction and/or relocation) that front the CMI school site on A Street. These should be planned in coordination with their street improvements for A Street –all costs associated with these improvements shall be borne by Villa Verona.
2. Villa Verona will either fully fund or construct all new ingress/egress and onsite parking facilities for the CMI campus (consistent with the attached conceptual plan) to support the improvement of safety and traffic flow on and around A Street for vehicles and pedestrians. It is our expectation that all onsite parking facilities for the school will need to be reconfigured/reconstructed in order to effectively function within a more constricted site configuration. Construction of these improvements shall be completed after all approvals from the DSA have been secured and construction contracts will adhere to prevailing wage requirements.
3. Onsite improvements as identified in #2 above shall satisfy school fee requirements as pertain to the anticipated 376 apartment units currently identified in the Villa Verona plan.

Once a mitigation agreement has been mutually approved, the PUHSD will act as a project proponent for the applicant during the entitlement processes with the City of Ferris Planning Commission and City Council.

We truly appreciate the support of the City as we attempt to mitigate impacts from any future development from Villa Verona. Please be advised that to only widen A Street and not have the onsite improvements completed would not be helpful to us and, in fact, would create even more unsafe conditions.

Sincerely,



Hector Gonzalez  
Director of Facilities



CALIFORNIA MILITARY INSTITUTE





**PLANNING COMMISSION  
AGENDA SUBMITTAL**

**Meeting Date: May 17, 2017**

**SUBJECT:** General Plan Amendment 16-05031, Zone Change 16-05030, Tentative Parcel Map (TPM 37181) 16-05150, and Development Plan Review 16-00002 for the development of a 372-unit multifamily apartment community, with a 4,482 sq. ft. recreation building and a variety of amenities on 16.9 vacant acres located at the northeast corner of "A" Street and Metz Road . Applicant: Danny Brose

**REQUESTED ACTION:** Approve Resolution No. 17-03 recommending Approval of Mitigated Negative Declaration 2329 for General Plan Amendment 16-05030, Zone Change 16-05030, Tentative Parcel Map (TPM 37181) 16-05150, and Development Plan Review 16-00002 to the City Council, based on the findings and subject to the Conditions of Approval.

**CONTACT:** Clara Miramontes, Development Services Director

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**BACKGROUND/DISCUSSION:**

The applicant is proposing to construct a 372-unit multifamily apartment community, with a 4,482 sq. ft. recreation/clubhouse building and a variety of amenities on 16.9 undeveloped acres located at the northeast corner of "A" Street and Metz Road. A General Plan Amendment (GPA) and Zone Change (ZC) applications are required to change the land use designation of five (5) parcels totaling 16.9 net acres from R-6,000-MAOZ (Single-Family Residential) to MFR-22-MAOZ (Multi-Family Residential) to increase the allowed residential density. The project also requires a Tentative Parcel Map (37181) application to merge five (5) existing lots to facilitate construction of this apartment community.

The project will provide market-rate apartments. Access will be provided from "A" Street and Metz Road which primary access will be provided through "A" Street. A total of 522 standard parking spaces are provided (372 carport spaces) throughout the project site. The project includes site amenities such as: Clubhouse, four (4) tot-lot areas, half basketball court facility, swimming pool, volleyball court, and several picnic areas with benches, barbeque grills.

On May 12, 2016, the Airport Land Use Commission (ALUC) ruled the project to be consistent with the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (MARB ALUCP) and the Perris Valley Airport Land use Compatibility Plan (PV ALUCP).

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 (no. 2329) has been prepared. Detailed project information is provided in the attached staff report, initial study, and conditions of approval.

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

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**PREPARED BY:** Nathan Perez, Associate Planner

**Public Hearing:** May 17, 2017

**Exhibit F**



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

**PROJECT REPORT**

**CASE NUMBERS:** General Plan Amendment 16-05031, Zone Change 16-05030, Tentative Parcel Map (TPM 37181) 16-05150, and Development Plan Review 16-00002

**Planning Commission Date:** May 17, 2017

**Project Planner:** Nathan Perez, Associate Planner

**Project Description:** Proposal to construct a multi-family residential development consisting of 372 dwelling units on approximately 17.33 acres currently zoned R-6,000. A variety of project amenities are proposed, including a 4,482 square foot clubhouse, 522 parking spaces (372 covered parking places, and 132 open Parking spaces). The project includes General Plan Amendment (GPA) and Zone Change (ZC) to change the land use designation from R-6,000-MAOZ (Single-family residential) to MFR-22-MAOZ (Multi-family Residential) to increase the allowed residential density. The project also requires a Tentative Parcel Map (TPM 37181) to merge five (5) existing lots to facilitate construction of this apartment community.

**Location:** Northwest corner of "A" Street and Metz Road.

**Assessor's Parcel Numbers:** 311-040-013, -015, -021, -024, -026

**Applicant:** Danny Brose  
**Address:** 31103 Ranch Viejo Road #353  
San Juan Capistrano, CA 92675

**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:** N/A

**Exhibit F**

**EXISTING ZONING AND LAND USE:**

Current Zoning: R-6,000-AOZ (Single-Family Residential-March Airport Overlay Zone)

Surrounding Zoning: R-6,000-AOZ to the east, west and north. P-AOZ to the south.

Existing Land Use: Vacant, undeveloped land

Surrounding Land Uses:

<i>Direction</i>	<i>Land Use</i>
North	Undeveloped land
South	School Transportation Yard
East	Undeveloped land
West	Detention Basin

**PROJECT BACKGROUND/DESCRIPTION:**

The applicant is proposing to construct a 372-unit multifamily apartment community on 16.89 net acres, and a 4,482 sq. ft. club house building located at the northeast corner of "A" Street and Metz Road. A total of 522 standard parking spaces are provided (372 carport spaces) throughout the project site. The 372 unit development consists of: one hundred and sixteen (116) one-bedroom units, two hundred and forty (240) two-bedroom units, and sixteen (16) three-bedroom units. The apartment buildings range from one to three story and will provide varied floor plans for each building type.

The apartment community proposes site amenities such as: a half basketball court facility, a volleyball court, pool and spa, and a centralized water fountain feature. Other distributed amenities include: four (4) tot-lots areas, and three (3) shaded structures areas to include benches and barbeque grills.

The project site is bounded by vacant land to the north and west, a detention basin (Metz basin) to the east, and a school transportation and maintenance yard to the south. The project is currently vacant and accessible through "A" Street and Metz Road. The project is required to install a signalized intersection at the intersection of "A" Street and Metz Road to include curb, gutter and side walk along the street frontages of the project site.

A Zone Change (ZC) application is required to re-designate the land use of 16.91 net acres from R-6,000 to MFR-22, and Tentative Parcel Map (TPM 37181) to consolidate five (5) parcels (APN#311-040-013, -015, -021, -024, -026) into one parcel.

Also, General Plan Amendment (GPA) application is required to amend the project area from "R-6,000" (Single Family Residential) to "MFR-22-AOZ" (Multi-Family Residential Airport Overlay Zone) from the City of Perris General Plan Land Use Element (2030) to accommodate the apartment community.

**ANALYSIS AND REVIEW:**

**GENERAL PLAN AND ZONING CONSISTENCY**

Currently, the project site is designated R-6,000 per the City of Perris General Plan (2030) Land Use Element, and R-6,000-AOZ (Single Family Residential) per the Zoning Map. The applicant is proposing a General Plan Amendment and Zone Change to re-designate the project area from R-6,000 to MFR-22 from the City of Perris General Plan (2030) Land Use Element, and Zoning Map to allow the multi-family use by increasing the density to allow more units per acre. Also, the proposed apartment community is permitted within the "MFR-22" zone, which allows multifamily uses including apartments and condominiums up to 22 units per net acre. The project proposes approximately twenty-two (22) units per acre which adheres to the maximum unit density for MFR-22 zoning designation.

**MARB AIRPORT LAND USE COMPATIBILITY PLAN**

On May 12, 2016, the Riverside County Airport Land Use Commission determined that the project is consistent with the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (MARB ALUCP). Also, the project site is located within the March Air Reserve Base/Inland Port Airport Influence Area (March AIA) Zone D and Perris Valley Airport Compatibility Plan Influence Area (AIA) Zone E. The project complies with both the 2014 March ARB/IP Land Use Compatibility Plan (March ALUCP) and Perris Valley Airport Compatibility Plan.

**DEVELOPMENT STANDARDS**

*Setbacks and Lot Coverage*

The project site is subject to the following MFR-22 development standards:

<i>Table 1. MFR-22 Development Standards</i>			
<i>Development Standard</i>	<i>Required</i>	<i>Provided</i>	<i>Complies</i>
<b>Lot Coverage</b>	45 % max	19.3%	Yes
<b>Structure Height</b>	40 feet max	40 feet or less	Yes
<b>Front Setback (Metz Road)*</b>	20 feet min	20 feet	Yes
<b>Side Setback (A Street Avenue frontage and Easterly property line frontage)</b>	Equal or greater to wall height of proposed building, as measure to plate height	20' feet (2nd Story) 30' feet (3rd Story)	Yes
<b>Rear Setback (facing north property line)</b>	Equal or greater to wall height of proposed building, as measure to plate height	20' feet (2 <sup>nd</sup> Story) 30' feet (3 <sup>rd</sup> Story)	Yes
<b>Building Separation</b>	10' feet between buildings on the same lot. An	20' feet	Yes

	additional 5' feet for each building story		
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\*On a corner lot only one street line is considered the front lot line, and the shorter street frontage shall be considered the lot line.

The project complies with lot coverage, maximum structure height, building separation, and setback requirements of the MFR-22 zone.

### *Site Design Layout*

The project proposes two (2) points of access. The main point of access is located on "A" Street. The second point of access located on Metz Road is for emergency access only. All parking lot areas are distributed in close proximity to each building to accommodate the apartment community. There are a total of 29 buildings (including a recreation building) with three unit sizes ranging from one to three bedroom units. The apartment square footages range from 696 square feet for the one-bedroom (Unit A) to a maximum of 1,064 square feet for a three-bedroom (Unit C).

The project also provides a community focal point towards the "A" Street main entrance. The main gated entrance provides brick pavers that leads to a 4,482 square foot clubhouse facility and leasing office. The project provides an interior four (4) wide walkway system to connect dwelling units to amenities such as: trash enclosure areas, parking areas, recreation amenities, and other outdoor common spaces. Also, pedestrian walkway areas that cross drive isles are clearly defined by decorative pavers. The common open space for the site totals over 374,000 square feet, which includes the WQMP basin and amenity areas.

### *Architecture*

The applicant has worked closely with planning staff to enhance the site layout and architectural design for this project. The project proposes Mediterranean architecture for all proposed buildings. The Mediterranean architectural style consists of: s-tile roofs, wood beams, wood corbels, semi flat textured plaster, faux chimney detail, arches, and shutters. The project proposes three building types (single-story building type IV, two-story building type I and III, three-story building type II). The building design includes varied roof heights to avoid a long flat monotonous roof line. The building facades have varied wall planes, with recessed concealed stairways. All building types include staggering of wall planes to avoid a long monotonous wall plane. All guard rails on decks shall utilize a solid "trex" material (vinyl faux wood) which is durable and provide low maintenance over time. Also, the decks shall have ¼' between boards to conceal air conditioning units from public view. Also, all proposed carports shall mimic the buildings in roof material (s-tile), and color.

### *Conceptual Landscaping*

Per P.M.C. section 19.28 and 19.70, all MFR-22 multi-family development are required to provide a minimum of 35% landscape area which includes: private open space, walkways and site amenities. The project proposes approximately 48.6% which exceeds the MFR-22 landscape requirement of 35%. This includes landscaping within the water quality basin located at the northeast portion of the property. The conceptual landscaping plan indicates a variety of 24" and

36" box trees that will be planted throughout the site for shade and to enhance the buildings, walkways, and points of entry. All landscaping shall comply with AB 325 standards for water conservation that require drought-resistant and California-climate friendly tree and plant material.

All parking lot areas shall provide a minimum of 36 inch box or larger for 30% of the proposed shade trees. Also, a minimum of one 24-inch box tree per six (6) parking stalls shall be provided throughout the development. Along the "A" Street and Metz Road perimeter fence, the development shall include a 36" high shrub border (5-gallon shrubs) behind the wrought iron pilaster fence. All perimeter block walls shall provide 5 gallon size vines at 20' o.c. (off center).

All BMPs and water quality basins will also provide landscape and irrigation to include a minimum 24" inch box trees with shrubs or combination with ground cover. At the main entrance on "A" street shall provide 18' foot high Date Palms to accentuate the apartment community entrance.

#### *Project Amenities*

Per the MFR-22 zoning requirements, all multi-family development is required to provide private and common open space with amenities. Each dwelling unit provides 75 square feet for non-ground floor, and 150 square feet of ground floor of private enclosed space. Also, the total common space area required for each unit is 150' square feet. In total, the entire project provides 374,811 square feet of total common space area which exceeds the minimum requirement of 55,800 square feet.

The MFR-22 zone also requires onsite amenities such as security gates, recreational amenities, laundry facilities, pedestrian circulation, and community entry focal points. Per P.M.C. 19.28, all multi-family housing developments shall provide recreational amenities within the site in accordance with the following:

#### Site Amenity requirements based on Project Size

- Tot lot with play equipment - 5 units
- Barbecue area with seating -10 units
- Swimming pool and spa - 20 units
- Court game facilities such as tennis, basketball or racquetball - 50 units
- Clubhouse - 120 units

The above amenities are cumulative, so all of the required amenities for smaller projects shall also be required in addition to the specified amenity for the number of units. Therefore, the project includes site amenities such as: Clubhouse, four (4) tot-lot areas, half basketball court facility, gated enclosed swimming pool, volleyball court, and several picnic areas with benches, barbeque grills. All tot lots have distinct play structures dispersed throughout the project which are in close proximity to adjacent buildings. The project does not propose shared laundry facilities for community use, however each dwelling units shall provide a laundry facility area that is plumbed and wired for a washer and dryer. Decorative lighting fixtures are dispersed throughout the project to provide lighting and security along all the common space areas, parking lot areas, and walkway areas.

The main entrance on "A" Street includes security gates, decorative colored concrete, decorative block walls and a turnaround area, and heavy landscaping. The distinct features will provide a transition from the outer street to the project site to accentuate a sense of arrival.

**Perimeter Walls**

Per P.M.C. section 19.28.080B.(b.), All multi-family housing developments shall be entirely fenced and gated around the perimeter of the site. Also, vehicular gates shall be designed and arranged to provide turn-around outside the gate for vehicles not obtaining entry to the development.

The proposed wall and fence along "A" street and Metz Road is composed of: 6' high decorative split-face block wall with decorative veneer pilasters every 40' feet, and a 6' foot high wrought iron fence with veneer pilasters every 40' feet. The northern property line, a 6' foot high split-face block wall with pilasters every 40' is proposed. The westerly perimeter shall include a 2'6" retaining block wall (along the easterly property line) to include an 8'foot high split-faced block wall with pilasters every 40' feet above the berm. The 8' foot height proposed is required to ensure that a 12' foot barrier (required by the noise study, see MMRP: NOI 1) is provided to mitigate noise from the adjacent freeway and railroad. All perimeter block shall also include graffiti resistant coating.

**On-Site Parking/Circulation**

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 apartment community is based on parking ratios for one to three bedroom apartment units, and a 4,482 square foot clubhouse/lease building. The table below provides the total calculated parking for the project.

<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>
<b>1 Bedroom Unit</b>	1	116	N/A	116	116
<b>2 Bedroom Unit</b>	1.5	240	N/A	360	360
<b>3 Bedroom Unit (first 10 units)</b>	1.75	10	N/A	18	18
<b>3 Bedroom Unit</b>	1.51	6	N/A	9	9
<b>Clubhouse/Leasing Bldg</b>	1:300 sq .ft.	N/A	4,482	15	15
<b>Covered Parking Req'd</b>	1	372	N/A	372	372
<b>Total Parking Spaces Required per Code</b>				<b>518</b>	
<b>Total Parking Spaces Provided</b>					<b>522</b>

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 lot areas, project amenities, and parking areas. Fifteen (15) parking spaces are provided for visitors and guest adjacent to a pedestrian entrance that leads to the leasing office.

### ***Off-Site Improvements***

A Traffic Study (dated August 16, 2016) and a Supplemental Traffic Analysis (dated January 13, 2017) was prepared by *Kunzman Associates, Inc.*, to analyze existing and future traffic conditions associated with this project. Some of the recommended improvements include: A new signalized intersection at "A" Street and Metz Road, Ultimate half section width (47 feet) improvement of "A" Street (along northern project site to Metz Road), and Ultimate half section width (33 feet) improvement of Metz Road (along "A" Street to east end of project site). Additionally, to promote traffic calming, and pedestrian safety, the City Engineer conditioned the project to include traffic and pedestrian signage, striping, installation of bulb-outs along existing designated cross walk, and handicap ramps.

In addition to these improvements, the City Engineer required widening of "A" street along the California Military Institute's (CMI) campus per *Perris General Plan Circulation Element (2030)* which requires 47 feet from centerline for right-of-way. As a result, staff received a letter from the Perris Union High School District dated March 29, 2017 (Exhibit I), the school district expressed concerns with the widening of "A" street which would directly impact the California Military Institute's (C.M.I.) parking and drop off area along "A" Street.

To address the onsite impacts to CMI, the City Engineer conditioned the project to construct the onsite driveway and parking facilities to facilitate student pick up and drop off, in accordance with Perris Union High School District's (PUHSD) Exhibit I. Also, PUHSD is working with the developer in waiving school fees in return for the developer's commitment to building these onsite improvements through an MOU (Memorandum of Understanding).

### **TENTATIVE PARCEL MAP 37181 (16-05150)**

Tentative Parcel Map 37181 (16-05150) proposes to consolidate five (5) lots into one parcel to facilitate the proposed apartment community. All existing utility easements which includes the 30' foot wide easement along the northern property line will be preserved. The parcel map will also dedicate street frontage area along "A" Street and Metz Road for street improvements.

### **ENVIRONMENTAL DETERMINATION**

An Initial Study was prepared for the project in accordance with the City's guidelines implementing the California Environmental Quality Act (CEQA). 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. The 30-day review period for the Initial Study for public review commenced on February 24, 2017 and closed on March 26, 2017. During the draft IS/MND review period, eight (8) comment letters were received from the following agencies and organizations:

- A. Cal Fire – Riverside Unit, Riverside County Fire Department
- B. Pechanga Band of Luiseño Indians
- C. Eastern Municipal Water District
- D. City of Moreno Valley
- E. Riverside County Flood Control and Water Conservation District (Engineering)
- F. Riverside County Flood Control and Water Conservation District (Planning)
- G. Perris Elementary School District
- H. South Coast Air Quality Management District

Comments received on the Draft IS/MND have been addressed in a Final IS/MND. All potential effects of the proposed project have been reduced to less than significant levels with implementation of mitigation measures. Therefore, a final Mitigated Negative Declaration (No. 2329) has been prepared. The Draft IS/MND and the Final IS/MND have been available for public review at the Development Services public counter, and on the City's website.

CEQA and the State CEQA Guidelines require public agencies to consider public comments received on a mitigated negative declaration; however, they do not require that agencies prepare responses to such comments. (Pub. Resources Code, § 21091(d), (f); State CEQA Guidelines, § 15074(b).) Responses to comments were sent to the agencies and organizations that provided comments. All comment letters and the City's response to each are included in Appendix L of the Final IS/MND. In the process of responding to the comments, there were revisions to the text of the Draft IS/MND with final changes made to the Final IS/MND. Although some of the comments resulted in clarification, enhancement or revision to the mitigation measures, none of the comments or responses constituted "significant new information" or met any of the conditions in Section 15088.5 of the State CEQA Guidelines that would require recirculation of the Draft IS/MND.

#### ***PUBLIC/AGENCY COMMENTS***

A public hearing notice was sent to property owners within 300-feet of the project site and agencies. As of the writing of this report, no other additional comments have been received by staff.

#### **FINDINGS**

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

##### **Tentative Tract Map (37181) 16-05150:**

1. Tentative Tract Map 37181, as conditioned, is consistent with the City's General Plan designation of MFR-22 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 16-05031:**

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 16-05030:**

1. The proposed zoning is consistent with the General Plan Land Use Map and Airport Overlay Zoning 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 16-00002:**

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. 17-03 recommending approval of General Plan Amendment 16-05031, Zone Change 16-05030, Tentative Parcel Map 16-05150, and Development Plan Review 16-00002 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 (Engineering, Planning and Public Works)
- Exhibit B – Aerial View
- Exhibit C – Vicinity Map
- Exhibit D – Existing/Proposed Zoning
- Exhibit E – Existing/Proposed GPA
- Exhibit F – Site Plan
- Exhibit G – Parcel Map
- Exhibit H – Landscaping Plans
- Exhibit I – School District letter
- Exhibit J – Planning Commission resolution 17-03
- Exhibit K – MND and Initial Study
- Exhibit L – MMRP
- Exhibit M – Public Agency Letters and Response to Comments

MND 2329, Initial Study and Associated Studies are on File at the Planning Department and available online at:

<http://www.cityofperris.org/city-hall/departments/development/planning.html>

**CITY OF PERRIS  
DRAFT MITIGATED NEGATIVE DECLARATION NO. 2329**

**Name, if any, and a brief description of project:**

General Plan Amendment (16-05030), Zone Change (16-05030), Development Plan Review (16-00002), and Tentative Parcel Map (TPM 37181) (16-05150) to facilitate entitlement of a multi-family residential development on 17.33-acres of vacant land currently zoned R-6,000. A total of 372-units are proposed, including two and three story buildings with one, two, three and four-bedroom units. A variety of project amenities are proposed, including a 4,482 square foot clubhouse, 522 parking spaces (372 covered parking places, and 132 open Parking spaces). Approval of a Zone Change (16-05030) from R-6,000-MAOZ to MFR-22-MAOZ. A General Plan Amendment (GPA) and Zone Change (ZC) are required to change the land use designation from R-6,000-MAOZ (Single-family residential) to MFR-22-MAOZ (Multi-family Residential) to increase the allowed residential density. The project also requires a Tentative Parcel Map (TPM 37181) to merge five (5) existing lots to facilitate construction of this apartment community.

**Location:**

The project site is located at the northeast corner of "A" Street and Metz Road in the City of Perris, California. The site is located immediately east of "A" Street and Metz Road is along the southern boundary.

**Entity or person undertaking project:**

1. Name: Metz & A, LLC
2. Address: 31103 Rancho Viejo Road, Ste 535, San Juan Capistrano, CA 92675

**Determination:**

The City Council, after review of the Initial Study and supporting documents for this proposed project, and review of the written comments received during the public review process, including the recommendation of the city's staff, does hereby state that there is no substantial evidence that the proposed project will have a significant effect on the environment with the proposed mitigation measures, therefore a Mitigated Negative Declaration (MND #2329) has been prepared. The Mitigated Negative Declaration determination reflects the lead agency's independent judgment. A brief statement of the reasons supporting the City Council findings is as follows:

**The Initial Study for the proposed project concludes that all potentially significant adverse environmental impacts in the areas of Aesthetics, Biological Resources, Traffic, Cultural Resources, Hazards & Hazardous Waste, Air Quality, Geology/Soils, and Noise can be reduced to less than significant through imposition of the project mitigation measures, and adherence to the Zoning Code, the Building and Fire Codes, and standard requirements of the City of Perris.**

An electronic copy of the Initial Study and technical reports are provided in the City's website at <http://www.cityofperris.org/departments/development/planning.html>

## MITIGATION MONITORING & REPORTING PLAN

The following environmental mitigation measures shall be incorporated into the project development as Conditions of Approval (MND 2329). The project applicant shall secure a signed verification for the mitigation measures to ensure compliance with each mitigation measure, as required by the City of Perris to meet CEQA obligations and other requirements (Public Resources Code Section 21081.6). Final clearance shall require all verifications applicable to the following table. The Perris Development Service Department has primary responsibility for monitoring and reporting the implementation of each mitigation measure.

MITIGATION MEASURES				VERIFICATION OF COMPLIANCE	
	TIMING	DEPARTMENT	SIGNATURE	DATE	
<b>VILLA VERONA APARTMENT COMMUNITY</b> (General Plan Amendment 16-05031, Zone Change 16-05030, Tentative Parcel Map [TPM 37181] 16-05150, and Development Plan Review 16-00002)					
<b>MITIGATION MEASURES</b>					
<b>AESTHETICS</b>					
<b>AES 1:</b> Prior to the issuance of grading permits, the applicant shall provide evidence to the City that any temporary nighttime lighting installed for security purposes shall be downward facing and hooded or shielded to prevent security light spillage outside of the staging area or direct broadcast security light into the sky.	Prior to the issuance of grading permit.	Planning Division			
<b>VILLA VERONA APARTMENT COMMUNITY</b> (General Plan Amendment 16-05031, Zone Change 16-05030, Tentative Parcel Map [TPM 37181] 16-05150, and Development Plan Review 16-00002)					

**MITIGATION MEASURES**

<b>MITIGATION MEASURES</b>		<b>VERIFICATION OF COMPLIANCE</b>	
<b>AIR QUALITY</b>	<b>TIMING</b>	<b>DEPARTMENT</b>	<b>SIGNATURE</b>
<b>AIR QUALITY</b>	<b>TIMING</b>	<b>DEPARTMENT</b>	<b>DATE</b>
<p><b>AQ-1:</b> Lots within 470 feet of the I-215 Freeway shall be required to install high efficiency Minimum Efficiency Reporting Value (MERV) filters of MERV 16 or better as indicated by the American Society of Heating Refrigerating and Air Conditioning Engineers ASHRAE Standard 52.2, in the intake of ventilation systems. Heating, air conditioning and ventilation (HVAC) systems shall be installed with a fan unit power designed to force air through the MERV 16 filter.</p>	<p>Prior to the issuance of Certificates of Occupancy.</p>	<p>Planning Division</p>	
<p><b>BIOLOGICAL RESOURCES</b></p>			
<p><b>BIO 1:</b> If construction is proposed to occur during the peak bird nesting season (February 1 to June 30), a pre-construction survey for nesting birds will be required as per State and Federal requirements. If the pre-construction surveys identify any active nests, the California Department of Fish and Wildlife and US Fish and Wildlife Service shall be contacted to discuss specific measures which will be implemented to minimize impact.</p>	<p>Mitigation required only between February 1 and August 31.  No more than 30 days prior</p>	<p>Planning Division</p>	

	to start of ground disturbance.			
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**VILLA VERONA APARTMENT COMMUNITY**  
 (General Plan Amendment 16-05031, Zone Change 16-05030, Tentative Parcel Map [TPM 37181] 16-05150,  
 and Development Plan Review 16-00002)

**MITIGATION MEASURES**

MITIGATION MEASURE	TIMING	VERIFICATION OF COMPLIANCE		
		DEPARTMENT	SIGNATURE	DATE
<b>CULTURAL RESOURCES</b>				
<b>CR 1:</b> The developer shall retain a professional archaeologist prior to the issuance of grading permits. The task of the archaeologist shall be to monitor the initial ground-altering activities at the subject site and off-site improvement areas for the unearthing of previously unknown archaeological and/or cultural resources. Selection of the archaeologist shall be subject to the approval of the City of Perris Director of Development Services and no grading activities shall occur at the site or within the offsite improvement areas until the archaeologist has been approved by the City. The archaeological monitor shall be responsible for maintaining daily field notes and a photographic record, and for reporting all finds to the developer and the City of Perris in a timely manner. The archaeologist shall be equipped to record and salvage cultural resources that may be unearthed during grading activities. The archaeologist shall be empowered to temporarily halt or divert grading equipment to allow recording and removal of the unearthed resources.	Prior to issuance of grading permits, and during ground-altering activities.	Planning Division		

**VILLA VERONA APARTMENT COMMUNITY**  
 (General Plan Amendment 16-05031, Zone Change 16-05030, Tentative Parcel Map [TPM 37181] 16-05150,  
 and Development Plan Review 16-00002)

**MITIGATION MEASURES**

MITIGATION MEASURE	TIMING	VERIFICATION OF COMPLIANCE		
		DEPARTMENT	SIGNATURE DATE	
<b>CULTURAL RESOURCES</b> <b>CR 1, cont.</b> In the event that archaeological resources are discovered at the site or within the off-site improvement areas, the handling of the discovered resources will differ. However, it is understood that all artifacts with the exception of human remains and related grave goods or sacred/ceremonial objects belong to the property owner. All artifacts discovered at the development site shall be inventoried and analyzed by the professional archaeologist. If any artifacts of Native American origin are discovered, all activities in the immediate vicinity of the find (within a 50-foot radius) shall stop and the project proponent and project archaeologist shall notify the City of Perris Planning Division, the Pechanga Band of Luiseño Indians and the Soboba Band of Luiseño Indians. A designated Native American observer from either the Pechanga Band of Luiseño Indians or the Soboba Band of Luiseño Indians shall be retained to help analyze the Native American artifacts for identification as everyday life and/or religious or sacred items, cultural affiliation, temporal placement, and function, as deemed possible. Consistent with California Public Resources Code Section 21083.2(b) and Assembly Bill 52 (Chapter 532, Statutes of 2014),				

avoidance shall be the preferred method of preservation for tribal cultural resources and archaeological resources.				
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<b>VILLA VERONA APARTMENT COMMUNITY</b> (General Plan Amendment 16-05031, Zone Change 16-05030, Tentative Parcel Map [TPM 37181] 16-05150, and Development Plan Review 16-00002 ) <b>MITIGATION MEASURES</b>				
<b>MITIGATION MEASURE</b>	<b>TIMING</b>	<b>DEPARTMENT</b>	<b>VERIFICATION OF COMPLIANCE</b>	
			<b>SIGNATURE</b>	<b>DATE</b>
<b>CULTURAL RESOURCES</b> <b>CR 1, cont.</b> The significance of Native American resources shall be evaluated in accordance with the provisions of CEQA and shall consider the religious beliefs, customs, and practices of the Luiseño tribes. All items found in association with Native American human remains shall be considered grave goods or sacred in origin and subject to special handling. Native American artifacts that are relocated/reburied at the site would be subject to a fully executed relocation/reburial agreement with the assisting Native American tribes or bands. This shall include measures and provisions to protect the reburial area from any future impacts. Relocation/reburial shall not occur until all cataloging and basic recordation have been completed. Native American artifacts that cannot be avoided or relocated at the site shall be prepared in a manner for curation at an accredited curation facility in Riverside County that meets federal standards per 36 CFR Part 79 and makes the artifacts available to other archaeologists/researchers for further study such as University of California, Riverside Archaeological Research Unit (UCR-ARU) or the Western Center for Archaeology and Paleontology. If more than one Native American group is involved with the proposed project and they cannot come to an agreement as to the disposition of the artifacts , they shall be curated on a rotational basis, at curation facilities located within				



Riverside County that meet or exceed the standards contained in 36 C.F.R. Part 79. The archaeological consultant shall deliver the Native American artifacts, including title, within a reasonable amount of time.

**VILLA VERONA APARTMENT COMMUNITY**  
 (General Plan Amendment 16-05031, Zone Change 16-05030, Tentative Parcel Map [TPM 37181] 16-05150,  
 and Development Plan Review 16-00002 )

**MITIGATION MEASURES**

MITIGATION MEASURE	TIMING	DEPARTMENT	SIGNATURE	DATE
<b>CULTURAL RESOURCES</b>				
<b>CR 1, cont.</b> Non-Native American artifacts shall be inventoried, assessed, and analyzed for cultural affiliation, personal affiliation (prior ownership), function, and temporal placement. Subsequent to analysis and reporting, these artifacts will be subjected to curation or returned to the property owner, as deemed appropriate. Once grading activities have ceased or the archaeologist, in consultation with the designated Native American observer, determines that monitoring is no longer necessary, monitoring activities can be discontinued following notification to the City of Perris Planning Division. A report of findings, including an itemized inventory of recovered artifacts, shall be prepared upon completion of the steps outlined above. The report shall include a discussion of the significance of all recovered artifacts. The report shall provide evidence that any Native American and Non-Native American archaeological resources recovered during development have been avoided, reburied, or curated at an accredited curation facility. A copy of the report shall also be filed with the Eastern Information Center				

(EIC) and submitted to the Pechanga Band of Luiseño Indians and the Soboba Band of Luiseño Indians.				
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**VILLA VERONA APARTMENT COMMUNITY**  
 (General Plan Amendment 16-05031, Zone Change 16-05030, Tentative Parcel Map [TPM 37181] 16-05150,  
 and Development Plan Review 16-00002)

**MITIGATION MEASURES**

<b>MITIGATION MEASURES</b>		<b>VERIFICATION OF COMPLIANCE</b>	
<b>CULTURAL RESOURCES</b>		<b>TIMING</b>	<b>DEPARTMENT</b>
		<b>SIGNATURE</b>	<b>DATE</b>
<p><b>CR 2:</b> Prior to the issuance of grading permits, the project applicant shall submit to and receive approval from the City, a Paleontological Resource Impact Mitigation Monitoring Program (PRIMMP). The PRIMMP shall include the provision of a qualified professional paleontologist (or his or her trained paleontological monitor representative) during onsite and off-site subsurface excavation that exceeds three (3) feet in depth. Selection of the paleontologist shall be subject to approval of the City of Perris Director of Development Services and no grading activities shall occur at the site until the paleontologist has been approved by the City. Monitoring shall be restricted to undisturbed subsurface areas of older alluvium, which might be present below the surface. The approved paleontologist shall be prepared to quickly salvage fossils as they are unearthed to avoid construction delays. The paleontologist shall also remove samples of sediments which are likely to contain the remains of small fossil invertebrates and vertebrates. The paleontologist shall have the power to</p>	<p>Prior to issuance of grading permits and during ground-altering activities.</p>	<p>Planning Division</p>	

temporarily halt or divert grading equipment to allow for removal of abundant or large specimens.				
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<b>VILLA VERONA APARTMENT COMMUNITY</b> (General Plan Amendment 16-05031, Zone Change 16-05030, Tentative Parcel Map [TPM 37181] 16-05150, and Development Plan Review 16-00002)				
<b>MITIGATION MEASURES</b>				
<b>MITIGATION MEASURE</b>	<b>TIMING</b>	<b>DEPARTMENT</b>	<b>SIGNATURE</b>	<b>DATE</b>
<b>CULTURAL RESOURCES</b>				
<p><u>CR 2, cont.</u> Collected samples of sediments shall be washed to recover small invertebrate and vertebrate fossils. Recovered specimens shall be prepared so that they can be identified and permanently preserved. Specimens shall be identified and curated and placed into an accredited repository (such as the Western Science Center or the Riverside Metropolitan Museum) with permanent curation and retrievable storage. A report of findings, including an itemized inventory of recovered specimens, shall be prepared upon completion of the steps outlined above. The report shall include a discussion of the significance of all recovered specimens. The report and inventory, when submitted to the City of Perris Planning Division, would signify completion of the program to mitigate impacts to paleontological resources.</p>				

**VILLA VERONA APARTMENT COMMUNITY**  
**(General Plan Amendment 16-05031, Zone Change 16-05030, Tentative Parcel Map [TPM 37181] 16-05150,**  
**and Development Plan Review 16-00002)**

**MITIGATION MEASURES**

MITIGATION MEASURES	TIMING	DEPARTMENT	SIGNATURE	DATE
<p><b>CULTURAL RESOURCES</b></p> <p><b>CR 3:</b> In the event that human remains (or remains that may be human) are discovered at the site during grading or earthmoving, the construction contractors, project archaeologist, and/or designated Native American observer shall immediately stop all activities within 100 feet of the find. The project proponent shall then inform the Riverside County Coroner and the City of Perris Planning Division immediately, and the coroner shall be permitted to examine the remains as required by California Health and Safety Code Section 7050.5(b).</p> <p>If the coroner determines that the remains are of Native American origin, the coroner would notify the Native American Heritage Commission (NAHC), which will identify the "Most Likely Descendant" (MLD). Despite the 4 affiliation with any Native American representatives at the site, the NAHC's identification of the MLD will stand. The MLD shall be granted access to inspect the site of the discovery of Native American human remains and may recommend to the project proponent means for treatment or disposition, with</p>	<p>During ground-altering activities.</p>	<p>Planning Division</p>		

appropriate dignity of the human remains and any associated grave goods.				
<p style="text-align: center;"><b>VILLA VERONA APARTMENT COMMUNITY</b>          (General Plan Amendment 16-05031, Zone Change 16-05030, Tentative Parcel Map [TPM 37181] 16-05150, and Development Plan Review 16-00002)</p>				
<b>MITIGATION MEASURES</b>				
<b>MITIGATION MEASURE</b>			<b>TIMING</b>	<b>VERIFICATION OF COMPLIANCE</b>
<b>CULTURAL RESOURCES</b>				<b>DEPARTMENT SIGNATURE DATE</b>
<p><b>CR 3. cont.</b> The MLD shall complete his or her inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site. The disposition of the remains will be determined in consultation between the project proponent and the MLD. In the event that the project proponent and the MLD are in disagreement regarding the disposition of the remains, State law will apply and the mediation and decision process will occur with the NAHC (see Public Resources Code Section 5097.98(e) and 5097.94(k)). The specific locations of Native American burials and reburials will be proprietary and not disclosed to the general public. The locations will be documented by the consulting archaeologist in conjunction with the various stakeholders and a report of findings will be filed with the Eastern Information Center (EIC). (Note: The Most Likely Descendent ("MLD") is a reference used by the California native American Heritage Commission to identify the individual or population most likely associated with any human remains that may be identified within a given</p>				

project area. Under California Public Resources Code, Section 5097.98, the Native American Heritage Commission has the authority to name the MLD for any specific project.				
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<b>VILLA VERONA APARTMENT COMMUNITY</b> (General Plan Amendment 16-05031, Zone Change 16-05030, Tentative Parcel Map [TPM 37181] 16-05150, and Development Plan Review 16-00002)			
<b>MITIGATION MEASURES</b>			
<b>MITIGATION MEASURE</b>	<b>TIMING</b>	<b>DEPARTMENT</b>	<b>VERIFICATION OF COMPLIANCE DATE</b>
<b>CULTURAL RESOURCES</b>			
<u>CR 3, cont.</u> The City of Perris will recognize any MLD identified by the Native American Heritage Commission without preference to any particular population. In cases where the Native American Heritage Commission is not tasked with the identification of a Native American representative, the City of Perris reserves the right to make an independent decision based upon the nature of the proposed project.)			

<b>VILLA VERONA APARTMENT COMMUNITY</b> (General Plan Amendment 16-05031, Zone Change 16-05030, Tentative Parcel Map [TPM 37181] 16-05150, and Development Plan Review 16-00002)					
<b>MITIGATION MEASURES</b>					
<b>MITIGATION MEASURES</b>		<b>TIMING</b>	<b>DEPARTMENT</b>	<b>SIGNATURE</b>	<b>DATE</b>
<b>HAZARDS/HAZARDOUS MATERIALS</b>					
<p><b>HAZ 1:</b> Properly maintain and inspect all construction vehicles prior to and during use on the Site. Any leaks of fuels, oils, hydraulic fluids or other toxic substances should be immediately controlled. Absorption kits should be kept on the Site during all construction activities and these should be used to absorb any leaking materials until such leaks are contained. Any significant spills should be immediately reported to the local Fire Department for cleanup and appropriate Haz-Mat response by a trained Haz-Mat Response Team.</p>		<p>During construction.</p>	<p>Planning Division</p>		
<p><b>HAZ 2:</b> Hazardous Materials or Wastes which are stored on the Site during construction should be kept in a specific location on the Site, away from potential hazards from construction vehicles. Such materials should be in approved containers appropriate for the type of substances and should be inspected daily for any potential leaks. Appropriate containment should be provided for any liquids and quantities should be limited to materials which will be used within relatively short periods of</p>		<p>During construction.</p>	<p>Planning Division</p>		



time (e.g. 30-day supply of paints and solvents, etc.). Adequate security fencing limiting access to authorized workers should be provided during nights and weekends. Requirements for storage and labeling of hazardous materials should comply with state and federal regulations.				
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<p style="text-align: center;"><b>VILLA VERONA APARTMENT COMMUNITY</b>            (General Plan Amendment 16-05031, Zone Change 16-05030, Tentative Parcel Map [TPM 37181] 16-05150,            and Development Plan Review 16-00002)</p> <p style="text-align: center;"><b>MITIGATION MEASURES</b></p>				
MITIGATION MEASURE	HAZARDS/HARZARDOUS MATERIALS	TIMING	VERIFICATION OF COMPLIANCE	
			DEPARTMENT	SIGNATURE DATE
<p><b>HAZ 3:</b> During construction, vehicles not in active use should be shut off. Diesel vehicles should not be allowed to idle more than 10 minutes, if not in active use.</p> <p><b>HAZ 4:</b> Security fencing should be erected in a specially designated area for storage of hazardous materials. Such fencing should be at least eight (8) feet in height. Hazardous materials should be in proper containers and protected from the elements (rainfall, etc.) until use during construction.</p> <p><b>HAZ 5:</b> Hazardous materials should be protected from flooding through location of any storage site, away from low-lying topography.</p>				
		During construction.	Planning Division	
		During construction.	Planning Division	
		During construction.	Planning Division	

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<b>VILLA VERONA APARTMENT COMMUNITY</b> (General Plan Amendment 16-05031, Zone Change 16-05030, Tentative Parcel Map [TPM 37181] 16-05150, and Development Plan Review 16-00002)				
<b>MITIGATION MEASURES</b>				
<b>MITIGATION MEASURES</b>	<b>TIMING</b>	<b>VERIFICATION OF COMPLIANCE</b>		
		<b>DEPARTMENT</b>	<b>SIGNATURE</b>	<b>DATE</b>
<b>NOISE</b>				
<b><u>NOI 1:</u></b> The project shall incorporate a minimum 12-foot tall noise barrier along the eastern property line.	Final plan check.	Planning Division		
<b><u>NOI 2:</u></b> The project shall incorporate a minimum 8-foot tall noise barrier along the northern, southern, and western property lines.	Final plan check.	Planning Division		
<b><u>NOI 3:</u></b> Where outdoor noise sensitive areas are located (e.g., patio), the project shall incorporate a minimum 6-foot tall noise barrier.	Final plan check.	Planning Division		
<b><u>NOI 4:</u></b> The project shall incorporate building construction techniques that achieve a minimum noise reduction level of 28 or higher for facades directly facing the I-215 Freeway and "A" Street.	Final plan check	Planning Division		
<b><u>NOI 5:</u></b> Prior to issuance of building permits, the project proponent	Prior	Planning Division		

<p>shall demonstrate to the city building department that the proposed wall and window assemblies will achieve an exterior to interior noise reduction that will meet the State Building Code requirement of 45 dBA CNEL. Based on the building plans, an interior sound attenuation study shall be prepared and submitted to the City to confirm findings.</p>	<p>issuance of building permit.</p>	
<p align="center"><b>VILLA VERONA APARTMENT COMMUNITY</b>          (General Plan Amendment 16-05031, Zone Change 16-05030, Tentative Parcel Map [TPM 37181] 16-05150, and Development Plan Review 16-00002)</p>		
<p align="center"><b>MITIGATION MEASURES</b></p>		
<p><b>MITIGATION MEASURE</b></p>	<p><b>TIMING</b></p>	<p><b>VERIFICATION OF COMPLIANCE</b></p>
<p><b>NOISE</b></p>		<p><b>DEPARTMENT</b>      <b>SIGNATURE</b>      <b>DATE</b></p>
<p><b>NOI 6:</b> Any equipment 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, 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.</p>	<p>During Construction.</p>	<p>Planning Division</p>
<p><b>NOI 7:</b> Stationary equipment that generates noise in excess of 65 dBA at the proposed 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.</p>	<p>During construction.</p>	<p>Planning Division</p>

<p><b>NOI 8:</b> Construction routes are limited to City of Perris designated truck routes. The applicant must provide property owners within 300' feet of the proposed project site a construction activity schedule and construction routes 30 days in advance of construction activities. The applicant must submit copy of schedule and mailing list to the City prior to initiation of any earth movement.</p>	<p>30 days prior to commencement of construction activities.</p>	<p>Planning Division</p>	
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<p><b>VILLA VERONA APARTMENT COMMUNITY</b>          (General Plan Amendment 16-05031, Zone Change 16-05030, Tentative Parcel Map [TPM 37181] 16-05150, and Development Plan Review 16-00002)</p>			
<p><b>MITIGATION MEASURES</b></p>			
MITIGATION MEASURE	TIMING	DEPARTMENT	SIGNATURE
TRANSPORTATION/TRAFFIC			
<p><b>TRAF-1:</b> The project developer shall provide all fair share contributions beyond those obtained through all adopted traffic impact fee programs required to provide acceptable levels of service at the affected study area intersections in accordance to the percentages shown in Table 18 of the Villa Verona Traffic Impact Analysis prepared by Kunzman Associates, Inc., August 16, 2016.</p>	<p>Prior to issuance of grading permits</p>	<p>Planning Division</p>	
<p><b>TRAF 2:</b> Sight distance at project accesses shall comply with standard California Department of Transportation and City of Perris sight distance standards. The final grading, landscaping, and street improvement plans shall demonstrate that sight distance standards are met. Such plans shall be reviewed by the City and approved as consistent with this measure prior to the issuance of grading permits.</p>	<p>Final Plan Check</p>	<p>Planning Division</p>	