

PLANNING COMMISSION
AGENDA SUBMITTAL

Meeting Date: July 19, 2017

SUBJECT: TTM 36989 (TTM 15-05180), TTM 36988 (TTM 15-05181) and Design Guidelines (DG) 15-00006, – Proposal for Tentative Tract Map 36988 to subdivide 37.65 acres into 169 single family lots, Tentative Tract Map 36989 to subdivide 37.09 acres into 145 single family lots within the Green Valley Specific Plan and proposed Commercial and Residential Design Guidelines for the Green Valley Specific Plan, located north of Ethanac Road and west of Murrieta Road. Applicant: Patrick Parker, Raintree Investment Corporation
(Continued from June 7, 2017)

REQUESTED ACTION: ADOPT Resolution No. 17-13 recommending that the City Council Approve the Addendum to the Final Environmental Impact Report, Design Guidelines (DG) 15-00006, TTM 36989 (TTM 15-05180) & TTM 36988 (TTM 15-05181) subject to the Conditions of Approval.

CONTACT: Clara Miramontes, Director of Development Services *VP for CM*

BACKGROUND/DISCUSSION:

On June 7, 2017, the Planning Commission voted to continue this item to the July 19, 2017 meeting. The applicant requested the continuance to allow more time to assess the costs associated with the Engineering conditions of approval for TTM 36988, and because both tracts need to be processed simultaneously due to a density transfer requiring acreage of both tracts to work. The public hearing was opened and public comments included the following: (1) consideration of architectural design that would not be easily dated and (2) impact of the Perris Valley Airport operation and flight on the proposed residential tracts.

The planning and engineering Conditions of Approval have now been updated for both tracts to provide more comprehensive off-site improvements. With Phase 1/TTM 36989 all the project frontage will be improved along with off-site parkway improvements on Goetz Road from Fieldstone Drive/West Elm Parkway to Ethanac Road and on Ethanac Road from Goetz Road to the project frontage consisting of curb, landscaping, trail and walkway. In addition, a roundabout is now proposed at intersection of Fieldstone Drive/West Elm Parkway and Green Valley Parkway with specimen sized trees and signage to identify the Specific Plan. Also, landscape median improvements on Ethanac Road will be done from Goetz Road to the Perris Crossing Shopping Center. For Phase 2/TTM 36988, sidewalk improvements on Ethanac Road from Murrieta Road to the Perris Crossing Shopping Center have been included.

The applicant is in agreement with all the updates to the engineering conditions of approval except for the landscape median improvements on Ethanac Road from Goetz Road to the Perris Crossing shopping center. They want to phase in the median landscape improvements from Goetz Road to Murrieta Road for Phase 1 and then Murrieta Road to the Perris Crossing shopping center for Phase 2. Staff is recommending that all of the landscape median improvements (extending to the Perris Crossing shopping center) be completed in Phase 1. This recommendation is based on the fact that the City is currently taking on the Ethanac Road widening project from Goetz Road to the Perris Crossing shopping center ahead of the tracts, and the project is a Specific Plan development where significant improvements to overall infrastructure are expected at the start.

The Design Guidelines have also been augmented with the Design Review Process section to provide protocol for additions and alterations to the architecture by the property owner. The five (5) step process includes 1) Application submittal to the Green Valley Design Review Committee – GVARB -, 2) Preliminary Design Review by GVDRC, 3) Final Design Review by GVDRC, 4) Review and approval by the Planning Division and 5) Construction document review by Building Department.

In summary, the applicant is requesting approval of the Commercial and Residential Design Guidelines for the Green Valley Specific Plan (GVSP) adopted in 1990, and to develop the first two Tentative Tract Maps totaling 314 single-family lots (TTM 36989 with 145 units and TTM 36988 with 169 units) located north of Ethanac Road and west of Murrieta Road. The Specific Plan is a master-planned community totaling 1,269 acres of land envisioned to have 3,460 single family detached homes, 750 multi-family units, 42.3 acres of business and professional office space, 72.7 acres of commercial retail, 108.7 acres of industrial, 24 acres for three school sites and 51.1 acres of public parks to be developed in four phases totaling 48 Planning Areas (Pas).

Project background and details are provided in the staff report package from the June 7, 2017 Planning Commission meeting, with the Resolution and Planning and Engineering Conditions of Approval updated to reflect the changes to the project and the new hearing date. Staff supports the project, as it is consistent with the intent of the adopted Green Valley Specific Plan to develop a Master-Planned Community with specific Design Guidelines.

Prepared by: Kenneth Phung, Project Planner

City Attorney: N/A

Finance Director: N/A

Public Hearing: July 19, 2017

Exhibits: Exhibit A - Conditions of Approval (Planning, Engineering for TTM 36989 & TM 36988, Park Services, Community Services & Fire)
Exhibit B - Vicinity and Aerial Map
Exhibit C - Specific Plan Approved Land Use Map
Exhibit D - First Phase Tentative Tract Land Use Map
Exhibit E - Ultimate Land Use Plan (includes Open Space Set-aside per ALUC)
Exhibit F - Tract Map Plans
Exhibit G - Resolution 17-13
Exhibit H - MMRP
Exhibit I - June 7, 2017 PC Submittal and Staff Report

Proposed Design Guidelines, Adopted Green Valley Specific Plan, Addendum EIR and Associated Studies are on File with the Planning Department and available on line at: <http://www.cityofperris.org/city-hall/departments/development/planning.html>

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

PROJECT REPORT

CASE NUMBERS: TTM 36989 (TTM 15-05180) & TTM 36988 (TTM 15-05181) and Design Guidelines (DG) 15-00006

Date: July 19, 2017

Project Planner: Kenneth Phung, Project Planner

Project Description: Proposal for Tentative Tract Map 36988 to subdivide 37.65 acres into 169 single family lots, Tentative Tract Map 36989 to subdivide 37.09 acres into 145 single family lots within the Green Valley Specific Plan and proposed Commercial and Residential Design Guidelines for the Green Valley Specific Plan

Location: The project area is located along the southwestern boundary of the GVSP area, bound by Ethanac Road to the south and Murrieta Road to the east.

Assessor's Parcel Number: TTM 36989 (330-150-011, 330-150-012 and 330-150-013) TTM 36999 (330-150-015 and 330-150-016)

**Applicant/Owner:
Address:** Patrick Parker, Raintree Investment Corporation
1925 Palomar Oaks Way, Suite 204
Carlsbad, CA 92008

Environmental Determination: An Addendum to the Final Environmental Impact Report for the Green Valley Specific Plan, certified March 5, 1990

Related Cases: N/A

EXISTING ZONING AND LAND USE:

Existing Tract Map Zoning: Park, School, 5500 – 6000 SF

Surrounding Tract Map Zoning:

<i>Direction</i>	<i>Zoning</i>
North	GVSP: 5500 – 7200 SF; 6000 – 7200 SF
South	City of Menifee: RR
East	GVSP: 6000 – 7200 SF
West	GVSP: Multi-Family

Surrounding Land Uses:

<i>Direction</i>	<i>Land Use</i>
North	Vacant land
South	Vacant land; single-family homes
East	Vacant land
West	Vacant land

Existing Land Use: Vacant

PROJECT BACKGROUND/DESCRIPTION

The proposal is a request to approve the Commercial and Residential Design Guidelines for the Green Valley Specific Plan (GVSP) approved in 1990 and to develop the first two Tentative Tract Maps totaling 314 single-family lots (TTM 36989 with 145 units and TTM 36988 with 169 units) located north of Ethanac Road and west of Murrieta Road. The Specific Plan is a master-planned community totaling 1,269 acres of land envisioned to have 3,460 single family detached homes, 750 multi-family units, 42.3 acres of business and professional office space, 72.7 acres of commercial retail, 108.7 acres of industrial, 24 acres for three school sites and 51.1 acres of public parks to be developed in four phases totaling 48 planning areas. The applicant intends to build the GVSP in six phases instead of the original four phases. The development or changes of future phases will be reviewed by the Planning Commission as development occurs.

Since the 1990 approval of the GVSP, only the Perris Crossing Shopping Center (originally part of the last phase of the plan) has been built out in the southeast corner of the GVSP. The remainder of the site has remained undeveloped due to prohibitive development costs associated with being in a Flood Zone. However, the GVSP became a viable development with the Riverside County Flood Control District Line "A" construction project (Romoland Master Drainage Plan), which involved excavation of a storm drain channel through the GVSP site which made available a large amount of excess soil to raise most of the site outside of the Flood Zone at a viable cost.

The proposed two tracts are intended to kick start the development. The two tracts encompass the previously approved Planning Areas (PAs): 15, 16, 17, 27, and 28. TTM 36988 encompasses PAs 27 and 28. TTM 36989 encompasses PAs 15, 16 and 17. PA 15 is currently designated as a 5-acre park and PA 16 is designated as a 7.5-acre school site. In order to begin this phase of the project by commencing construction of homes, PA's 15(park) and 16 (school site) have been transferred over across to PA 12, thereby moving the density under PA12 to where PA 15 and 16 were originally planned. The developer met with the Perris High and Romoland School District in which the school district preferred the school site originally planned in PA 16 be moved away from Ethanac Road and to be located within the interior of the specific plan for better access and to avoid traffic along Ethanac Road. Therefore, PAs 15 and 16 will swap landuse density with a PA 12 zoned Single Family 5500 – 6000. The Specific Plan allows for density transfer of up to 10% between PAs, and as long as the PA would not exceed 15.3 dwelling units per acre (see pages 15 and 16 of the Addendum FEIR for table details). The density swap complies with this parameter to facilitate the development.

ANALYSIS AND REVIEW:

GENERAL PLAN & SPECIFIC PLAN CONSISTENCY

The proposed project is consistent with the range of densities established by the Specific Plan for the planning areas being developed. The Tentative Tract Map will provide for public improvements and the applicant will pay development impact fees, consistent with Goal 2.0, Policies 2.3 and 2.5 of the General Plan. Although, 5 acres of Park land and 7.5 acres of School will land swap density with the 5500 – 6000 SF (Single-Family) residential landuse in Planning Area 12, the Specific Plan allows for density transfer of up to 10% between PAs, and as long as the PA would not exceed 15.3 dwelling units per acre. The landuse land swap complies with this parameter to facilitate the development. Conditions of approval have been applied to manage growth and development, avoid adverse environmental and fiscal impacts, and provide for the orderly expansion of infrastructure while minimizing the disruption to environmental resources. The proposed project is, therefore, considered to be consistent with the General Plan and Specific Plan.

DESIGN GUIDELINES COMMERCIAL AND RESIDENTIAL:

Consistent with the original Conditions of Approval the Design Guidelines for Commercial and Residential have been developed for the residential product types, commercial building styles, recreation area, open space facilities, access points, street landscaping, monument entries, median islands, drainage course landscaping and general signage as development proceeds. The purpose of the Design Guidelines is to work in concert with the Green Valley Specific Plan to guide the planning and design of each of the proposed four planned distinct Districts within the Green Valley project. The Design Guidelines consists of the following notable components:

Residential Design Guidelines

The Residential Design Guidelines component emphasizes a variety of residential housing types that reflect the aesthetic reminiscent of “early 20th century California” towns. By designing to a particular style, an architectural theme for each neighborhood will be established. The community is organized into four districts. The goal of each district is to establish its own character. Five types of architectural styles are identified in the Design Guidelines with visual examples to illustrate and describe the key elements of each style to provide architectural diversity and variety.

The Design Guidelines include a Design Review Process section to provide protocol for additions and alterations to the architecture by the property owner. The five (5) step process includes 1) Application submittal to the Green Valley Design Review Committee – GVARB -, 2) Preliminary Design Review by GVDRC, 3) Final Design Review by GVDRC, 4) Review and approval by the Planning Division and 5) Construction document review by Building Department.

Commercial Design Guidelines

The Commercial Design Guidelines goal is to create a visually attractive and cohesive development with the surrounding residential and natural environment. The architecture is required to present a unified development character without creating repetitious or redundant forms or design. Buildings will be scaled appropriately to their surroundings. Building placement, form, and detail are required to complement each other, in order to create an aesthetically interesting streetscape practical for pedestrians and business activity.

Landscaping Design Guidelines

The Landscaping Design Guidelines emphasize sustainable landscape designs that incorporate the following key components.

- Incorporate a water management system utilizing up-to-date best management practices that allow groundwater to recharge.
- Be mindful to choose low water, drought tolerant, and/or native plants that match the micro-climate, and soil conditions (due to extreme drought situations).
- Select plants that are “non-invasive” according to the current California Invasive Plant Inventory.

Community Identity and Monumentation

The Community Identity and Monumentation component provides monumentation throughout the community. The goal is to inform visitors that they are entering a planned community. The monument signs will have the following hierarchy:

- **Primary Entry Identification Signage** - Will be located at the main entrances to the Green Valley development at Goetz Road and Fieldstone Drive, Murrieta Road and Green Valley Parkway, and at Murrieta Road and Ethanac Road. These community monuments will be the largest of the signage program and will be a mix of stone, brass-looking and/or cast concrete signage panel, and natural large timber wood components.
- **Neighborhood Entry Signage** - Will be used to identify the various residential neighborhood entry points within the Green Valley community and be visually identifiable within each District. The entry signage monumentation for each district incorporates the design elements of a mix of stone and brass-looking and/or cast concrete signage panels inset into the stone.
- **Park Signage** - Will identify the park and recreation spaces throughout the Green Valley development. The design of the signage is similar to the Neighborhood Entry signage for ease of district identification, but will be constructed at a smaller scale. Community park signage will adhere to the City standards for park monumentation.
- **Trailhead Markers** – Are located at any points where a trail connects to a roadway or intersection. These wayfinding indicators have accent design elements that match the community monumentation.

DEVELOPMENT STANDARDS:

Lot Size, Density, Minimum Lot Depth and Width

The proposed tract maps will adhere to the 5500 – 6000 SF land use standards identified below:

TTM 36989 - GVSP R5500 – R6000		
Standards	Requirement	Proposed/Complies
Lot Size (minimum)	5,000 sf.	5,500 sf.
Lot Size Average	5,500 sf.	6,946 sf. (5,500 – 12,844 sf.)
Lot Width (minimum)	50-ft	Complies
Lot Width for Cul-de-sac	35-ft measured at r-o-w	Complies
Lot Depth	N/A	Complies
Rear Yard	20-ft	Complies
Side Yard	5-ft (10-ft on street side corner lots and reverse corner lots)	Complies

TTM 36988 - GVSP R5500 – R6000		
Standards	Requirement	Proposed/Complies
Lot Size (minimum)	5,000 sf.	5,500 sf.
Lot Size Average	5,500 sf.	6,946 sf. (5,500 – 19,544 sf.)
Lot Width (minimum)	50-ft	Complies
Lot Width for Cul-de-sac	35-ft measured at r-o-w	Complies
Lot Depth	N/A	Complies
Rear Yard	20-ft	Complies
Side Yard	5-ft (10-ft on street side corner lots and reverse corner lots)	Complies

All of the lots within the proposed Tracts would meet or exceed the minimum development standards.

The applicant does not intend to build homes for the development, but instead plans to sell the two tracts to a home builder once the tract is approved. For this reason no architectural plans for the project have been submitted to the City at this time. Homes for the tract maps will be subject to review and approval of the Planning Division through the Administrative Development Plan Review process in accordance with the proposed Design Guidelines and the GVSP. The project is also conditioned to submit a minimum of four (4) architectural types, eight (8) color schemes, four (4) floor plans, and a minimum of two (2) materials. This ensures that a variety of architecture and floor plans are provided. Overall, the application will ensure that all development complies with the 5500 - 6000 SF landuse standards for setbacks and lot coverage.

Perimeter Wall and Landscaping Requirements

The perimeter walls will be at least 6-foot-tall decorative split-face block walls with pilaster

columns every 100 feet. Fencing along the Romoland Channel further away from Ethanac Road will be viewed fencing consisting of either wrought iron or clear plexiglass depending on the noise study analysis determination. All interior fencing (not visible from the public right-of-way) shall be PVC vinyl fencing (wood fencing is prohibited). Also, all slopes that are 3:1 or steeper and 4 feet or higher will provide landscape, irrigation and erosion control fabric to prevent erosion.

Park Land

The proposed Tentative Tract Maps will create an incremental increase in demand for park and recreation facilities in the City. Prior to the issuance of building permits (per lot), the developer shall pay all development impact fees, including parks and recreation fees in accordance with City of Perris Ordinance Number 953. City of Perris Ordinance No. 953 requires for a minimum provision of 5 acres of open space per thousand new residents. The proposed Tentative Tract Maps contemplate development of 314 dwelling units. With an average of 4.16 persons per household in the City of Perris, a total population of 1,306 is projected. The proposed project creates a demand for 6.53 acres of park land. The City will not require the developer to construct a City Park with the project, but will instead require the applicant dedicate a 35-acre area for a City Park in conjunction with the recordation of the map. The City will require the developer to construct a City park when the next development phase is proposed.

To address the interim park needs of the proposed tracts, there will be three HOA (Home Owner Association) maintained pocket parks totaling 1.48 acres. Two of the HOA parks (Open Space No. 2: 33,230 sf and Open Space No. 3: 5,846 sf) will be passive in nature consisting of open turf area and overhead shade structures with picnic tables, and one active HOA park (Open Space No. 3 25,370) with a tot-lot and open turf area.

Trail System

A trail system will wind its way throughout the Green Valley development in several forms. A 6-foot wide pedestrian sidewalk and a 6-foot wide decomposed granite trail occur on either side of Green Valley Parkway, along Fieldstone Drive, and along Goetz Road. A 5-foot wide pedestrian sidewalk occurs on both sides of Murrieta Road. A 15-foot-wide multi-use trail flanks the Romoland Channel on both sides. As the development expands outside the proposed tracts, another 15-foot-wide multi-use trail will be located within the 60-foot landscape buffer at the easterly edge of the project. Along the trail system within the landscape buffer, exercise stations will be intermittently located along the defined trail for circuit training and active exercise.

Circulation

Circulation to the two tracts will be provided from two main entrances, one from Goetz Road and Fieldstone Drive and another from Ethanac Road and Murrieta Road. All necessary roads leading into the tracts will be constructed along with all perimeter streets on Goetz Road from the San Jacinto River to Ethanac Road and on Ethanac Road from Goetz Road to Murrieta Road. Also, a Class II bike lane will be striped for Ethanac Road and Murrieta Road.

Backbone Improvement Phasing

The planning and engineering Conditions of Approval require comprehensive off-site improvements for Phase 1/TTM 36989 and Phase 2/TTM 36988. With Phase 1/TTM 36989 all the project frontage will be improved along with off-site parkway improvements on Goetz Road from Fieldstone Drive/West Elm Parkway to Ethanac Road and on Ethanac Road from Goetz Road to the project frontage consisting of curb, landscaping, trail and walkway. In addition, a roundabout is now proposed at intersection of Fieldstone Drive/West Elm Parkway and Green Valley Parkway with specimen sized trees and signage to identify the Specific Plan. Also, landscape median improvements on Ethanac Road will be done from Goetz Road to the Perris Crossing Shopping Center. For Phase 2/TTM 36988, sidewalk improvements on Ethanac Road from Murrieta Road to the Perris Crossing Shopping Center will be completed.

The applicant is in agreement with all the updates to the engineering conditions of approval except for the landscape median improvements on Ethanac Road from Goetz Road to the Perris Crossing shopping center. They want to phase in the median landscape improvements from Goetz Road to Murrieta Road for Phase 1 and then Murrieta Road to the Perris Crossing shopping center for Phase 2. Staff is recommending that all of the landscape median improvements (extending to the Perris Crossing shopping center) be completed in Phase 1. This recommendation is based on the fact that the City is currently taking on the Ethanac Road widening project from Goetz Road to the Perris Crossing shopping center ahead of the tracts, and the project is a Specific Plan development where significant improvements to overall infrastructure are expected at the start.

AIRPORT LAND USE COMMISSION

Staff meet had several meetings with ALUC and the Perris Valley Airport to address concerns related to the airport plan and density of the development. As a result of the meetings the applicant eliminated five (5) lots from TTM 36989 and agreed to set-aside a 35-acre area for a City Park located on the north side of Green Valley Parkway and to deed restrict an additional 155 acres as Park and Non-Residential Use in perpetuity so as to not allow the development of residential uses unless the Federal Aviation Administration and State of California Department of Transportation, Aeronautics Division no longer recognize Perris Valley Airport as a public use airport and there is no longer a skydiving or aviation business using the runway. With the incorporation of the park and deed restriction ALUC recommended approval of the project at its June 9, 2016 meeting. The Perris Valley Airport has no opposition to the project, provided an aviation notice is recorded and provided to future property owners of the airport proximity, which has been incorporated as part of the Conditions of Approval.

PUBLIC COMMENTS/AGENCY COMMENTS

A public notice was sent to property owners within 300 feet of the project site. As of the writing of this report, no comments have been received by staff. Although an EIR Addendum does not require circulation to public agencies, in the interest of full disclosure and agency participation, the staff reached out to the following agencies during the entitlement process and no further comments have been received:

- City of Menifee – Staff contacted the City of Menifee to address land use concerns and traffic

concerns associated with the development.

- Indian Tribes – Staff contacted the Indian Tribes to obtain their concerns and incorporated current conditions for cultural monitoring.
- Perris Valley Airport – Staff contacted the Perris Valley Airport operator to address their concerns by incorporating an avigation notice to future property owners of the nuisance associated with living in close proximity to an airport.
- South Coast Air Quality Management District (SCAQMD) – Staff contacted SCAQMD to obtain feedback to incorporate into the Air Quality Study.

ENVIRONMENTAL DETERMINATION

The GVSP EIR approved for the project in 1990 considered the effects of a buildout of the overall specific plan. Because subsequent discretionary actions by the City are required, including consideration of tentative maps for the various phases of the GVSP, the EIR acknowledged that development of the GVSP may require additional environmental documentation as phases of the specific plan are proposed. These include the proposed two tract maps, to determine whether the entitlements/actions proposed fall within the scope of the certified EIR and incorporate all applicable performance standards and mitigation measures.

An Addendum to the Final Environmental Impact Report (Final EIR) for the Green Valley Specific Plan (GVSP) has been prepared to evaluate amendments to the GVSP, which determined that the amendments would not result in any new or more significant impacts than were previously disclosed and analyzed in the Final EIR for the GVSP. Specifically, the Addendum analyzes the effects of reduced residential density and total number of units for a portion of the GVSP area, an increase in the acreage of residential development, and changes to the site and/or applicable federal, state, and local policies since the GVSP was approved in 1990. As the lead agency under the California Environmental Quality Act (CEQA), the City of Perris has determined that, in accordance with Sections 15162 and 15164 of the State CEQA Guidelines, the proposed changes to the development pattern and other minor changes from the development scenario described in the 1990 Final EIR for the adopted GVSP warrant the preparation of an Addendum to update the analysis provided in the EIR. The changes do not, however, warrant the preparation of a subsequent or supplemental EIR, because the amendments do not result in any new or more severe significant impacts than previously disclosed.

FINDINGS

The required findings to support approval of Tentative Tract Maps are identified below:

- A. The proposed Tentative Tract Maps will not result in a significant adverse effect on the environment as discussed and analyzed in the Addendum EIR subject to implementation of the supplemental Mitigation Monitoring and Reporting Program and the Conditions of Approval.
- B. As conditioned, the design of the proposed Tentative Tract Maps are consistent with the General Plan, the GVSP and the development standards for lot size, lot depth and lot width.

- C. The project site is physically suitable for type and density of the Tentative Tract Maps as it complies with the density transfer of up to 10% between PAs and not exceeding 15.3 dwelling units per acre.
- D. As conditioned, the proposed Tentative Tract Maps are consistent with City standards, ordinances, and policies.
- E. The proposed Tentative Tract Maps are compatible with the surrounding land uses and zoning designations as the surrounding areas are planned for single-family home development.
- F. The proposed Tentative Tract Maps will not have a negative effect on public health, safety, or general welfare.
- G. The proposed Tentative Tract Maps are compliance with the Subdivision Map Act.

RECOMMENDATION

Staff recommends that the Planning Commission:

ADOPT Resolution No. 17-13 recommending that the City Council Approve the Addendum to the Final Environmental Impact Report and approve Design Guidelines (DG) 15-00006, TTM 36989 (TTM 15-05180) and TTM 36988 (TTM 15-05181) for Tentative Tract Map 36988 to subdivide 37.65 acres into 169 single family lots, Tentative Tract Map 36989 to subdivide 37.09 acres into 145 single family lots within the Green Valley Specific Plan and proposed Commercial and Residential Design Guidelines for the Green Valley Specific Plan, located north of Ethanac Road and west of Murrieta Road., and based on the Conditions of Approval.

- EXHIBITS:**
- Exhibit A - Conditions of Approval (Planning, Engineering for TTM 36989 & TM 36988, Park Services, Community Services & Fire)
 - Exhibit B - Vicinity and Aerial Map
 - Exhibit C - Specific Plan Approved Land Use Map
 - Exhibit D - First Phase Tentative Tract Land Use Map
 - Exhibit E - Ultimate Land Use Plan (includes Open Space Set-aside per ALUC)
 - Exhibit F - Tract Map Plans
 - Exhibit G - Resolution 17-13
 - Exhibit H - MMRP

Proposed Design Guidelines, Adopted Green Valley Specific Plan, Addendum EIR and Associated Studies are on File with the Planning Department and available on line at: <http://www.cityofperris.org/city-hall/departments/development/planning.html>

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

CONDITIONS OF APPROVAL

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

July 19, 2017

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

General Requirements:

- 1. Environmental Impact Report Mitigation Monitoring Program.** The project shall at all times comply with all provisions of the Supplemental Mitigation Monitoring and Reporting Program (MMRP) for the Addendum EIR and the adopted MMRP for the Green Valley Specific Plan Final EIR certified March 5, 1990.
- 2. Development Standards.** The project shall conform to all requirements of the City of Perris Municipal Code Title 19.
- 3. Conformance to Approved Plans.** Development of the project shall conform substantially to the approved set of plans presented at the **June 7, 2017** Planning Commission hearing, or as amended by these conditions and as approved by the City Council on **July 11, 2017**. Any deviation shall require appropriate Planning Division review and approval.
- 4. Tract Map Term of Approval.** In accordance with the Subdivision Map Act, the recordation of the final map shall occur within two (2) years from the approval date unless an extension is granted. The applicant may apply for a maximum of five (5) one-year extensions, to permit additional time to record the final map. A written request for extension shall be submitted to the Development Services Department at least thirty (30) days prior to the expiration of Tentative Map approval.
- 5. ADA Compliance.** The project shall conform to all disabled access requirements in accordance with the State of California, Title 24, and Federal Americans with Disabilities Act (ADA).
- 6. Property Maintenance.** The project shall comply with provisions of Perris Municipal Code 7.06 regarding Landscape Maintenance, and Chapter 7.42 regarding Property Maintenance.
- 7. Indemnification.** The developer/applicant shall indemnify, protect, defend, and hold harmless, the City and any agency or instrumentality thereof, and/or any of its officers, employees and agents from any and all claims, actions, or proceedings against the City,

EXHIBIT - A

or any agency or instrumentality thereof, or any of its officers, employees and agents, to attack, set aside, void, annul, or seek monetary damages resulting from an approval of the City, or any agency or instrumentality thereof, advisory agency, appeal board or legislative body including actions approved by the voters of the City, concerning DG 15-00006, TTM 36989 (TTM 15-05180) and TTM 36988 (TTM 15-05181). The City shall promptly notify the developer/applicant of any claim, action, or proceeding for which indemnification is sought and shall further cooperate fully in the defense of the action.

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

16. **Mechanical Equipment.** All mechanical equipment, including air conditioning units, pool equipment, etc., shall be screened from the public right-of-way by a view obscuring fence, wall, or landscaping to the satisfaction of the Planning Division.
17. **Residential Use and Development Restrictions.** The physical development of all lots shall be reviewed and approved by the city. Any use, activity, and/or development occurring on the site without appropriate city approvals shall constitute a code violation and shall be treated as such. Placement of any sales trailer or a model home shall require separate review and approval by the City.
18. **Spark Arresters.** All spark arresters in the proposed tract shall be screened by sheet metal enclosures, or other material acceptable to the Building Department, and painted the according to the approved paint palette.
19. **City-Approved Waste Hauling.** The developer shall use only the City-approved waste hauler for all construction and other waste disposal.
20. **Energy Conservation.** To improve local air quality, the applicant shall comply with the energy-conservation features into the project (as feasible) per the EIR and Design Guidelines. An accounting of the project's energy conservation measures shall be submitted to the Building Division, prior to application for Building Permits.
21. **Preliminary Water Quality Management Plan (PWQMP).** A Preliminary WQMP was prepared for the proposed project site. All P-WQMPs were determined to be in substantial compliance, in concept, with the Riverside County 2012 WQMP Manual requirements. The following two conditions apply:
 - a. The development shall be subject to all provisions of City of Perris Ordinance Number 1194, which establishes stormwater/urban runoff management and discharge controls to improve water quality and comply with federal regulations, and any subsequent amendments, revisions, or ordinances pertaining thereto.
 - b. The structural BMPs selected for this project have been approved in concept. The owner shall submit a final WQMP including plans and details providing the elevations, slopes, and other details for the proposed structural BMPs including the lot specific LID design, extended detention basins, and landscaping. The Public Works Department shall review and approve the final WQMP text, plans and details.

Prior to Final Tract Map approval.

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

- c. Planning Commission approval of all proposed street names through a Street Name application.
 - d. Repair and Maintenance Easement on behalf of the City of Perris for all underground infrastructure (i.e. sewer, storm drain, etc.) within trails and HOA areas as deemed appropriate by the City Engineer.
 - e. Any other required approval from an outside agency.
 - f. **Assessment and Community Facilities Districts.** The project shall be annexed into any assessment, community facilities, or similar district that provides funding for maintenance, services, or public improvements that benefit the project. The costs and benefits shall be described in the applicable district and annexation documents. The developer shall complete all actions required to complete such annexation prior to issuance of a Certificate of Occupancy. This condition shall apply only to districts existing at the time the project is approved (or all requirements have been met for a certificate of occupancy, as applicable). Such districts may include but are not limited to the following:
 - i. Landscape Maintenance District No. 1;
 - ii. Flood Control Maintenance District No. 1;
 - iii. Maintenance District No. 84-1;
 - iv. South Perris Community Facilities Assessment District; and
 - v. Transportation Uniform Mitigation Fee.
23. **CC&Rs.** Prior to recordation of the Final Map of each tract, the developer shall submit and obtain approvals for any Covenants, Conditions, and Restrictions (CC&Rs) to the Department of Planning and Community Development and the City Attorney's office. Approved CC&Rs shall be recorded with the final map.

Prior to Issuance of Grading Permits

24. **Grading Permits.** Prior to issuance of grading permits, a final map application shall be submitted to the Planning Division with payment of appropriate fees for review and approval concurrently with application to the City Engineer. No precise grading permit shall be approved prior to final tract map approval.
25. **Southern California Edison.** Prior to issuance of grading permits, the applicant shall contact the Southern California Edison (SCE) area service planner (951-928-8323) to complete the required forms prior to commencement of construction.
26. **Final Water Quality Management Plan (F-WQMP).** The applicant shall submit a final WQMP including, but not limited to, plans and details providing the elevations, slopes, and other details for the proposed structural source control BMPs, vegetative swales, underground storm chamber and canopy cover for trash enclosure areas. The Public Works Department shall review and approve the final WQMP plans, and details.

Prior to Issuance of Building Permits

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

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

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

NOTICE OF AIRPORT IN VICINTIY

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

- b. Any outdoor lighting installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
- c. The following uses/activities are not included in the proposed project and shall be prohibited at this site:
- i. Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA approved navigational signal light or visual approach slope indicator.
 - ii. Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - iii. Any use which would generate excessive smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal and incinerators.)
 - iv. Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
 - v. Children's schools, hospitals, nursing homes, libraries, day care centers, and highly noise-sensitive outdoor nonresidential uses.
- d. Any ground-level or aboveground water detention basin or facilities shall be designed so as to provide for a detention period for the design storm that does not exceed 48 hours and to remain totally dry between rainfalls. Vegetation in and around such facilities that would provide food or cover for bird species that would

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

- maintained in accordance therewith for the life of the project.
- k. The proposed structures shall not exceed a height of 35 feet above ground level and a maximum elevation at top point (including all roof-mounted equipment, if any) of 1453 feet above mean sea level.
 - l. The maximum height and top point elevations specified above shall not be amended without further review by the Airport Land Use Commission and the Federal Aviation Administration; provided, however, that reduction in structure height or elevation shall not require further review by the Airport Land Use Commission.
 - m. Temporary construction equipment used during actual construction of the structures shall not exceed 35 feet in height and a maximum elevation of 1453 feet above mean sea level, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.
 - n. Within five (5) days after construction of each dwelling reaches its greatest height, FAA Form 7460-2 (Part II), Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and e-filed with the Federal Aviation Administration. (Go to <https://oeaaa.faa.gov> for instructions.) This requirement is also applicable in the event the project is abandoned or a decision is made not to construct any of the structures.
32. **Walls, Fences and Monumentation.** Prior to issuance of building permits, the developer shall submit and obtain approval from the Planning Division of a block wall/fence plan and monumentation. The wall and fencing plan including monumentation shall comply with the proposed Design Guidelines established for the Specific Plan. In addition, the following conditions apply:
- a. **Detention Basins and Storm Drain Facilities.** All enclosed detention basins or storm drain facilities shall have decorative wrought iron fencing with decorative pilasters every 100' feet or perimeter wall corner, or lot line corner. If the detention basin abuts a residential property, a 6' foot decorative block wall is required.
 - b. **Wall and fencing.** Wall and fencing for the perimeter and interior property lines that comply with the requirements identified in the Design Guidelines. Split-face block walls shall be used for all returns between residences and along all side yards adjacent to a street.
 - c. **Primary Entry Identification Signage.** Primary entry identification signage in accordance with the Design Guidelines.
 - d. **Neighborhood Entry Signage.** Neighborhood entry signage in accordance with the Design Guidelines.
 - e. **HOA Park Signage.** HOA Park Signage in accordance with the Design Guidelines.
 - f. **Trailhead Markers.** Trailhead Markers signage at points where a trail connects to a roadway or intersection in accordance with the Design Guidelines.
33. **Construction Practices.** To reduce potential noise and air quality nuisances, the following items shall be listed as "General Notes" on the construction drawings:
- a. Construction activity and equipment maintenance is limited to the hours between 7:00 a.m. and 7:00 p.m. Per Zoning Ordinance, Noise Control, Section 7.34.060, it is unlawful for any persons between the hours of 7:00 p.m. of any day and 7:00

- a.m. of the following day, or on a legal holiday, or on Sundays to erect, construct, demolish, excavate, alter or repair any building or structure in a manner as to create disturbing excessive or offensive noise. If any deviations from the construction hours are deemed necessary, it first must be requested with the building inspector identifying why this must occur and the time frame it is needed along with necessary provision to mitigate noise impact. The approval of this request is subject to the review and approval of the Building Official.
- b. Building Department Construction activity shall not exceed 80 dBA in residential zones in the City.
 - c. Construction routes are limited to City of Perris designated truck routes or otherwise approved by the Building Official.
 - d. Water trucks or sprinkler systems shall be used during clearing, grading, earth moving, excavation, transportation of cut or fill materials and construction phases to prevent dust from leaving the site and to create a crust after each day's activities cease. At a minimum, this would include wetting down such areas in the later morning and after work is completed for the day and whenever wind exceeds 15 miles per hour.
 - e. A person or persons shall be designated to monitor the dust control program and to order increased watering as necessary to prevent transport of dust off-site. The name and telephone number of such persons shall be provided to the City.
 - f. Project applicant shall require contractor to provide construction site electrical hook ups for electric hand tools such as saws, drills, and compressors as practical to eliminate the need for diesel powered electric generators or provide evidence that electrical hook ups at construction sites are not practical or prohibitively expensive.
34. **Water Resources Control Board.** Prior to issuance of Building Permits, the applicant shall submit a copy of the State Water Resources Control Board permit letter with the WDID number to Planning Staff.
35. **Fees.** The developer shall pay the following fees according to the timeline noted.

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

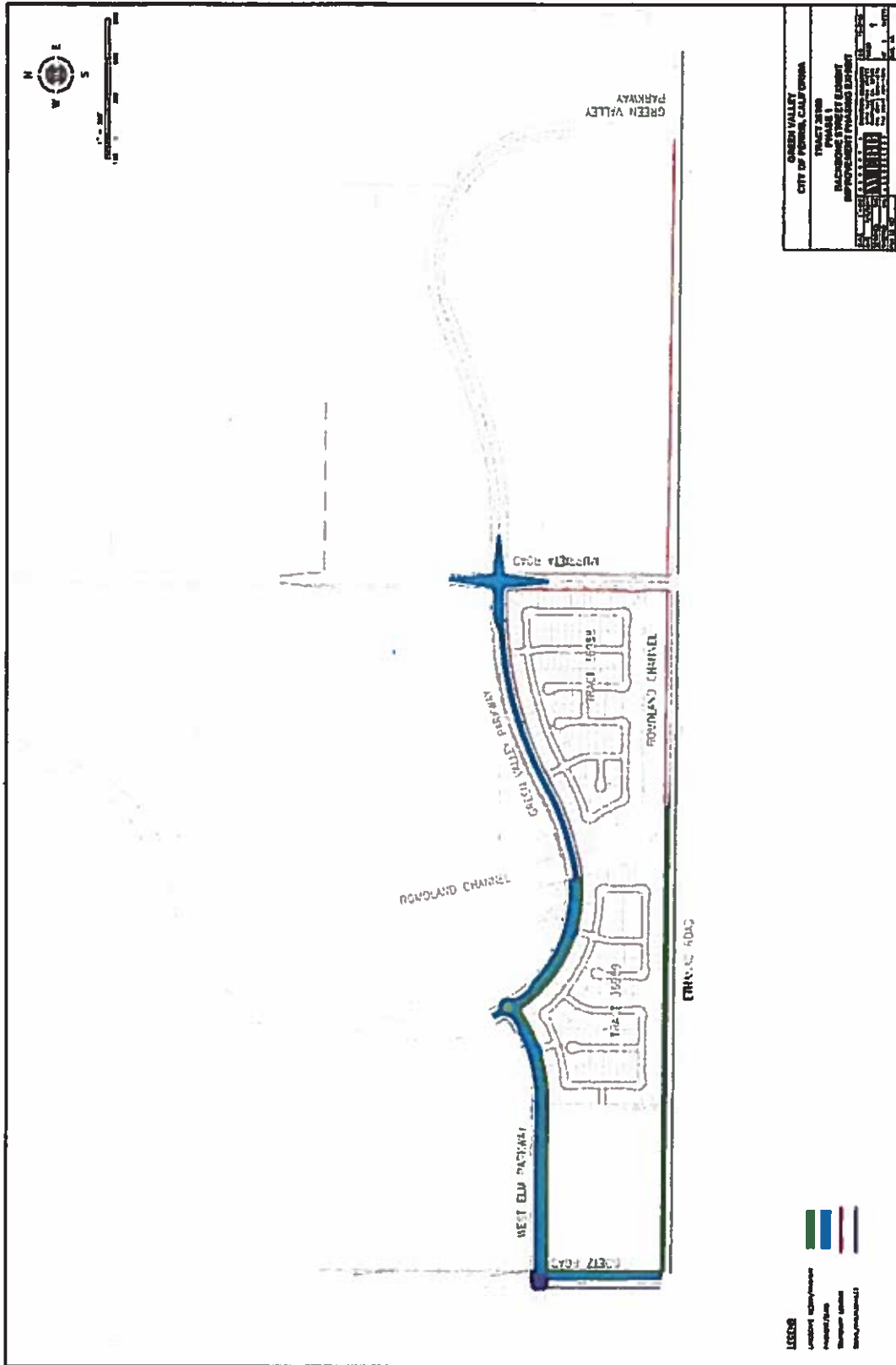
- a. Stephen's Kangaroo Rat Mitigation Fees of \$500.00 per acre;
- b. Multiple Species Habitat Conservation Plan fees currently in effect;
- c. Current statutory school fees to all appropriate school districts;
- d. Any outstanding liens and development processing fees owed to the City;
- e. Prior to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

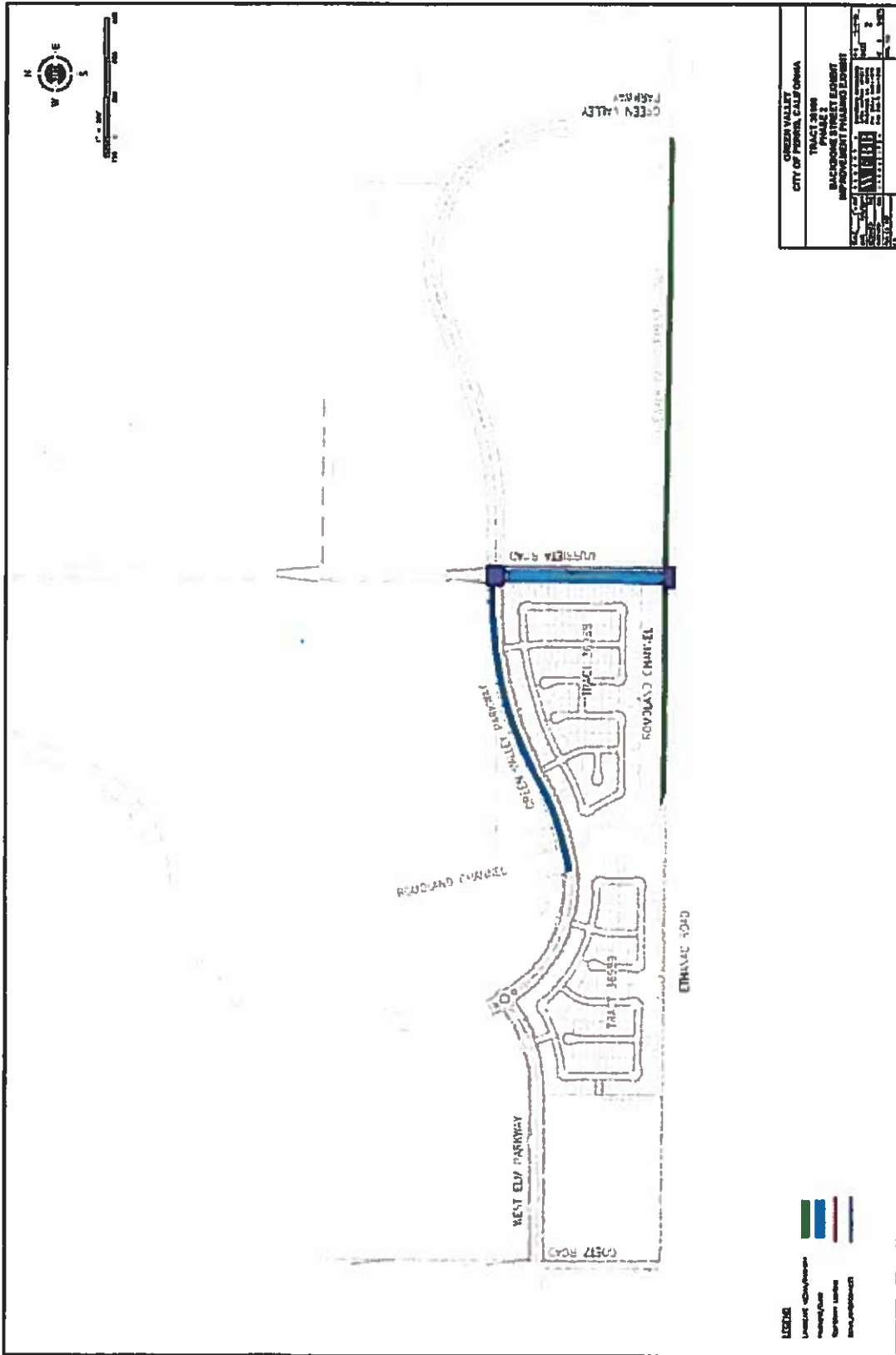
36. **Landscaping Plans.** Prior to issuance of building permits, three (3) copies of Construction Landscaping and Irrigation Plans shall be submitted to the Planning Department for approval and shall be accompanied by the appropriate filing fee. The landscape and irrigation plan shall be prepared by a registered landscape architect and conform to the requirements of Chapter 19.70 of the Municipal Code. The location, number, genus, species, and container size of the plants shall be shown. The landscaping shall be consistent with the conceptual landscape plan. The following shall apply:
- a. **Accent Landscaping.** The following treatments, consistent with the conceptual landscape drawings in the Design Guidelines or as conditioned herein, are required:
 - Shade trees (are required along the Romoland Channel and entry trail connection points.
 - Large trees (36" box) shall contribute to the landscape design at all main entrances to the project site.
 - b. **Street Trees.** All street trees shall be 24-inch box size or larger, and planted a maximum of 30 feet on center within the parkway. Corner lots have three (3) street trees, minimum of one (1) street tree for every 30 lineal feet of street frontage.
 - c. **Parkway Landscape and Irrigation.** All parkways shall be provided with landscape and automatic irrigation.
 - d. **Front Yard Trees.** A minimum of two (2) fifteen (15) gallon front yard trees shall be provided for each residential lot.
 - e. **BMPs for Water Quality.** All BMPs (vegetated swales, detention basins, etc.) shall be indicated on the landscape plans with appropriate planting and irrigation. The detention basins shall provide minimum 24" inch box trees with shrubs or combination with ground cover. Perennial grass mix is prohibited.
 - f. **Slopes.** Slopes that are 3:1 or steeper and 4 feet or higher, shall have one approved tree for every 400 square feet, with 70% of shrubs 10 gallon sized, and 30% being 5 gallon sized. All slopes shall include automatic irrigation and erosion control fabric. Trees will be planted on flat sections of trails along slope.
 - g. **Water Conservation.** Landscaping must comply with AB 325 for water conservation or other current policy or regulation at such time of development. See Chapter 19.70 (cityofperris.org) for water conservation calculations (MAWA).
 - h. **Maintenance.** All required landscaping shall be maintained in a viable growth condition.
 - i. **Irrigation Rain Sensors.** Rain sensing override devices shall be required on all irrigation systems (PMC 19.70.040.D.16.b) for water conservation. Soil moisture sensors are required.
 - j. **Landscape Inspections.** The project applicant shall inform the on-site project manager and the landscape contractor of their responsibility to call for final landscape inspection after all the landscaping and irrigation have been installed and is completely operational. Before calling for final inspections a "Certificate of Compliance" form shall be completed and signed by the designer/auditor responsible for the project, and this form must be submitted to the project planner. The project planner will need to sign off on the "Certificate of Compliance" to signify code compliance.

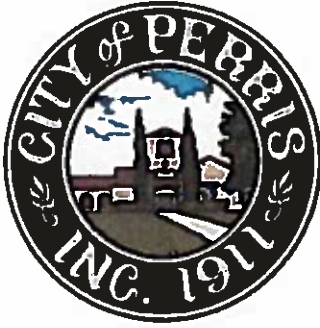
Prior to Issuance of Occupancy Permits:

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

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







CITY OF PERRIS

HABIB MOTLAGH, CITY ENGINEER

CONDITIONS OF APPROVAL

P8-1276

May 24, 2017, Revised June 6, 2017

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

With respect to the Conditions of Approval for the above referenced project, the City of Perris requires that the land divider provide the following street improvements and/or road dedications in accordance with the City of Perris Municipal Code Title 18, the Green Valley Specific Plan and its amendments. It is understood that the map correctly shows all existing easements, traveled ways, and drainage courses with appropriate Q's and that their omission may require the map to be resubmitted for further consideration. These Ordinances and the following conditions are essential parts and requirement occurring in ONE is as binding as though occurring in all. They are intended to be complimentary and to describe the conditions for a complete design of the improvements. All questions regarding the true meaning of the conditions shall be referred to the City Engineer's office.

1. Drainage and flood control facilities and improvements shall be provided in accordance with Riverside County Flood Control and Water Conservation District and the City of Perris requirements and standards. The following drainage related conditions are the requirements of this project:
 - a. Onsite drainage facilities located outside of right-of-way if required shall be constructed within dedicated drainage easements. Any work within Riverside County Flood Control right-of-way requires their review and approval.
 - b. The property's street and lot grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage area. No ponding

DEPARTMENT OF ENGINEERING
170 WILKERSON AVE., SUITE D, PERRIS, CA 92570-2200
TEL.: (951) 943-6504 - FAX: (951) 943-8416

EXHIBIT - A

or concentration of water to upstream and downstream properties shall be permitted.

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

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

- e. All grading and drainage improvements shall comply with NPDES and Best Management Practices. Erosion control plans shall be prepared and submitted to Water Quality Board and the City as part of the grading plans.
- f. This project is located within the mapped 100-year flood plain. Prior to issuance of any permit, the Conditional Letter of Map Revision (CLOMR) shall be submitted. Prior to issuance of any building permits, the final Letter of Map Revision (LOMR) shall be submitted.

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

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

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

13. Construction of offsite improvements along Ethanac Road, West Elm Parkway (Fieldstone Drive), Green Valley Parkway, and Goetz Road including parkway and median improvements as stipulated in Green Valley Specific Plan conditions including all amendments shall be required and completed and as follows:

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

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

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

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

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

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

- o Ethanac Road shall be fully improved as shown in the proposed cross section from the transition just west of Case Road to Goetz Road including landscaped median, signal construction at Ethanac Road and Murrieta Road, and signal modification at Ethanac Road and Goetz Road.

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

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

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

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

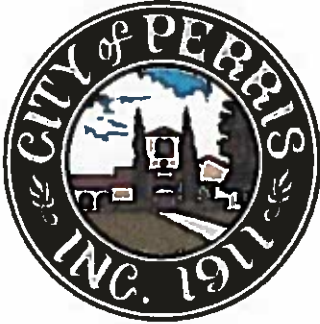
The developer shall be responsible to construct all parkway and median improvements as shown on the tentative map and as approved by Planning Department. These improvements are required and not included in City's project or as identified in project MOU.

14. Installation of trails, landscaping, sidewalk, fencing, and other improvements along Ethanac Road, and Green Valley Parkway per specific plan and as conditioned by Planning Department. Installation of double retaining wall and maximum 3:1 slopes shall be required to provide for easy maintenance of this area and improve visual aspect of improvements.
15. Proper maintenance of Line "A", the evacuation channel and connection to San Jacinto River is critical to eliminate standing water. The applicant shall secure an agreement with RCFC to maintain these facilities.
16. Driveways adjacent to three and four way intersections shall be located in a manner to minimize conflict with signage / striping and sight distance for residents. Traffic calming improvements shall be installed and recommended by applicant's Traffic Consultant.
17. Existing conduits/cables 65kv or under shall be removed and undergrounded along project frontage. Undergrounding of

utilities may be phased as shown on attached "Phasing of Underground Power Lines" exhibit.

18. Reference is made to RCFC letter dated February 7, 2017 regarding construction of offsite drainage facilities located in City of Menifee. The City of Perris is in support of proper implementation of Master Planned Facilities, however in this case, it is our recommendation that the applicant only install the portion of offsite drainage improvements as to protect the road from 10-year flooding. The projects located in Menifee when developed shall be burdened and conditioned to implement the balance of the drainage improvements as necessary.
19. Any work within RCFC and City of Menifee right-of-way requires their approval.
20. All open space areas and proposed walkways shall be improved in a manner to provide for proper maintenance.

Habib Motlagh
Habib Motlagh
City Engineer



CITY OF PERRIS

HABIB MOTLAGH, CITY ENGINEER

CONDITIONS OF APPROVAL

P8-1275

May 24, 2017

Tr. 36988 - Green Valley Specific Plan (Construction Phase II)

With respect to the Conditions of Approval for the above referenced project, the City of Perris requires that the land divider provide the following street improvements and/or road dedications in accordance with the City of Perris Municipal Code Title 18, the Green Valley Specific Plan and its amendments. It is understood that the map correctly shows all existing easements, traveled ways, and drainage courses with appropriate Q's and that their omission may require the map to be resubmitted for further consideration. These Ordinances and the following conditions are essential parts and requirement occurring in ONE is as binding as though occurring in all. They are intended to be complimentary and to describe the conditions for a complete design of the improvements. All questions regarding the true meaning of the conditions shall be referred to the City Engineer's office.

1. Drainage and flood control facilities and improvements shall be provided in accordance with Riverside County Flood Control and Water Conservation District and the City of Perris requirements and standards. The following drainage related conditions are the requirements of this project:
 - a. Onsite drainage facilities located outside of right-of-way if required shall be constructed within dedicated drainage easements. Any work within Riverside County Flood Control right-of-way requires their review and approval.
 - b. The property's street and lot grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage area. No ponding or concentration of water to upstream and downstream properties shall be permitted.

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

EXHIBIT - A

c. All drainage facilities with exception of nuisance drainage improvements as indicated below shall be designed to convey the 100-year storm runoff. At all new and existing intersections (on and offsite), minimum 18" storm drain and catch basins to eliminate nuisance runoff from cross-gutter shall be installed and connected to existing and proposed storm drain facilities.

d. A detailed hydrology report and hydraulic calculation shall be submitted to the City for review and approval. The report shall address the offsite flow, accumulative onsite runoff and the impact to adjacent downstream properties.

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

e. All grading and drainage improvements shall comply with NPDES and Best Management Practices. Erosion control plans shall be prepared and submitted to Water Quality Board and the City as part of the grading plans.

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

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

g. Dedication of additional right-of-way along Romoland Line "A" per adopted master plan shall be required. All improvements within this channel shall be reviewed and approved by RCFC.

2. Install or modify traffic signal and interconnect at the intersections of Goetz Road / West Elm Parkway, Goetz Road / Ethanac Road, and Murrieta / Green Valley with interconnect to Murrieta Road at Ethanac per City and Riverside County Standards.

3. All interior streets shall be improved with curb/gutter located 20' on either side of centerline within 60' dedicated right-of-way.

4. Streetlights shall be installed along all interior / exterior streets including Green Valley Parkway and Murrieta Road.

5. 6' wide concrete sidewalk or as required by Planning shall be installed throughout this project including offsite streets.
6. The proposed development is in the service area of Eastern Municipal Water District. The applicant shall provide water and sewer facilities to this development and comply with EMWD, Fire Department, and Health Department's requirements.
7. Prior to issuance of any permit, the developer shall sign the consent and waiver forms to join the landscaping, flood control, street maintenance, and lighting districts. The developer shall maintain the landscaping for a period of one year after acceptance of these improvements and pay the 18-month advanced energy charges for streetlights. All storm drain facilities including basins, catch basins, and pipes not maintained by RCFC shall be annexed to the City of Perris.
8. On and offsite street, drainage, water, sewer, signal, striping, signing, streetlight, grading, and erosion control plans along with hydrology and hydraulic reports shall be submitted to the City Engineer's office and RCFC for review and approval.
9. The street design and improvement concept of this project shall be coordinated with the adjacent projects.
10. Open spaces/trails and basins shall be reviewed and approved by Planning Department.
11. Additional traffic calming improvements including signing/striping, bulbout as recommended by applicant's Traffic Engineer shall be installed throughout the project.
12. Installation of median landscaping along the perimeter streets as conditioned by Planning and as needed per Green Valley Specific Plan.
13. Construction of offsite improvements, as stipulated in the Green Valley Plan conditions, including all amendments, shall be completed.
 - o Green Valley Parkway shall be fully improved from the Romoland Channel (beginning of transition from Phase 1 construction) to Murrieta Road, including parkway landscaping. Green Valley Parkway shall have permanent street lighting installed from Romoland Channel to Murrieta Road. Temporary lights shall be removed.

- o West Elm Parkway, full improvements along project frontage, per approved cross section.
- o Murrieta Road shall be fully improved from Green Valley Parkway to Ethanac Road. Murrieta Road shall have permanent street lighting installed from Green Valley Parkway to Ethanac Road. Temporary lights shall be removed.
- o Ethanac Road parkway landscaping shall be from the Romoland Channel to Murrieta Road.

If SCE did not permit temporary fixtures with Phase 1 Construction, the above mentioned facilities should have been constructed in Phase 1. If for whatever reason, they were not completed in Phase 1 construction, they will be required prior to release of any building permits for Phase 2 construction.

Full improvements shall include installation of pavement to ultimate width, sidewalk, curb and gutter, trails, fencing and other improvements as shown in the proposed cross sections. And as conditioned by the Planning Department. Installation of double retaining wall and maximum 3:1 slopes shall be required to provide for easy maintenance of these areas and to improve visual aspect of improvements.

If Phase 1 is not completed prior to permit issuance for Construction Phase 2, construction shall include:

- o Goetz Road improvements shall be from Ethanac Road to West Elm Parkway (Fieldstone Drive) and transition to the north, including parkway and median landscaping, and signal modifications.
- o West Elm Parkway (Fieldstone Drive) from Goetz Road and extension to Green Valley Parkway shall be fully improved per sections shown on the map including parkway and landscaped median.
- o Green Valley Parkway from the round-about @ West Elm Parkway (Fieldstone Drive) to the crossing at Line "A" shall be fully improved as shown on tentative map including landscaped median/parkway. The proposed bridge over Line "A" shall be partially improved to accommodate a minimum of 32' of pavement and 6' sidewalk. Green Valley Parkway from the bridge to Murrieta Road shall be improved with minimum of 32' of paving. The intersection of Murrieta Road and Green Valley Parkway shall be improved to

accommodate left, right turn dedications with adequate accel and decel transition lanes (all directions).

- o Ethanac Road shall be fully improved as shown in the proposed cross section from the transition just west of Case Road to Goetz Road including landscaped median, signal construction at Ethanac Road and Murrieta Road, and signal modification at Ethanac Road and Goetz Road.

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

The developer shall contribute their fair share of additional improvements to Ethanac Road as specified in the SP and in coordination with the Ethanac Widening Project.

14. Proper maintenance of Line "A", the evacuation channel and connection to San Jacinto River is critical to eliminate standing water. The applicant shall secure an agreement with RCFC to maintain these facilities.
15. Driveways adjust to three and four way intersections shall be located in a manner to minimize conflict with signage / striping and site distance for residents. Traffic calming improvements shall be installed and recommended by applicant's Traffic Consultant.
16. Existing conduits/cables 65kv or under shall be removed and undergrounded (Ethanac/Murrieta and Goetz Road) along project frontage. Construction of electrical improvements may be phased as shown on the attached "Phasing of Underground Power Lines" exhibit.
17. Reference is made to RCFC letter dated February 7, 2017 regarding construction of offsite drainage facilities located in City of Menifee. The City of Perris is in support of proper implementation of Master Planned Facilities, however in this case, it is our recommendation that the applicant only install the portion of offsite drainage improvements as to protect the

road from 10-year flooding. The projects located in Menifee when developed shall be burdened and conditioned to implement the balance of the drainage improvements as necessary.

18. Any work within RCFC and City of Menifee right-of-way requires their approval.
19. All open space areas and proposed walkway shall be improved in a manner to provide for proper maintenance.

Habib Motlagh
Habib Motlagh
City Engineer

PRELIMINARY LANDSCAPE REVIEW (OFF-SITE)

Page 1 of 4

Park Services



Date: February 22, 2016
To: Kenneth Phung
City of Perris, Planning Department
From: Greg Zoll, Landscape Architect
City of Perris Park Services Division

Planning Case : PR-15-05181 Green Valley Preliminary Review

Project: Green Valley Specific Plan north of Ethanac west of Murrieta

Reviewed By: Greg Zoll, City of Perris, Park Services Manager, Landscape Architect

Phone: (951) 355-3924 **Email:** gzoll@cityofperris.org

Comments:

Conditions for Installation of Off Site City Maintained Areas:

1. Use of low water use climate appropriate landscape is required. Contact the Park Services Manager (951) 355-3924 prior to submittal of the Conceptual Landscape Plan to schedule a meeting to discuss the proposed project frontage and the integration into the surrounding landscapes.
2. Recycled Water-If applicable: The project landscape architect shall coordinate with EMWD to verify if the site will be served with recycled water and design all irrigation and landscape plans to meet the requirements of EMWD and provide additional irrigation components as needed.
3. The project is located within an existing landscape corridor and is required to integrate the following landscapes and corridor designs:
 - a. Monument Park landscaped parkways located on the north side of Ethanac Road west of Goetz.
3. Provide on all plans the delineation of off site landscape areas to be installed including landscape easements and dedications for City maintained off site landscape areas as indicated on the marked up lotting exhibit attached.
4. Overlay any required / proposed storm water BMP improvements with proposed amenities and basin / swale landscape treatments within the off site landscape areas.
5. All off site areas are to be limited to a 3:1 slope maximum with 12" of level ground at the top of the slope and 18" at bottom of the slope. Partially retaining perimeter walls may be required to achieve the off site grading conditions. Footings of perimeter walls, retaining walls, monumentation, and fences are to have 6" of cover.
6. It is the intent that all property line walls abutting LMD areas are to be located 100% within private property with the wall face constructed 6" from the property line.

General Requirements for Installation of Off Site City Maintained Areas:

1. **Maintenance Responsibility Map and Conceptual Landscape Plan**

The applicant is to prepare a colored maintenance responsibility map on a 22 x 34 inch sheet. The map is to identify and provide square footages for areas to be maintained by the property owner (On-Site) and areas to be maintained by the City (Off-Site). The map must also indicate any easements including any proposed landscape maintenance easements required by the City.



Planning Case : PR-15-05181 Green Valley Prelim Review

Project: Green Valley Specific Plan north of Ethanac west of Murrieta

Reviewed By: Greg Zoll, City of Perris, Park Services Manager, Landscape Architect

Phone: (951) 355-3924 **Email:** gzoll@cityofperris.org

Comments (continued):

2. Conceptual Landscape Plan

Prior to submittal of working drawings the applicant is to provide the Park Services Department with a conceptual landscape plan for the Off-Site landscape areas. The conceptual landscape plan is to be drawn to scale and provide a representation of overall intent for the landscaped frontage and other City maintained areas. Elements of this Conceptual Landscape Plan shall include but not be limited to:

- a. Landscape Limits – Limits of right-of-way areas or easement areas, defined by concrete mow curb, fully dimensioned, that are to be annexed into the Landscape Maintenance District,
- b. A planting palette and hardscape plan intended to meet the design intent of the Landscape Guidelines in effect for the area; or if no such guidelines exist the design intent of neighboring development, as determined by the Park Services Division
- c. An irrigation schematic identifying water and electrical service locations.

3. Landscape Working Drawings

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 and the most current off-site landscape standards available from the Park Services Division. The location, number, genus, species, and container size of the plants shall be shown. This landscape plan shall be titled "LMD Off-site Landscape Plans," and shall be exclusive of any private property, on-site landscaping. Elements of the landscape plans 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.
- b. Irrigation – A list of irrigation system components intended to meet the performance, durability, water efficiency, and anti-theft requirements for Perris Park Services Division landscape areas as determined by the Perris Park Services Division. Components shall include, but not be limited to Salco or GPH flexible PVC risers, an ET based controller with weather station (Calsense or equal), Sentry Guard Cable Guard and Union Guard, and backflow Wilkens Model 375 (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. 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



Planning Case : PR-15-05181 Green Valley Prelim Review

Project: Green Valley Specific Plan north of Ethanac west of Murrieta

Reviewed By: Greg Zoll, City of Perris, Park Services Manager, Landscape Architect

Phone: (951) 355-3924 **Email:** gzoll@cityofperris.org

Comments (continued):

flood control district. Show location of electrical meter for Traffic signal and street lighting, on respective plans. Coordinate location of meters on conceptual landscape and civil engineering plan. Electrical meter pedestals are to be located in locations that are easily accessible to maintenance staff while not visually obtrusive in the street scene, and away from street intersections.

- e. **Controllers-**The off-site irrigation controller specified is required to work within the parameters of the City's established central control irrigation network. The off-site irrigation controller, electrical meter, and water meter are to be located within the right of way (preferably within the off-site landscape area). All point of connection equipment including irrigation controller pedestals, electrical meter pedestals, and backflow preventers are to be located in locations that are easily accessible to maintenance staff while not visually obtrusive in the street scene, and away from street intersections. Backflow preventers are to be screened on all sides with (5) gallon plant material.

4. Cost Estimate and Landscape Maintenance Bond

- a. The applicant shall provide the City of Perris Park Services Division with an estimation of landscape construction costs prior to off-site landscape plan approval.
- b. The applicant is required to provide the City of Perris with a landscape maintenance bond, in the amount of the total estimated landscape construction cost provided. The bond will be held by the city for a minimum of one year (365 days) in security for the maintenance of the off-site landscape areas. Following the one year maintenance period, a Park Services representative will conduct a One Year Acceptance Inspection with the applicant or property owner prior to assuming maintenance responsibilities of the off-site landscape area.

Plan Specific Requirements

Comm #	Page	Comment
1	3-28	Landscape should be composed of 20% negative (non-planted) space including Boulders, cobble, and decomposed granite.
2	3-28	Larger shrubs are to only be used where they area allowed to reach mature size and will not require regular pruning to keep them from protruding into the landscape areas.
3	3-28	Use low growing plant material in parkways to maintain visibility from the street to the sidewalk. Large shrubs that require pruning of the plant to maintain height excluding flower stalks are not to be used. Plantings of low growing grasses and ground covers are recommended.
4	3-28	A 12" maintenance band is to be installed on both sides of the landscaped median.



Planning Case : PR-15-05181 Green Valley Prelim Review

Project: Green Valley Specific Plan north of Ethanac west of Murrieta

Reviewed By: Greg Zoll, City of Perris, Park Services Manager, Landscape Architect

Phone: (951) 355-3924 **Email:** gzoll@cityofperris.org

Comments (continued):

Comm #	Page	Comment
5	3-28	Plant material on both sides of the walk and near curbs is to be low growing ground covers and grasses as to limit the intrusion into the walkway and road space.
6	3-28	Identify if rest points are going to be located along extended lengths of sidewalks along major vehicle corridors.
7	3-29	See page 3-28 comments
8	3-30	Large shrubs should be placed to allow for placement of foreground shrubs and should not require heavy pruning to maintain shape or size.
9	3-30	See page 3-28 comments
10	3-31	Internal LMD areas such as side yards along connecting streets are to be 4' minimum in width to allow for planting in the parkways and between the block walls and side walk. Mow curbs are to be installed to separate private and LMD areas.
11	3-32	See Page 3-31 Comments
12	3-33	See Page 3-30 Comments
13	3-34	See Page 3-30 Comments
14	3-34	Only low shrubs, groundcovers, and grasses are to be used at the median noses.
15	3-35	Page 3-30 Comments apply
16	3-36	Page 3-28 Comments apply
17	3-37	Page 3-28 Comments apply
18	3-44	Provide amenities plan for LMD and Park areas indicating all benches, trashcans, pet waste stations, etc.
19	3-48	All fence to post connections are to be field welded. All panel pickets and rails are to be welded.
20	3-49	No wood fencing is permitted to for the boundary with LMD areas.
31	3-50	Unless specifically placed within LMD areas, glass / Masonry combination and masonry property line walls are to be constructed so that the wall face is located 6" from the property line placing 100% of the above grade portions of the wall on private property.
32	1	See Lotting Exhibit markup for LMD areas

MEMORANDUM

101 North "D" Street, Perris, CA 92570

TO: Kenneth Phung, Contract Planner
FROM: Darren Madkin, Deputy City Manager *DM*
DATE: December 9, 2015
SUBJECT: DG 15-00006, TTM 36989 (15-05180) & TTM 36999 (15-05181)
APPLICANT: Patrice Parker, Raintree Investment Group (REVISED 4/13/16)

Community Services/Recreation staff have reviewed project Green Valley Specific Plan and offer the following comment(s):

- Ordinance Number 953 F.1-7 specifies that whenever a specific plan, tentative tract map, residential tentative parcel map, or multi-family residential development proposal is submitted to the Community Development Department, it must be accompanied by a written statement from the applicant stating their intention to dedicate land, pay fees in lieu thereof, or a combination of both for park and recreational purposes. The applicant has indicated the intent to develop a community park with the second phase of the proposed development. The developer shall design, install and complete full improvements in the park. However, the land for the park shall be dedicated to the City concurrent with the recording of the final map of the first phase of the development. The Developer shall furnish to City (i) a performance bond securing Developer's faithful performance of the park, in the amount of one hundred percent (100%) of the estimated construction costs, and (ii) a labor and materials bond in an amount equal to fifty percent (50%) of the estimated construction costs. The foregoing bonds shall be in a form and content approved by City or otherwise approved by the City Attorney, and shall be issued and executed by an insurance company or bank authorized to transact surety business in the State of California.

There is no written statement describing the proposed park. Please include a letter/preliminary site plan describing the park and amenities. Refer to the City of Perris Parks and Recreation Master Plan, page 4-26, for community park development guidelines.

- The map or site plan for this project does not show the location of the proposed parkland dedication.
- The City of Perris adopted Ordinance #953 requiring Developers to dedicate parkland as a condition of approval for tentative tract maps at a standard of 5 acres of parkland per 1000 residents (1 acre per 200 residents). The parkland dedication required for the proposed tract maps is 6.59 acres.

Total units to be constructed – 317
317 units x 4.16 persons per unit = 1,318 total population
1318 ÷ 200 = 6.59

- The proposed parkland falls below the minimum size for a park.
- The proposed parkland lies in a floodplain/floodway which impacts the available area for development of park improvements. The following terms are recommended:
- Other comments: The City of Perris Trail Master Plan prioritized bikeway projects in the City. The project frontage on Ethanac Road is a Tier 1 project (highest priority) and the frontage on Murrieta Road is a Tier 2 project. Include striping for a Class 2 bike lane on Murrieta Road and Ethanac Road. The Park monumentation shown with the landscape design guidelines (page 3-13) does not comply with City standards. See attached park monumentation for community parks in Perris.

EXHIBIT -A



Dennis Grubb and Associates, LLC

Assisting Cities Build Safe Communities

Fire Department Development Review Comments

July 10, 2010

City of Perris
Attn: Kenneth Phung
135 N. D Street
Perris, CA 92570-2200

Subject: Development Review for TTM 36988; DPR 15-05181

As requested a review of the subject property was completed. Please apply the following conditions:

1. Prior to the issuance of a building permit, a fire department access plan shall be submitted to the city for review and approval. The fire department access plan shall comply with the requirements specified in the City of Perris Guideline for Fire Department Access & Water Requirements for Commercial & Residential Development, and the California Fire Code, Chapter 5.
2. All homes in the cul-de-sac where the street is longer streets than 150 feet shall have full fire sprinkler protection throughout all attic space. Since this conditions is outside the normal fire code allowance an alternated Means & Methods request pursuant to CFC 104.9 shall be submitted to the City Fire Marshal for review and approval prior to the issuance of a grading permit.

Respectfully,

Dennis Grubb, CFPE

EXHIBIT - A

12523 Limonite Ave., Ste 440-102, Mira Loma, CA 91752
(951) 218-5482 * fax (951)681-6860



Dennis Grubb and Associates, LLC

Assisting Cities Build Safe Communities

Fire Department Development Review Comments

July 10, 2016

City of Perris
Attn: Kenneth Phung
135 N. D Street
Perris, CA 92570-2200

Subject: Development Review for TTM 36989; DPR 15-05180

As requested a review of the subject property was completed. Please apply the following conditions:

1. Prior to the issuance of a building permit, a fire department access plan shall be submitted to the city for review and approval. The fire department access plan shall comply with the requirements specified in the City of Perris Guideline for Fire Department Access & Water Requirements for Commercial & Residential Development, and the California Fire Code, Chapter 5.
2. All homes in the cul-de-sac where the street is longer streets than 150 feet shall have full fire sprinkler protection throughout all attic space. Since this conditions is outside the normal fire code allowance an alternated Means & Methods request pursuant to CFC 104.9 shall be submitted to the City Fire Marshal for review and approval prior to the issuance of a grading permit.

Respectfully,

Dennis Grubb, CFPE

EXHIBIT - A

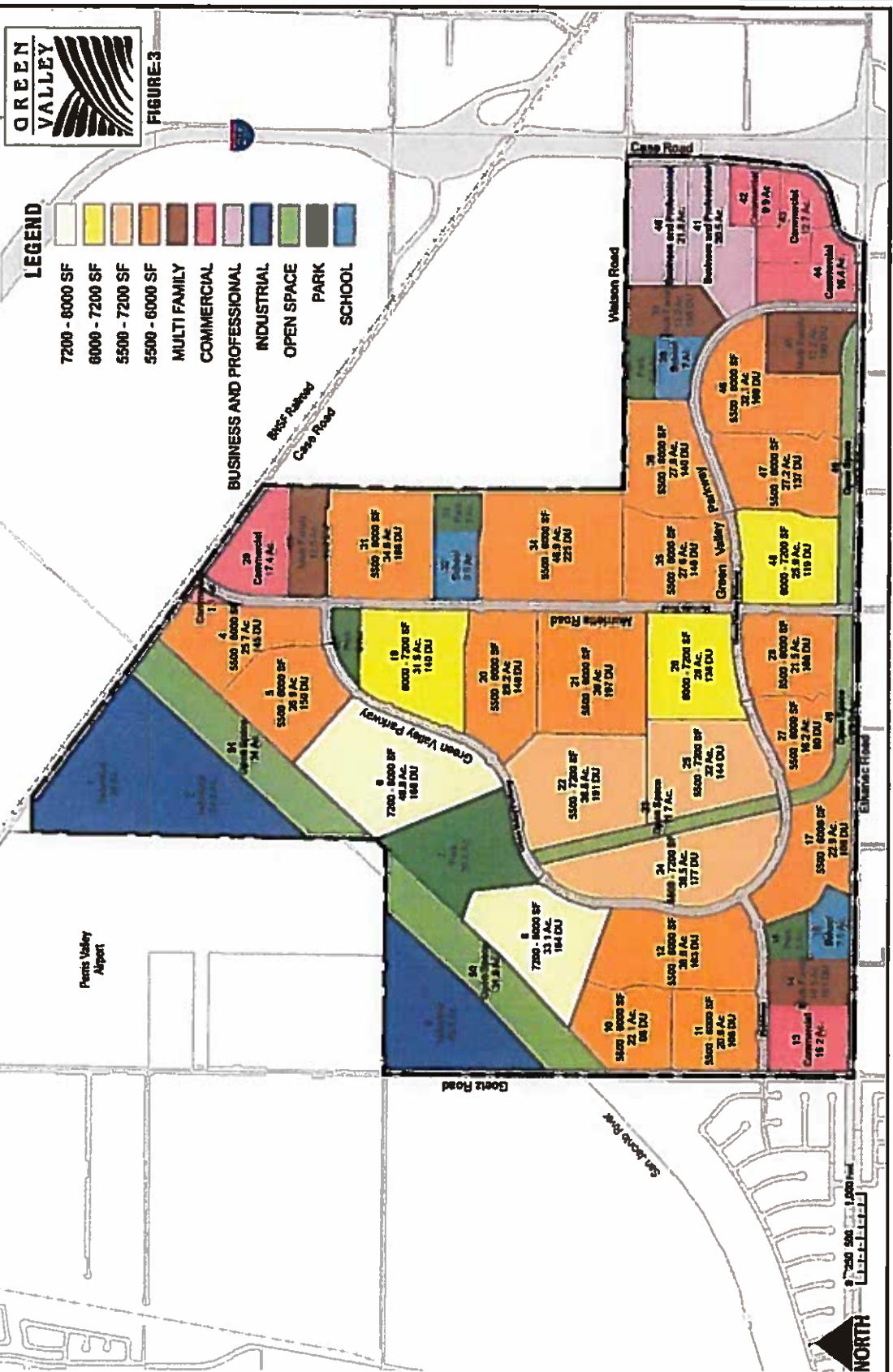
12523 Limonite Ave., Ste 440-102, Mira Loma, CA 91752
(951) 218-5482 * fax (951)681-6860

Vicinity & Aerial Map



Planning Commission – June 7, 2017
DG 15-00006, TTM 36989 & TTM 36988 – GVSP Tracts
Exhibit B

CONCEPTUAL LAND USE PLAN



SPECIFIC PLAN APPROVED LAND USE PLAN

EXHIBIT - C

CONCEPTUAL LAND USE PLAN

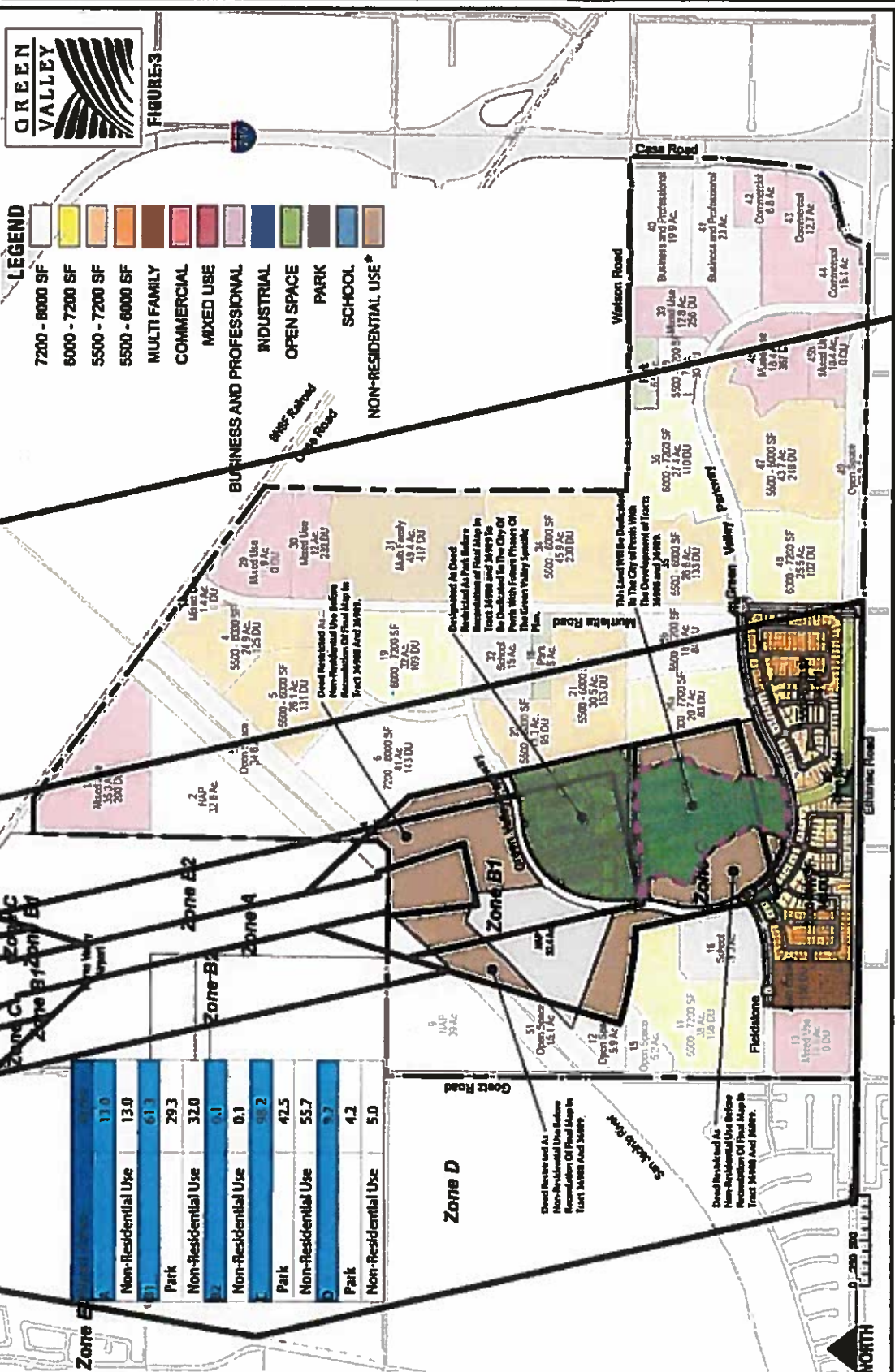


FIGURE-3

LEGEND

[Color]	7200 - 8000 SF
[Color]	6000 - 7200 SF
[Color]	5500 - 7200 SF
[Color]	5500 - 6000 SF
[Color]	MULTI FAMILY
[Color]	COMMERCIAL
[Color]	MIXED USE
[Color]	BUSINESS AND PROFESSIONAL
[Color]	INDUSTRIAL
[Color]	OPEN SPACE
[Color]	PARK
[Color]	SCHOOL
[Color]	NON-RESIDENTIAL USE*

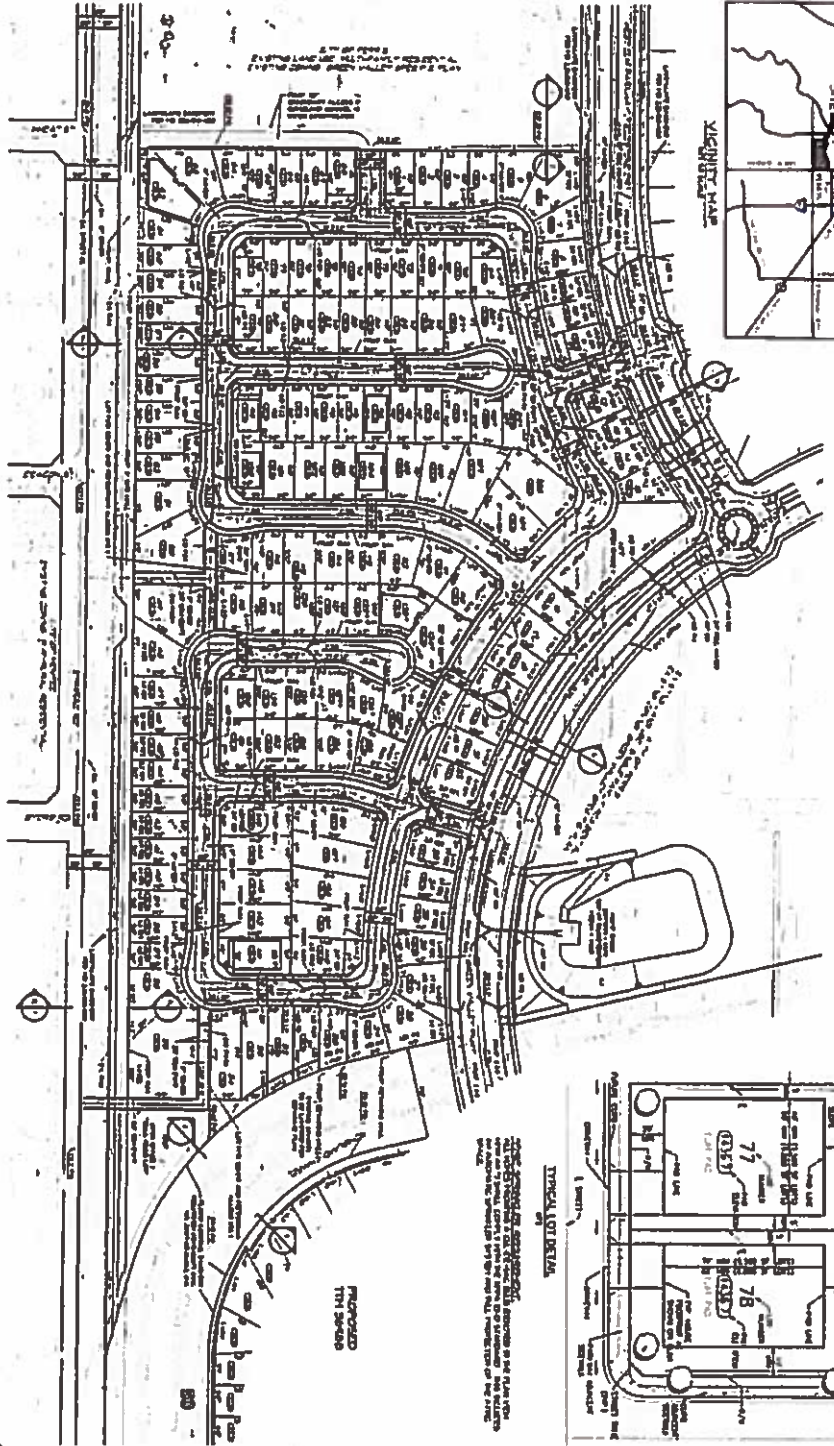
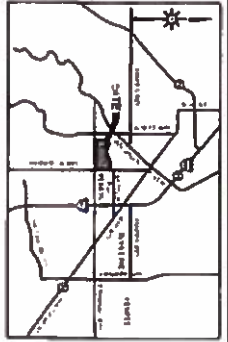
Zone E	11.0
Zone D	13.0
Zone C	61.3
Zone B2	29.3
Zone B1	32.0
Zone A	0.1
Zone B	0.1
Zone C	0.2
Zone D	42.5
Zone E	55.7
Zone F	0.7
Zone G	4.2
Zone H	5.0

ULTIMATE LAND USE PLAN - JUNE 9, 2016

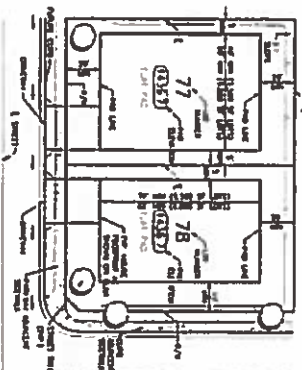
* Deed Restricted as Non-Residential Use prior to the recordation of Final Maps in Tract 34988 and 34989 to not allow the development of residential uses. This Non-Residential Use could include but not limited to parks, open spaces, community gardens, nursery, farming, mitigation land, and other commercial and industrial uses that are compliant with ALLUC standards.

EXHIBIT - E

CITY OF PERRIS, CALIFORNIA
TENTATIVE TRACT MAP NO. 36484
 LOCATED IN SECTION 8, T. 5, R. 3 W.



Lot No.	Area	Area	Area	Area	Area	Area	Area	Area	Area
1	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
2	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
3	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
4	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
5	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
6	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
7	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
8	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
9	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
10	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000



NOTE: THESE ARE NOT THE FINAL TRACT MAP PLANS. THE FINAL TRACT MAP PLANS SHALL BE PREPARED BY THE ENGINEER OF RECORD AND SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE CITY ENGINEER AND THE COUNTY ENGINEER. THESE PLANS ARE NOT TO BE USED FOR CONSTRUCTION.

GENERAL NOTES

1. ALL UTILITIES SHOWN ARE BASED ON RECORD PLANS AND FIELD SURVEY.
2. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND NO OBVIOUS OBSTRUCTIONS TO THE PROPOSED DEVELOPMENT.
3. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE CITY ENGINEER AND THE COUNTY ENGINEER.
4. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND NO OBVIOUS OBSTRUCTIONS TO THE PROPOSED DEVELOPMENT.
5. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE CITY ENGINEER AND THE COUNTY ENGINEER.

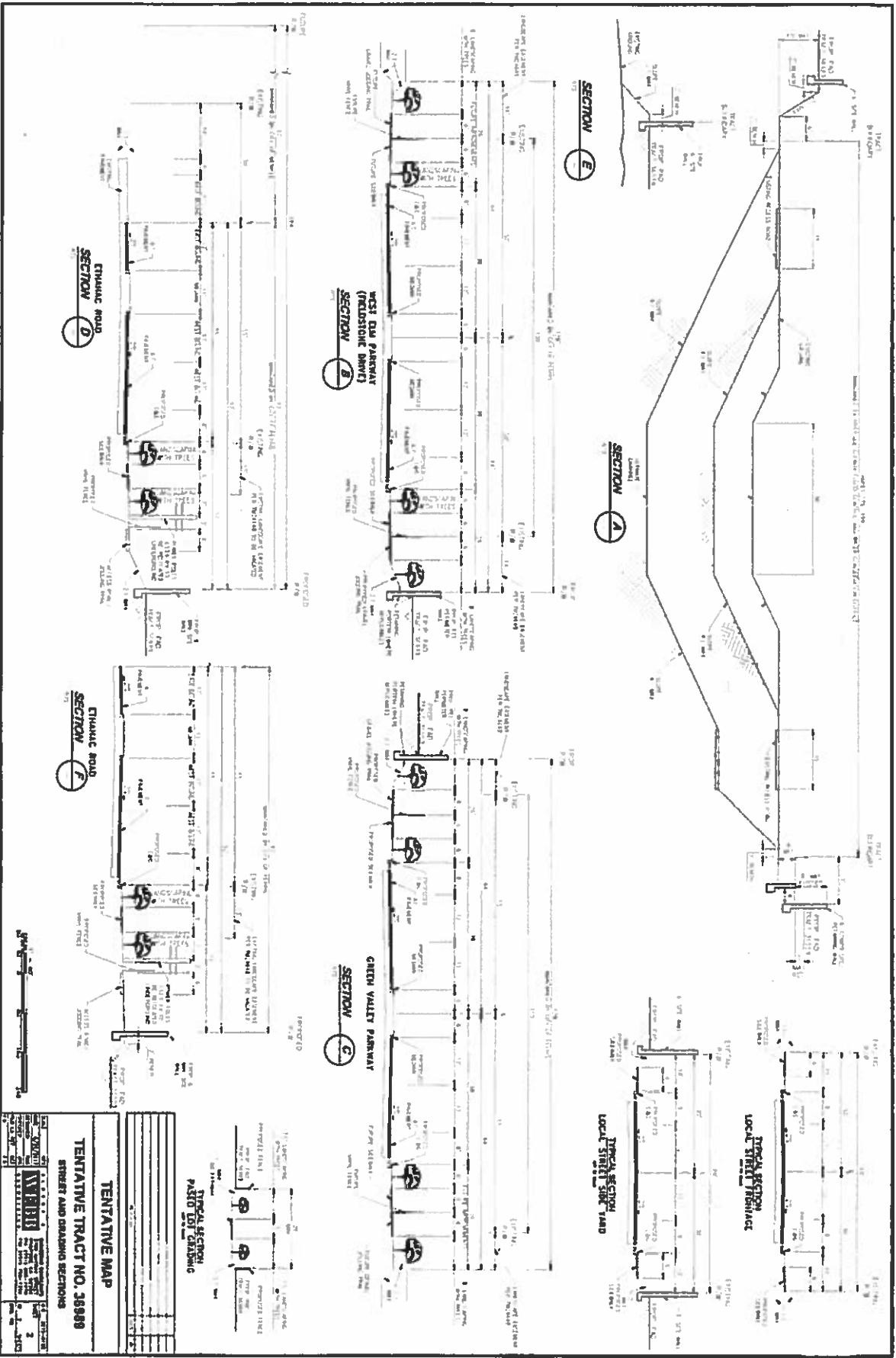


TENTATIVE MAP

TENTATIVE TRACT NO. 36484

SITE PLAN AND CONCEPTUAL GRADING

NO.	REVISION	DATE
1	ISSUED FOR PERMITS	10/15/2018
2	FOR REVIEW	11/01/2018
3	FOR REVIEW	11/15/2018
4	FOR REVIEW	12/01/2018
5	FOR REVIEW	12/15/2018
6	FOR REVIEW	01/01/2019
7	FOR REVIEW	01/15/2019
8	FOR REVIEW	02/01/2019
9	FOR REVIEW	02/15/2019
10	FOR REVIEW	03/01/2019
11	FOR REVIEW	03/15/2019
12	FOR REVIEW	04/01/2019
13	FOR REVIEW	04/15/2019
14	FOR REVIEW	05/01/2019
15	FOR REVIEW	05/15/2019
16	FOR REVIEW	06/01/2019
17	FOR REVIEW	06/15/2019
18	FOR REVIEW	07/01/2019
19	FOR REVIEW	07/15/2019
20	FOR REVIEW	08/01/2019
21	FOR REVIEW	08/15/2019
22	FOR REVIEW	09/01/2019
23	FOR REVIEW	09/15/2019
24	FOR REVIEW	10/01/2019
25	FOR REVIEW	10/15/2019
26	FOR REVIEW	11/01/2019
27	FOR REVIEW	11/15/2019
28	FOR REVIEW	12/01/2019
29	FOR REVIEW	12/15/2019
30	FOR REVIEW	01/01/2020
31	FOR REVIEW	01/15/2020
32	FOR REVIEW	02/01/2020
33	FOR REVIEW	02/15/2020
34	FOR REVIEW	03/01/2020
35	FOR REVIEW	03/15/2020
36	FOR REVIEW	04/01/2020
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41	FOR REVIEW	06/15/2020
42	FOR REVIEW	07/01/2020
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148	FOR REVIEW	12/01/2024
149	FOR REVIEW	12/15/2024
150	FOR REVIEW	01/01/2025

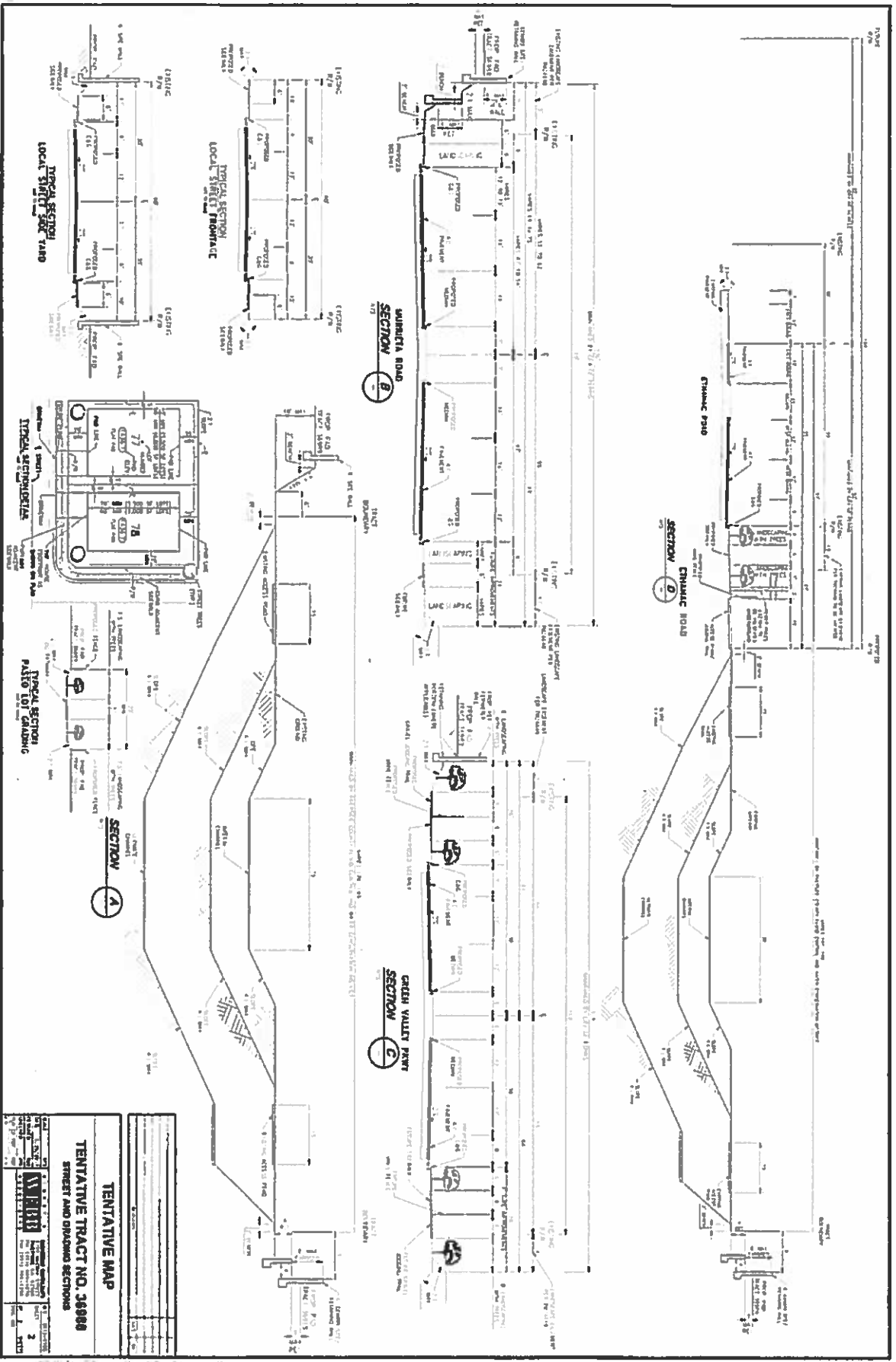


TENTATIVE MAP

TENTATIVE TRACT NO. 36988

STREET AND DRAINAGE SECTIONS

NO. 1	NO. 2	NO. 3	NO. 4
NO. 5	NO. 6	NO. 7	NO. 8
NO. 9	NO. 10	NO. 11	NO. 12
NO. 13	NO. 14	NO. 15	NO. 16
NO. 17	NO. 18	NO. 19	NO. 20
NO. 21	NO. 22	NO. 23	NO. 24
NO. 25	NO. 26	NO. 27	NO. 28
NO. 29	NO. 30	NO. 31	NO. 32
NO. 33	NO. 34	NO. 35	NO. 36
NO. 37	NO. 38	NO. 39	NO. 40
NO. 41	NO. 42	NO. 43	NO. 44
NO. 45	NO. 46	NO. 47	NO. 48
NO. 49	NO. 50	NO. 51	NO. 52
NO. 53	NO. 54	NO. 55	NO. 56
NO. 57	NO. 58	NO. 59	NO. 60
NO. 61	NO. 62	NO. 63	NO. 64
NO. 65	NO. 66	NO. 67	NO. 68
NO. 69	NO. 70	NO. 71	NO. 72
NO. 73	NO. 74	NO. 75	NO. 76
NO. 77	NO. 78	NO. 79	NO. 80
NO. 81	NO. 82	NO. 83	NO. 84
NO. 85	NO. 86	NO. 87	NO. 88
NO. 89	NO. 90	NO. 91	NO. 92
NO. 93	NO. 94	NO. 95	NO. 96
NO. 97	NO. 98	NO. 99	NO. 100



TENTATIVE MAP	
TENTATIVE TRACT NO. 36988	
STREET AND DIVISION SECTIONS	
TRACT NO.	36988
SECTION NO.	3
DATE	11/11/11
BY	...
FOR	...
SCALE	...
...	...

RESOLUTION NUMBER 17-13

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE THE ADDENDUM TO THE FINAL ENVIRONMENTAL IMPACT REPORT, TTM 36989 (TTM 15-05180), TTM 36988 (TTM 15-05181) AND DESIGN GUIDELINES (DG) 15-00006 FOR TENTATIVE TRACT MAP 36988 TO SUBDIVIDE 37.65 ACRES INTO 169 SINGLE FAMILY LOTS, TENTATIVE TRACT MAP 36989 TO SUBDIVIDE 37.09 ACRES INTO 145 SINGLE FAMILY LOTS WITHIN THE GREEN VALLEY SPECIFIC PLAN AND PROPOSED COMMERCIAL AND RESIDENTIAL DESIGN GUIDELINES FOR THE GREEN VALLEY SPECIFIC PLAN, LOCATED NORTH OF ETHANAC ROAD AND WEST OF MURRIETA ROAD, AND MAKING FINDINGS IN SUPPORT THEREOF.

WHEREAS, the applicant filed TTM 36989 (TTM 15-05180), TTM 36988 (TTM 15-05181) and Design Guidelines (DG) 15-00006 for Tentative Tract Map 36988 to subdivide 37.65 acres into 169 single family lots, Tentative Tract Map 36989 to subdivide 37.09 acres into 145 single family lots within the Green Valley Specific Plan and proposed Commercial and Residential Design Guidelines for the Green Valley Specific Plan, located north of Ethanac Road and west of Murrieta Road. The Specific Plan is a master-planned community totaling 1,269 acres of land envisioned to have 3,460 single-family detached homes, 750 multi-family units in addition to open areas, commercial and industrial buildings, schools and recreational areas.; and

WHEREAS, the Design Guidelines and Tentative Tract Maps have been duly noticed; and

WHEREAS, at the public hearing on June 7, 2017, the Planning Commission voted to continue discussion on the Green Valley Tracts to the July 19, 2017 meeting. This was at the request of the applicant, after hearing a staff presentation explaining the continuance, and after opening public comment for those who were in attendance; and

WHEREAS, a public hearing was held on June 7, 2017, at which time all interested persons were given full opportunity to be heard and to present evidence.

WHEREAS, prior to taking action, the Planning Commission has heard, been presented with, and/or reviewed all of the information and data which constitutes the administrative record for the above-mentioned approvals, including all oral and written evidence presented to the City during all Project meetings and hearings; and

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

EXHIBIT - G

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Perris as follows:

Section 1. The above recitals are all true and correct and incorporated herein by this reference.

Section 2. The Planning Commission has reviewed and considered the environmental documentation for the project prior to taking action on the applications. Based on the Addendum to the Final Environmental Impact Report (Final EIR) for the Green Valley Specific Plan (GVSP) for the proposed project amendments, it was determined that the amendments would not result in any new or more significant impacts than were previously disclosed and analyzed in the Final EIR for the GVSP. Specifically the Planning Commission finds that:

- A. The Addendum analyzes the effects of reduced residential density and total number of units for a portion of the GVSP area, an increase in the acreage of residential development, and changes to the site and/or applicable federal, state, and local policies since the GVSP was approved in 1990;
- B. As the lead agency under the California Environmental Quality Act (CEQA), the City of Perris has determined that, in accordance with Sections 15162 and 15164 of the State CEQA Guidelines, the proposed changes to the development pattern and other minor changes from the development scenario described in the 1990 Final EIR for the adopted GVSP warrant the preparation of an Addendum to update the analysis provided in the EIR, but do not warrant the preparation of a subsequent or supplemental EIR, because the amendments do not result in any new or more severe significant impacts than previously disclosed.
- C. The City has complied with the California Environmental Quality Act (CEQA).
- D. Determinations of the Planning Commission reflect the independent judgment of the City.

Section 4. Based upon the information contained within the staff report and accompanying attachments, with respect to Design Guidelines (DG) 15-00006, TTM 36989 (TTM 15-05180) and TTM 36988 (TTM 15-05181), the Planning Commission finds that:

- A. The proposed Tentative Tract Maps will not result in a significant adverse effect on the environment as discussed and analyzed in the Addendum EIR subject to implementation of the supplemental Mitigation Monitoring and Reporting Program and the Conditions of Approval.
- B. As conditioned, the design of the proposed Tentative Tract Maps are consistent with the General Plan, the GVSP and the development standards for lot size, lot depth and lot width.
- C. The project site is physically suitable for type and density of the Tentative Tract Maps as it complies with the density transfer of up to 10% between PAs and not

- exceeding 15.3 dwelling units per acre.
- D. As conditioned, the proposed Tentative Tract Maps are consistent with City standards, ordinances, and policies.
 - E. The proposed Tentative Tract Maps are compatible with the surrounding land uses and zoning designations as the surrounding areas are planned for single-family home development.
 - F. The proposed Tentative Tract Maps will not have a negative effect on public health, safety, or general welfare.
 - G. The proposed Tentative Tract Maps are compliance with the Subdivision Map Act.

Section 5. That for the foregoing reasons the Planning Commission hereby recommends that the City Council approve the Addendum to the Final Environmental Impact Report, TTM 36989 (TTM 15-05180), TTM 36988 (TTM 15-05181) and Design Guidelines (DG) 15-00006 for Tentative Tract Map 36988 to subdivide 37.65 acres into 169 single family lots, Tentative Tract Map 36989 to subdivide 37.09 acres into 145 single family lots within the Green Valley Specific Plan and proposed Commercial and Residential Design Guidelines for the Green Valley Specific Plan, located north of Ethanac Road and west of Murrieta Road, based on the information and findings presented in the staff report and subject to the attached Conditions of Approval (Exhibit A) and the supplemental Mitigation Monitoring and Reporting Program (Exhibit H).

Section 6. The Planning Commission declares that should any provision, section, paragraph, sentence, or word of this Resolution be rendered or declared invalid by any court of competent jurisdiction, or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences, and words of this Resolution shall remain in full force and effect.

Section 7. The Chairperson shall sign and the Secretary shall certify to the passage and adoption of this Resolution.

ADOPTED, SIGNED, and APPROVED this 19th day of July 2017.

CHAIRPERSON, PLANNING COMMISSION

Attest:

Secretary, Planning Commission

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

I, **Clara Miramontes**, Designee Secretary of the Planning Commission of the City of Perris, do hereby certify that the foregoing Resolution Number 17-13 was duly adopted by the Planning Commission of the City of Perris at a regular meeting thereof held on the 19th day of July 2017, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Designee Secretary of the Planning Commission

SUPPLEMENTAL MITIGATION MONITORING AND REPORTING PROGRAM

FOR GREEN VALLEY SPECIFIC PLAN

PHASE 1A PROJECT AREA

In accordance with the California Environmental Quality Act (CEQA) Public Resources Code Section 21000 et seq.), in 1990 the City of Perris (City) prepared and certified an Environmental Impact Report (EIR) (State Clearinghouse No. 1989032707) that identified significant impacts of the Green Valley Specific Plan (GVSP). The City also adopted mitigation measures that would reduce the identified impacts to a less-than-significant level, or that would eliminate these impacts altogether. When the City certified the GVSP EIR in 1990 it adopted a Mitigation Monitoring and Reporting Program (MMRP) that would apply to future implementation of the GVSP.

CEQA and the State CEQA Guidelines (PRC Section 21081.6 and State CEQA Guidelines Sections 15091[d] and 15097) require public agencies "to adopt a reporting and monitoring program for changes to the project which it has adopted or made a condition of project approval to mitigate or avoid significant effects on the environment." A Supplemental Mitigation Monitoring and Reporting Program (MMRP) is required for the proposed Phase 1A project area because the Addendum identifies the need for updated mitigation measures that reflect current conditions, regulations and technologies related to the project implementation, and mitigation measure have been identified to ensure that the impacts of the minor changes to the GVSP that are analyzed in the Addendum remain less than significant. Adoption of the Supplemental MMRP would occur along with approval of the project. The measures contained in the original MMRP will continue to apply to the project except as superseded or updated by the measures contained in this Supplemental MMRP.

4.1 PURPOSE OF MITIGATION MONITORING AND REPORTING PROGRAM

This MMRP has been prepared to ensure that all required mitigation measures are implemented and completed in a satisfactory manner before and during project construction and operation. The MMRP may be modified by the City during project implementation, as necessary, in response to changing conditions or other refinements; however modifications to a mitigation measure that could reduce its effectiveness in reducing impacts may not occur without CEQA compliance.

The attached tables have been prepared to assist the responsible parties in implementing the supplemental mitigation measures. The tables identify the impact, individual mitigation measures, monitoring responsibility, mitigation timing, and provides space to confirm implementation of the mitigation measures. The numbering of mitigation measures follows the numbering sequence found in the Addendum.

4.2 ROLES AND RESPONSIBILITIES

Unless otherwise specified herein, the City is responsible for taking all actions necessary to implement the mitigation measures under its jurisdiction according to the specifications provided for each measure and for demonstrating that the action has been successfully completed. The City, at its discretion, may delegate implementation responsibility or portions thereof to a licensed contractor or other designated agent. Section 21081.6 of the Public Resources Code, requires the lead agency to identify the "custodian of documents and other material" which constitutes the "record of proceedings"

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upon which the action on the project was based. The Perris City Manager, or designee, is the custodian of such documents for Nishi.

Inquiries should be directed to:

Kenneth Phung, Project Planner
(951) 943-5003

The location of this information is:

City of Perris
101 N.D. Street
Perris, CA 92570

The City is responsible for overall administration of the MRRP and for verifying that City staff members and/or the construction contractor has completed the necessary actions for each measure. The City may designate a project manager to oversee implementation of the MMRP. Duties of the project manager include the following:

- ▲ ensure routine inspections of the construction site are conducted by appropriate City staff; check plans, reports, and other documents required by the MMRP; and conduct report activities;
- ▲ serve as a liaison between the City and the contractor or project applicant regarding mitigation monitoring issues;
- ▲ complete forms and maintain reports and other records and documents generated for the MMRP; and
- ▲ coordinate and ensure that corrective actions or enforcement measures are taken, if necessary.

The responsible party for implementation of each item will identify the staff members responsible for coordinating with the City on the MMRP.

4.3 REPORTING

The City shall, or may require the developer to, prepare a monitoring report upon completion of the project describing the compliance of the activity with the required mitigation measures. Information regarding inspections and other requirements shall be compiled and explained in the report. The report shall be designed to simply and clearly identify whether mitigation measures have been adequately implemented. At a minimum, each report shall identify the mitigation measures or conditions to be monitored for implementation, whether compliance with the mitigation measures or conditions has occurred, the procedures used to assess compliance, and whether further action is required. The report shall be presented to the City Council.

4.4 MITIGATION MONITORING AND REPORTING PROGRAM

The MMRP is organized according to the categories described below.

- ▲ **Mitigation Measure** – This section provides the verbatim text of the adopted mitigation measure.
- ▲ **Monitoring Responsibility** – This section identifies the party responsible for enforcing compliance with the requirements of the mitigation measure.

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- ▲ **Timing** - This section identifies the time frame in which the mitigation will be implemented.
- ▲ **Verification** - This section is to be dated and signed by the person (either project manager or his/her designee) responsible for verifying compliance with the requirements of the mitigation measure.

AIR QUALITY

The following mitigation measures are required in addition to the measures set forth in the 1990 MMRP for the project to satisfy current SCAQMD guidance for mitigating new or modified projects analyzed under CEQA to the maximum extent feasible.

Mitigation Measure AIR-1

Construction

- ▲ Use alternative diesel fuels where feasible.
- ▲ During construction, only architectural coatings with an average VOC content of 50 grams per liter or less shall be used.
- ▲ Estimate and disclose to the City projected PM₁₀ emission concentrations at nearby sensitive receptors resulting from construction of on-site elements.
- ▲ The project applicant shall include the following construction dust emission control requirements in its contract agreements with all construction contractors:
 - Trackout Prevention: Install gravel bed trackout apron (3 inches deep, 25 feet long, 12 feet wide per lane and edged by rock berm or row of stakes) to reduce mud/dirt trackout from unpaved truck exit routes.
 - Trackout Prevention: Require paved interior roads to be at least 100 feet long, 12 feet wide per lane and edged by rock berm or row of stakes, or add 4-foot shoulders to paved roads.
 - Construction Activities: Apply water every 3 hours to disturbed areas within a construction site.
 - Scraper loading and unloading: Require minimum soil moisture of 12% for earthmoving by use of a moveable sprinkler system or a water truck. Moisture content can be verified by lab sample or moisture probe.
 - Grading: Replace ground cover in disturbed areas as quickly as possible.
 - Grading: All trucks hauling dirt, sand, soil, or other loose materials shall be tarped with a fabric cover and maintain a freeboard height of 12 inches.
 - Storage piles: Water the storage pile by hand at a rate of 1.4 gallons per hour per square yard, or apply cover when wind events are declared.
 - Local, collector and arterial streets: Implement street sweeping program with Rule 1186 compliant PM₁₀ efficient vacuum units (14-day frequency)
 - Local, collector and arterial streets: Sweep streets using SCAQMD Rule 1186-compliant PM₁₀-efficient vacuum units (once per month frequency)
 - Windblown dust from disturbed areas: Plant vegetative ground cover in disturbed areas as soon as possible.

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- ▲ The project applicant shall implement the following exhaust control measures:
 - Minimize idling time either by shutting equipment off when not in use or reducing the time of idling to 5 minutes [as required by California Code of Regulations, Title 13, sections 2449 (d)(3) and 2485]. Provide clear signage that posts this requirement for workers at the entrances to the site.
 - Maintain all construction equipment in proper working condition according to manufacturer specifications. The equipment must be checked by a certified mechanic and determine to be running in proper condition before it is operated.
 - Applicant shall be responsible for ensuring (e.g., require construction contractor(s), hire a California Air Resource Board certified visual emission evaluator) that emissions from all off-road diesel powered equipment used on the project site do not exceed 40 percent opacity for more than three minutes in any one hour. Any equipment found to exceed 40 percent opacity (or Ringelmann 2.0) shall be repaired immediately, and the SCAQMD shall be notified within 48 hours of identification of non-compliant equipment. A visual survey of all in-operation equipment shall be made at least weekly, and a monthly summary of the visual survey results shall be submitted throughout the duration of the project, except that the monthly summary will not be required for any 30-day period in which no construction activity occurs. The monthly summary shall include the quantity and type of vehicles surveyed as well as the dates of each survey. SCAQMD and/or other officials may conduct periodic site inspections to determine compliance. Nothing in this section shall supersede other SCAQMD or state rules or regulations.
 - All off-road construction equipment, equal to or greater than 50 horsepower, that will be used an aggregate of 40 or more hours during any portion of the construction project shall be equipped with Tier 3 engines or better.
- ▲ Improve pedestrian network.
 - The internal pedestrian access network shall be designed to minimize barriers to pedestrian access and improve interconnectivity between various land uses and amenities. Design features may include, but are not limited to the following:
 - Designated pedestrian routes that interconnect site entrances, primary building entrances, public facilities, and adjacent uses to existing external pedestrian facilities. Routes shall have minimal conflict with parking and automobile circulation facilities, where appropriate.
 - Internal project streets that have sidewalks a minimum of five feet wide. Sidewalks shall feature vertical curbs or planting strips separating sidewalks from parking or travel lane, where appropriate.
- ▲ Provide traffic calming measures.
 - Roadways and intersections shall be designed to reduce motor vehicle speeds and encourage pedestrian and bicycle trips with the use of traffic calming features, in all appropriate areas. Measures may include, but are not limited to, the following:
 - Roadways may include on street parking, planter strips with street trees, horizontal shifts, bollards, rumble strips (where it is determined that they are appropriate for the surrounding environments), woonerfs, and any other similar feature

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- Intersection calming features may include marked crosswalks, count-down signal timers, curb extensions, channelization islands, speed tables, raised crosswalks, raised intersections, median islands, tight corner radii, traffic circles or mini-circles, and any other similar feature
- ▲ Exceed 2013 Title 24 with respect to natural gas consumption
 - Development proposals within the Phase 1A project area shall be required to comply with all current California building codes, including Title 24. To reduce NO_x emissions associated with the consumption of natural gas, the applicant of any development application within the Phase 1A project area shall commit to achieve a level of energy efficiency 25% above the requirements in the most current Title 24. This may be achieved by, but is not limited to, the following measures:
 - Installing high efficiency appliances such as stoves, clothes dryers, water heaters, and heating ventilation and air condition units.
 - Installing electric appliances in lieu of natural gas, where feasible
 - Limiting the inclusion of natural gas hearths in residential land uses

Monitoring Responsibility - City of Perris

Timing - Prior to issuance of grading permits and during construction.

Verification - By: _____
Title: _____
Date: _____

Mitigation Measure AIR-2

- ▲ During construction, the rate in area of disturbance shall not exceed five acres per day.

Monitoring Responsibility - City of Perris

Timing - During construction.

Verification - By: _____
Title: _____
Date: _____

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BIOLOGICAL RESOURCES

The following mitigation measures replace what was approved in the GVSP EIR (see Mitigation Measure 4.4.3 on pp. 4-28 and 4-29 of the GVSP Final EIR [Appendix A] and pp. 5-9 through 5-11 of the GVSP MMRP [Appendix B]) and were revised to include the more specific requirements where applicable for the project.

Mitigation Measure BIO-1: Preconstruction nesting raptor survey.

- ▲ The removal of potential nesting vegetation shall be conducted outside of the nesting season (January 1st to August 31st) to the extent that this is feasible.
- ▲ If vegetation must be removed during the nesting season, a qualified biologist shall conduct a nesting bird survey of potentially suitable nesting vegetation prior to removal. Surveys shall be conducted no more than three days prior to scheduled removals.
- ▲ If active nests are identified, the biologist shall establish appropriate buffers around the vegetation containing the active nest. The vegetation containing the active nest shall not be removed, and no grading will occur within the established buffer, until a qualified biologist has determined that the nest is no longer active (i.e., the juveniles are surviving independent from the nest).
- ▲ If clearing is not conducted within three days of a negative survey, the nesting survey must be repeated to confirm the absence of nesting birds.

Monitoring Responsibility – City of Perris

Timing – Prior to initiation of construction and during construction.

Verification – By: _____

Title: _____

Date: _____

Mitigation Measure BIO-2: Preconstruction burrowing owl survey.

- ▲ The applicant shall retain a qualified biologist to conduct focused surveys for burrowing owls in areas of suitable habitat in the staging areas. Surveys shall be conducted no more than 30 days prior to site disturbance and in accordance with *Breeding and Non-breeding Season Survey and Reports*, located in Appendix D of CDFW's *Staff Report on Burrowing Owl Mitigation* (CDFG 2012) (2012 Staff Report) and the MSCHP.
- ▲ If no occupied burrows are found, a letter report documenting the survey methods and results shall be submitted to CDFW, the Riverside County Environmental Programs Department, and the RCA Monitoring Program Administrator, and no further mitigation will be required.
- ▲ If a burrow occupied by burrowing owl is found, the District shall consult with CDFW regarding protection buffers to be established around the occupied burrow and maintained throughout construction. Recommended buffers range from 150 to 1,500 feet depending on the site conditions and burrowing owl use of the burrow. Exclusion of burrowing owls from any occupied burrows is not expected to be necessary because the staging areas may be adjusted to minimize

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disturbance. Exclusion of burrowing owls during the breeding season (February 1 through August 31) will be prohibited.

Monitoring Responsibility – City of Perris

Timing – No less than 30 days prior to initiation of construction and during construction.

Verification – By: _____

Title: _____

Date: _____

Mitigation Measure BIO-3: Comply with City's Urban Forestry Establishment and Care Ordinance

- ▲ To prevent the potential for loss of protected trees on-site, the applicant shall comply with all conditions of the City of Perris Urban Forestry Establishment and Care Ordinance and guidelines.

Monitoring Responsibility – City of Perris

Timing – Prior to and during construction as applicable in City's ordinance and guidelines.

Verification – By: _____

Title: _____

Date: _____

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CULTURAL RESOURCES

The following mitigation measures replace 1990 GVSP Mitigation Measure 4.5-3 and represent current City practice:

Mitigation Measure ARCHAEO-1

The project 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 project 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 off-site project 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.

In the event that archaeological resources are discovered at the project site or within the off-site project 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, the Soboba Band of Luiseño Indians, or another tribe identified by the California Native American Heritage Commission as having connections to the area 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. 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 project 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 project 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 project and they cannot come to an agreement as to the disposition of Native American artifacts, they shall be curated at the Western Center by default. The archaeological consultant shall deliver the Native American artifacts, including title, to the accredited curation facility within a reasonable amount of time along with the fees necessary for permanent curation.

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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 project 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, the Soboba Band of Luiseño Indians, and any other tribe that participated in the evaluation of the Native American artifacts.

For the purpose of this measure, the City of Perris considers professional archaeologists to be those who meet the United States Secretary of the Interior's standards for recognition as a professional, including an advanced degree in anthropology, archaeology, or a related field, and the local experience necessary to evaluate the specific project. The professional archaeologist must also meet the minimum criteria for recognition by the Register for Professional Archaeologists (RPA), although membership is not required.

For the purpose of this measure, ground-altering activities include, but are not limited to, debris removal, vegetation removal, tree removal, grading, trenching, or other site-preparation activities. Initial ground-altering activities refer to the first time that the existing materials are altered by construction-related activities. Materials that have already been disturbed by construction-related activities do not require subsequent monitoring.

Monitoring Responsibility – City of Perris

Timing – Prior to the issuance of grading permits and during grading activities.

Verification – By: _____

Title: _____

Date: _____

Mitigation Measure PALEO-1

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 on-site 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.

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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 temporarily halt or divert grading equipment to allow for removal of abundant or large specimens.

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 temporarily halt or divert grading equipment to allow for removal of abundant or large specimens.

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.

Monitoring Responsibility – City of Perris

Timing – Prior to the issuance of grading permits and during grading activities.

Verification – By: _____

Title: _____

Date: _____

Mitigation Measure CUL-1

In the event that human remains (or remains that may be human) are discovered at the project 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).

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 Descendent" (MLD). Despite the 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 appropriate dignity of the human remains and any associated grave goods. The MLD shall complete his or her inspection and make recommendations or preferences for

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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 median 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).

If the human remains are determined to be other than Native American in origin, but still of archaeological value, the remains will be recovered for analysis and subject to curation or reburial at the expense of the project proponent. If deemed appropriate, the remains will be recovered by the Coroner and handled through the Coroner's Office.

Coordination with the Coroner's Office would be through the City of Perris and in consultation with the various stakeholders.

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 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 and this identification is based on a report of Native American remains through the County Coroner's office. The City of Perris will recognize any MLD identified by the Native American Heritage Commission without giving 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 project.]

Monitoring Responsibility - City of Perris

Timing - During grading or earthmoving activities.

Verification - By: _____

Title: _____

Date: _____

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GEOLOGY AND SOILS

In addition to the mitigation measures in the GVSP MMRP, the following mitigation measure was recommended by the Earth Systems geotechnical engineering report prepared for the Addendum:

Mitigation Measure GEO-1:

The applicant shall adhere to all recommendations contained in the Preliminary Geotechnical Engineering Report by Earth Systems Southwest dated July 15, 2015 (included as Appendix G of the Addendum).

Monitoring Responsibility – City of Perris

Timing – As specified in Preliminary Geotechnical Engineering Report.

Verification – By: _____

Title: _____

Date: _____

May 2017

GREENHOUSE GAS EMISSIONS

Mitigation Measure GHG-1

Transportation:

- ▲ All single-family homes shall include adequate electric wiring and infrastructure to support a 240-Volt electric vehicle charger in the garage or off-street parking area to allow for the installation of electric vehicle chargers. This connection should be separate from the connection provided to power an electric clothes dryer.
- ▲ See Mitigation Measure AIR-1 (above in Section 4.3, Air Quality) which provide GHG emissions reductions through mitigation associated with the transportation sector.

Energy:

- ▲ Pre-wire residential units to support solar photovoltaic panels. This will also involve building design and tree placement that maximizes solar exposure at the photovoltaic panels to the extent feasible.
- ▲ All houses shall be designed to exceed the 2013 Title 24 standards by a minimum of 25 percent. Title 24 regulates energy uses including space heating and cooling, hot water heating, and ventilation. Therefore, potential options to meet the 25 percent improvement goal could include, but not be limited to, high-efficiency HVAC systems, efficient hot water heaters (e.g., tankless or solar), and insulation requirements that exceed Title 24 standards.
- ▲ Reduce building energy use percentage by installing Energy Star appliances (including clothes washers, dish washers, fans, and refrigerators) in all homes and businesses. The Project Applicant (or contracted builder) shall ensure that energy efficient appliances are installed and submit documentation of this to the City.
- ▲ Install programmable thermostat timers in all residential dwelling units allow users to easily control when the HVAC system will heat or cool a certain space, thereby saving energy.
- ▲ Newly installed outdoor lighting power shall be no greater than 90 percent of the Title 24, Part 6 calculated value of allowed outdoor lighting power.
- ▲ Electrical outlets shall be provided on the exterior of project buildings to allow sufficient powering of electric landscaping equipment.

Water Conservation:

- ▲ Reduce indoor water demand relative to the baseline scenario by 25 percent below Title 24 requirements. A schedule of plumbing fixtures and fixture fittings that will achieve this reduction in the overall use of potable water within all buildings shall be provided.
- ▲ Provide water-efficient landscape irrigation design that reduces the use of potable water beyond the initial requirements for plant installation and establishment. Reduce the use of potable water to a quantity that does not exceed 55 percent of the reference evapotranspiration (ET) times the

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landscape area. A calculation demonstrating the applicable potable water use reduction required by this measure shall be provided to the City of Perris.

- ▲ Design water-efficient landscapes that include plants with relatively low watering needs; minimize areas of water-intensive turf; and install smart irrigation systems to avoid excessive water use.
- ▲ Install a "Smart" irrigation control system that uses weather, climate, and/or soil moisture data to automatically adjust watering schedules in response to environmental and climate changes, such as changes in temperature or precipitation levels. Appropriate systems that could be installed to comply with this measure include Calsense, ET Water, and EPA-certified WaterSense Irrigation Partners.

Waste Diversion/Recycling:

- ▲ The project shall comply with the following performance measure related to reducing solid waste disposal:
 - ▲ Achieve a 20 percent reduction in the generation of solid waste, relative to baseline waste disposal rates. This performance standard may be achieved through a combination of actions. Strategies to reduce landfill waste include increasing recycling, reuse, and composting. The project can achieve this reduction by providing a recycling collection service and providing separate recycling and waste containers to future residents. The project may also include provisions to divert all green waste from the park and landscape lots and recycle it as mulch. It should be noted that this list of measures is not intended to be all-inclusive. If it can be demonstrated that other measures or technologies achieve an equivalent reduction, these may be implemented with City authorization.

Monitoring Responsibility – City of Perris

Timing - At the time of or before building permits are issued.

Verification - By: _____

Title: _____

Date: _____

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HYDROLOGY AND WATER QUALITY

In addition to the 1990 GVSP MMRP, the following mitigation shall be implemented:

Mitigation Measure HYDRO-1: Complete final drainage plan and provide adequate onsite storm drainage facilities.

With submittal of Improvement Plans to the City for each construction phase of the project site, the applicant shall prepare and submit a Final Drainage Analysis for the project site that conforms to the City's Storm Water Management Plan (SWMP) [see Appendix H1 of this Addendum for the Preliminary Drainage Study prepared for the project site in 2015].

The Final Drainage Analysis shall identify project drainage facilities and design features that ensure runoff from the project site will not exceed pre-development levels. The identified drainage facilities and design features shall be included in the Improvement Plans for each construction phase of the project site. At a minimum, the necessary drainage facilities and design features constructed with each phase of development shall be sufficient to mitigate post-development runoff to pre-development levels for each phase. Drainage facilities and design features for later phases of the project may be constructed with earlier phases of the project.

The Final Drainage Analysis for each phase shall include evaluation of the final design for the 85th percentile storm (water quality storm), the tenth percentile storm (10-year storm) and the one percentile storm (100-year) storm. The Final Drainage Analysis for each phase shall include a discussion of that phase set in the context of the overall project, considering prior and future phase drainage facilities and design features.

Maintenance of the project drainage facilities and design features shall be the responsibility of the Home Owner's Association (HOA). A provision for maintenance and management of the drainage facilities and design features shall be included in the Codes, Covenants and Restrictions for the project. A separate Maintenance Program shall be developed in accordance with the County's SWMP to guide the long-term maintenance and management of the systems by the HOA. The Maintenance Program shall be submitted to the County for review and approval prior to recordation of the first final map.

To meet state water quality standards, the project's approved Water Quality Management Plan (WQMP) [see Appendix H2 of this Addendum for the project's 2015 Draft WQMP] shall incorporate on-lot, Low Impact Development (LID) depressions to minimize runoff from the project site. In a storm event, all street runoff will go to off-lot basins, which would discharge flow directly into Line A (i.e., the existing main drainage channel) which flows into the San Jacinto River. Prior to construction of the project, the Applicant shall lower Line A to ensure adequate capacity and positive flow to San Jacinto River. For all nuisance water created from individual homeowners, the on-lot LID depressions (i.e., natural drainage systems designed with no concrete) will allow for the water to infiltrate directly into the soil and minimize the potential for standing water, which could attract mosquitoes. Riverside County Health, which actively contracts with Riverside County Flood Control, address vector issues associated within flood control facilities in its jurisdiction, which includes Line A and the San Jacinto River.

Monitoring Responsibility – City of Perris

Timing – Prior to approval of Improvement Plans by the City for each construction phase of the project site.

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Verification - By: _____

Title: _____

Date: _____

NOISE

In addition to the mitigation measures in the 1990 GVSP MMRP, the following mitigation measures shall be implemented to address traffic noise at existing off-site noise-sensitive residential land uses and construction-generated noise at nearby noise-sensitive receptors:

Mitigation Measure NOISE-1

Traffic Noise at Proposed On-Site Noise-Sensitive Receptors

- ▲ Implement noise reduction measures to ensure that exterior noise levels at on-site residential land uses developed near the north side of Ethanac Road east of Goetz Road do not exceed the City's current noise standard of 60 dB CNEL under cumulative-plus-project conditions. This measure is consistent with General Plan Implementation Measure II.A.2, which recommends the use of quieter roadway surface materials and solid noise barriers between noise-sensitive land uses and noise-generating roadways (City of Perris 2016:57). This performance standard can be achieved using any combination of the following measures:
 - Pave the roadway segment with rubberized hot-mix asphalt or equivalent surface treatment with known noise-reducing properties on top of the roadway surface. The rubberized hot-mix asphalt overlay shall be designed with appropriate thickness and rubber component quantity (typically 15 percent by weight of the total blend), such that traffic noise levels are reduced by an average of 4 to 6 dB (noise levels vary depending on travel speeds, meteorological conditions, and pavement quality) as compared to noise levels generated by vehicle traffic traveling on standard asphalt. Rubberized hot-mix asphalt has been found to achieve this level of noise reduction in other parts of California (Sacramento County 1999). Pavement will require more frequent than normal maintenance and repair to maintain its noise attenuation effectiveness. The applicant shall fund the incremental cost for maintaining the roadway segment with the surface treatment.
 - Construct a sound barrier along the northern side of the segment of Ethanac Road east of Goetz Road. The sound barrier shall extend along the south boundary of the project site. The sound barriers shall be constructed of solid material (e.g., wood, brick, adobe, an earthen berm, boulders, or combination thereof). The reflectivity of each sound barrier shall be minimized to ensure that traffic noise reflected off the barrier does not contribute to an exceedance of applicable CNEL standards at other receptors. The level of sound reflection from a barrier can be minimized with a textured or absorptive surface or with vegetation on or next to the barrier. Scenic quality factors shall be taken into account during design, such as using more natural materials (e.g., berms and boulders) to reduce the visible mass of a wall. All barriers shall be designed to blend into the landscape along the roadway, to the extent feasible. Ensuring a character consistent with the surrounding area may involve the use of strategically placed native trees or other vegetation; the addition of special materials (e.g., wood or stonework) on the façade of the sound wall; and/or a sound wall that is covered in vegetation. If necessary, the sound barrier shall be divided into overlapping segments with a gap in the overlapped portion to provide access to the driveways. If the sound barriers ensure that exterior traffic noise levels on the residential properties would not exceed 60 dB CNEL, then the applicant shall not be required to pave the roadway with a special low-noise surface treatment.
 - Set back residential land uses from the edge of Ethanac Road.

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Monitoring Responsibility – City of Perris

Timing – Prior to issuance of building permits.

Verification – By: _____

Title: _____

Date: _____

Mitigation Measure NOISE-2

Noise reduction measures shall be implemented to ensure that maximum construction-generated noise levels do not exceed the City's exterior noise standard of 80 dB on nearby operational residential properties, including the existing single family homes located along the south side of Ethanac Road. This performance standard shall be achieved through implementation of some or all of the noise reduction measures listed below.

- ▲ All construction equipment and equipment staging areas shall be located as far as possible from nearby noise-sensitive land uses;
- ▲ All construction equipment shall be properly maintained and equipped with noise-reduction intake and exhaust mufflers and engine shrouds, in accordance with manufacturer recommendations. Equipment engine shrouds shall be closed during equipment operation;
- ▲ Replace individual construction operations and techniques with quieter procedures (e.g., using welding instead of riveting, mixing concrete off-site instead of on-site) where feasible and consistent with building codes and other applicable laws and regulations.
- ▲ Equip all construction equipment with audible self-adjusting backup alarms or alarms that only sound when an object is detected. The self-adjusting backup alarms shall automatically adjust to 5 dB over the surrounding background levels. All non-self-adjusting backup alarms shall be set to the lowest setting required to be audible above the surrounding noise levels. In addition to the use of backup alarms, the construction contractor shall consider other techniques such as observers and the scheduling of construction activities so that alarm noise is minimized.
- ▲ Avoid using more than one piece of construction equipment in areas located within 200 feet of the nearest residential land use; and/or
- ▲ Install a temporary sound barrier near construction activity along the southern portion of the project area. The temporary sound barriers shall provide a minimum reduction of 4 dB. Temporary sound barriers may consist of noise curtains, straw bales, or solid walls. The temporary noise barriers shall be installed as close as possible to the boundary of the construction site within the direct line-of-sight path of the nearby sensitive receptor(s).
- ▲ Prior to construction activity a construction noise mitigation plan shall be prepared by a qualified acoustical engineer demonstrating that the selected measures will be sufficient to ensure that maximum construction noise levels will not exceed 80 dB at the boundary of off-site residential land uses. The acoustical engineer shall be selected by City of Perris staff. Implementation of all construction noise reduction measures and the construction noise mitigation plan shall be fully funded by the project applicant.

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- ▲ In addition, the applicant or construction contractors shall post visible signs along the perimeter of the construction site that provide a contact number for a City of Perris enforcement officer to whom noise complaints can be filed and recorded. The applicant will be informed of any noise complaints and responsible for investigating complaints and implementing feasible and appropriate measures to reduce maximum construction-generated noise levels to less than 80 dB at receiving land uses.

Monitoring Responsibility – City of Perris

Timing – During construction.

Verification - By: _____

Title: _____

Date: _____

TRANSPORTATION

In addition to the mitigation measures in the 1990 GVSP MMRP, implementation of the following set of mitigation measures would result in all roadway segments and intersections achieving LOS D or better, thus resulting in less-than-significant impacts.

Mitigation Measure TRANS-1

The project applicant shall fully fund and implement the following on-site improvements:

Project On-site Roadway Segment Improvements:

- ▲ Construct full- width improvements on all internal roadways according to Section 2.6.3, *Development Standards*, of the adopted GVSP.
- ▲ Construct full- width improvements on Fieldstone Drive at its ultimate cross-section as a collector from Goetz Road to Green Valley Parkway, according to Section 2.6.3, *Development Standards*, of the adopted GVSP.
- ▲ Construct full- width improvements on Green Valley Parkway at its ultimate cross-section as a collector adjacent to project boundary line, according to Section 2.6.3, *Development Standards*, of the adopted GVSP.
- ▲ Construct partial- width improvements on the westerly side of Murrieta Road at its ultimate cross section as a secondary arterial adjacent to project boundary line, according to Section 2.6.3, *Development Standards*, of the adopted GVSP.
- ▲ Fund city project to construct partial- width improvements on the northerly side of Ethanac Road at its ultimate cross section as an expressway adjacent to Phase 1 A, according to Section 2.6.3, *Development Standards*, of the adopted GVSP.

Project On-site Intersection Improvements:

- ▲ Construct the intersection of Goetz Road and Fieldstone Road to include the following geometrics:
 - Northbound: One left turn lane. One shared through and right turn lane.
 - Southbound: One left turn lane. Two through lanes. One shared through and right turn lane.
 - Eastbound: One shared left turn, through and right turn lane.
 - Westbound: One shared left turn, through and right turn lane.
- ▲ Construct the intersection of Green Valley Parkway and Fieldstone Drive to include the following geometrics:
 - Northbound: One left turn lane.
 - Eastbound: One right turn lane.
- ▲ Construct the intersection of Murrieta Road and Green Valley Parkway to include the following geometrics:
 - Northbound: One left turn lane. One through lane.
 - Southbound: One shared through and right turn lane.

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- Eastbound: One shared left turn and right turn lane. Stop controlled.
- Westbound: Not applicable.

Project On-site Safety and Operational Improvements:

- ▲ Sight distance at the project entrance roadway shall be reviewed and approved by City staff at the time of final grading, landscape, and street improvement plans are submitted to the City.
- ▲ The project applicant shall pay the City's Transportation Mitigation Impact Fee to fund its fair share of the construction of off-site traffic signals.
- ▲ Signing/striping of all planned roadways shall be implemented in conjunction with detailed construction plans for the project site.

Project On-site Bike and Pedestrian Improvements:

- ▲ As part of the construction of partial width improvements on the northerly side of Ethanac Road, the project applicant shall construct Class II bike lanes, according to City Standards, along the portion of the road abutting the project site.

Project On-site Construction:

- ▲ A Traffic control or management plan shall be prepared and address all means to minimize temporary impacts from roadway and travel lane disruptions. The Plan shall be submitted to, and approved by the City of Perris prior to construction to minimize project impacts on local streets, highways, freeways, or other forms of transportation (Class I and Class II bicycle routes). Adequate emergency response access shall be maintained throughout development of the project. Where the project work area encroaches on a public ROW and reduces the existing pedestrian path of travel to less than 48 inches wide, alternate pedestrian routing shall be provided during construction activities. Additionally, access to all nearby parcels shall be maintained during construction activities.

Regional Funding Mechanisms:

- ▲ The project applicants shall participate in the fair-share funding of off-site Improvements through payment of the following "fair share" mitigation fees that shall be collected and utilized as needed by City of Perris to construct the improvements necessary to maintain the required level of service:
 - Transportation Uniform Mitigation Fee (TUMF), current at time of construction.
 - City of Perris Development Impact Fee (DIF), current at time of construction.

Monitoring Responsibility - City of Perris

Timing - Prior to initiation of construction unless otherwise specified in mitigation measure.

Verification - By: _____

Title: _____

Date: _____

**PLANNING COMMISSION
AGENDA SUBMITTAL**

Meeting Date: June 7, 2017

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

REQUESTED ACTION: ADOPT Resolution No. 17-13 recommending that the City Council Approve Design Guidelines (DG) 15-00006, TTM 36989 (TTM 15-05180) & TTM 36988 (TTM 15-05181) subject to the Conditions of Approval.

CONTACT: Clara Miramontes, Director of Development Services

BACKGROUND/DISCUSSION:

The applicant, Raintree Investment, is requesting approval of the Commercial and Residential Design Guidelines for the Green Valley Specific Plan (GVSP) adopted in 1990 and to develop the first two Tentative Tract Maps totaling 314 single-family lots (TTM 36989 with 145 units and TTM 36988 with 169 units) located north of Ethanac Road and west of Murrieta Road. The Specific Plan is a master-planned community totaling 1,269 acres of land envisioned to have 3,460 single family detached homes, 750 multi-family units, 42.3 acres of business and professional office space, 72.7 acres of commercial retail, 108.7 acres of industrial, 24 acres for three school sites and 51.1 acres of public parks to be developed in four phases totaling 48 Planning Areas (Pas).

Since the 1990 approval of the GVSP, only the Perris Crossing Shopping Center (originally part of the last phase of the plan) has been built out in the southeast corner of the GVSP. The remainder of the specific plan area has been undeveloped due to prohibitive development costs associated with being in a Flood Zone. However, the GVSP became a viable development with the Riverside County Flood Control District Line "A" construction project (Romoland Master Drainage Plan), which involved excavation of a storm drain channel through the GVSP site which made available a large amount of excess soil to raise most of the site outside of the Flood Zone at a viable cost.

The proposed two tracts are intended to kick start the development of the specific plan. The two tracts encompass the previously approved Planning Areas (PAs): 15, 16, 17, 27, and 28. TTM 36988 encompasses PAs 27 and 28. TTM 36989 encompasses PAs 15, 16 and 17. The applicant is proposing a minimum lot size of 5,500 square feet for both tracts with an average lot size of 6,774 square feet for TTM 36988 and 6,946 square feet for TTM 36989. There will be two HOA parks (Open Space No. 2: 33,230 sf and Open Space No. 3: 5,846 sf) with open turf area and overhead shade structures with picnic tables, and one active HOA park (Open Space No. 3 25,370) with a tot-lot and open turf area in TTM 36989. A trail system will wind its way throughout the Green Valley development to connect all the open space areas and signage that will inform and direct visitors that they are entering a planned community with sign hierarchy that identifies the primary entry, neighborhood entry, parks and trailheads.

Staff meet had several meetings with ALUC and the Perris Valley Airport to address concerns related to the airport plan and density of the development. As a result of the meetings the applicant eliminated five

(5) lots from TTM 36989 and agreed to set-aside a 35-acre area for a City Park located on the north side of Green Valley Parkway and to deed restrict an additional 155 acres as Park and Non-Residential Use in perpetuity so as to not allow the development of residential uses unless the Federal Aviation Administration and State of California Department of Transportation, Aeronautics Division no longer recognize Perris Valley Airport as a public use airport and there is no longer a skydiving or aviation business using the runway. With the incorporation of the park and deed restriction, ALUC recommended approval of the project at its June 9, 2016 meeting. The Perris Valley Airport has no opposition to the project, provided an aviation notice is recorded and provided to future property owners of the airport proximity, which has been incorporated as part of the Conditions of Approval.

An Addendum to the Final Environmental Impact Report (Final EIR) for the Green Valley Specific Plan (GVSP) has been prepared to evaluate amendments to the GVSP, which determined that the amendments would not result in any new or more significant impacts than were previously disclosed and analyzed in the Final EIR for the GVSP. Detailed project information is provided in the staff report, conditions of approval, and the Addendum Final EIR. Also, a public notice was sent to property owners within 300 feet from the project site. As of writing of this report, no comments in opposition have been received by staff.

Staff supports the project as it is consistent with the intent of the adopted Green Valley Specific Plan to develop a Master Plan Community with Design Guidelines.

Prepared by: Kenneth Phung, Project Planner

City Attorney: N/A
Finance Director: N/A

Public Hearing: June 7, 2017

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

PROJECT REPORT

CASE NUMBERS: TTM 36989 (TTM 15-05180) & TTM 36988 (TTM 15-05181) and Design Guidelines (DG) 15-00006

Date: June 7, 2017

Project Planner: Kenneth Phung, Project Planner

Project Description: Proposal for Tentative Tract Map 36988 to subdivide 37.65 acres into 169 single family lots, Tentative Tract Map 36989 to subdivide 37.09 acres into 145 single family lots within the Green Valley Specific Plan and proposed Commercial and Residential Design Guidelines for the Green Valley Specific Plan

Location: The project area is located along the southwestern boundary of the GVSP area, bound by Ethanac Road to the south and Murrieta Road to the east.

Assessor's Parcel Number: TTM 36989 (330-150-011, 330-150-012 and 330-150-013)
TTM 36999 (330-150-015 and 330-150-016)

Applicant/Owner: Patrick Parker, Raintree Investment Corporation
Address: 1925 Palomar Oaks Way, Suite 204
Carlsbad, CA 92008

Environmental Determination: An Addendum to the Final Environmental Impact Report for the Green Valley Specific Plan, certified March 5, 1990

Related Cases: N/A

EXISTING ZONING AND LAND USE:

Existing Tract Map Zoning: Park, School, 5500 – 6000 SF

Surrounding Tract Map Zoning:

<i>Direction</i>	<i>Zoning</i>
North	GVSP: 5500 – 7200 SF; 6000 – 7200 SF
South	City of Menifee: RR
East	GVSP: 6000 – 7200 SF
West	GVSP: Multi-Family

Surrounding Land Uses:

<i>Direction</i>	<i>Land Use</i>
North	Vacant land
South	Vacant land; single-family homes
East	Vacant land
West	Vacant land

Existing Land Use: Vacant

PROJECT BACKGROUND/DESCRIPTION

The proposal is a request to approve the Commercial and Residential Design Guidelines for the Green Valley Specific Plan (GVSP) approved in 1990 and to develop the first two Tentative Tract Maps totaling 314 single-family lots (TTM 36989 with 145 units and TTM 36988 with 169 units) located north of Ethanac Road and west of Murrieta Road. The Specific Plan is a master-planned community totaling 1,269 acres of land envisioned to have 3,460 single family detached homes, 750 multi-family units, 42.3 acres of business and professional office space, 72.7 acres of commercial retail, 108.7 acres of industrial, 24 acres for three school sites and 51.1 acres of public parks to be developed in four phases totaling 48 planning areas. The applicant intends to build the GVSP in six phases instead of the original four phases. The development or changes of future phases will be reviewed by the Planning Commission as development occurs.

Since the 1990 approval of the GVSP, only the Perris Crossing Shopping Center (originally part of the last phase of the plan) has been built out in the southeast corner of the GVSP. The remainder of the site has remained undeveloped due to prohibitive development costs associated with being in a Flood Zone. However, the GVSP became a viable development with the Riverside County Flood Control District Line "A" construction project (Romoland Master Drainage Plan), which involved excavation of a storm drain channel through the GVSP site which made available a large amount of excess soil to raise most of the site outside of the Flood Zone at a viable cost.

The proposed two tracts are intended to kick start the development. The two tracts encompass the previously approved Planning Areas (PAs): 15, 16, 17, 27, and 28. TTM 36988 encompasses PAs 27 and 28. TTM 36989 encompasses PAs 15, 16 and 17. PA 15 is currently designated as a 5-acre park and PA 16 is designated as a 7.5-acre school site. In order to begin this phase of the project by commencing construction of homes, PA's 15(park) and 16 (school site) have been transferred over across to PA 12, thereby moving the density under PA12 to where PA 15 and 16 were originally planned. The developer met with the Perris High and Romoland School District in which the school district preferred the school site originally planned in PA 16 be moved away from Ethanac Road and to be located within the interior of the specific plan for better access and to avoid traffic along Ethanac Road. Therefore, PAs 15 and 16 will swap landuse density with a PA 12 zoned Single Family 5500 – 6000. The Specific Plan allows for density transfer of up to 10% between PAs, and as long as the PA would not exceed 15.3 dwelling units per acre (see pages 15 and 16 of the Addendum FEIR for table details). The density swap complies with this parameter to facilitate the development.

ANALYSIS AND REVIEW:

GENERAL PLAN & SPECIFIC PLAN CONSISTENCY

The proposed project is consistent with the range of densities established by the Specific Plan for the planning areas being developed. The Tentative Tract Map will provide for public improvements and the applicant will pay development impact fees, consistent with Goal 2.0, Policies 2.3 and 2.5 of the General Plan. Although, 5 acres of Park land and 7.5 acres of School will land swap density with the 5500 – 6000 SF (Single-Family) residential landuse in Planning Area 12, the Specific Plan allows for density transfer of up to 10% between PAs, and as long as the PA would not exceed 15.3 dwelling units per acre. The landuse land swap complies with this parameter to facilitate the development. Conditions of approval have been applied to manage growth and development, avoid adverse environmental and fiscal impacts, and provide for the orderly expansion of infrastructure while minimizing the disruption to environmental resources. The proposed project is, therefore, considered to be consistent with the General Plan and Specific Plan.

DESIGN GUIDELINES COMMERCIAL AND RESIDENTIAL:

Consistent with the original Conditions of Approval the Design Guidelines for Commercial and Residential have been developed for the residential product types, commercial building styles, recreation area, open space facilities, access points, street landscaping, monument entries, median islands, drainage course landscaping and general signage as development proceeds. The purpose of the Design Guidelines is to work in concert with the Green Valley Specific Plan to guide the planning and design of each of the proposed four planned distinct Districts within the Green Valley project. The Design Guidelines consists of the following notable components:

Residential Design Guidelines

The Residential Design Guidelines component emphasizes a variety of residential housing types that reflect the aesthetic reminiscent of “early 20th century California” towns. By designing to a particular style, an architectural theme for each neighborhood will be established. The community is organized into four districts. The goal of each district is to establish its own character. Five types of architectural styles are identified in the Design Guidelines with visual examples to illustrate and describe the key elements of each style to provide architectural diversity and variety.

Commercial Design Guidelines

The Commercial Design Guidelines goal is to create a visually attractive and cohesive development with the surrounding residential and natural environment. The architecture is required to present a unified development character without creating repetitious or redundant forms or design. Buildings will be scaled appropriately to their surroundings. Building placement, form, and detail are required to complement each other, in order to create an aesthetically interesting streetscape practical for pedestrians and business activity.

Landscaping Design Guidelines

The Landscaping Design Guidelines emphasize sustainable landscape designs that incorporate the following key components.

- Incorporate a water management system utilizing up-to-date best management practices that allow groundwater to recharge.
- Be mindful to choose low water, drought tolerant, and/or native plants that match the micro-climate, and soil conditions (due to extreme drought situations).
- Select plants that are “non-invasive” according to the current California Invasive Plant Inventory.

Community Identity and Monumentation

The Community Identity and Monumentation component provides monumentation throughout the community. The goal is to inform visitors that they are entering a planned community. The monument signs will have the following hierarchy:

- **Primary Entry Identification Signage** - Will be located at the main entrances to the Green Valley development at Goetz Road and Fieldstone Drive, Murrieta Road and Green Valley Parkway, and at Murrieta Road and Ethanac Road. These community monuments will be the largest of the signage program and will be a mix of stone, brass-looking and/or cast concrete signage panel, and natural large timber wood components.
- **Neighborhood Entry Signage** - Will be used to identify the various residential neighborhood entry points within the Green Valley community and be visually identifiable within each District. The entry signage monumentation for each district incorporates the design elements of a mix of stone and brass-looking and/or cast concrete signage panels inset into the stone.
- **Park Signage** - Will identify the park and recreation spaces throughout the Green Valley development. The design of the signage is similar to the Neighborhood Entry signage for ease of district identification, but will be constructed at a smaller scale. Community park signage will adhere to the City standards for park monumentation.
- **Trailhead Markers** – Are located at any points where a trail connects to a roadway or intersection. These wayfinding indicators have accent design elements that match the community monumentation.

DEVELOPMENT STANDARDS:

Lot Size, Density, Minimum Lot Depth and Width

The proposed tract maps will adhere to the 5500 – 6000 SF land use standards identified on the following page:

TTM 36989 - GVSP R5500 – R6000		
Standards	Requirement	Proposed/Complies
Lot Size (minimum)	5,000 sf.	5,500 sf.
Lot Size Average	5,500 sf.	6,946 sf. (5,500 – 12,844 sf.)
Lot Width (minimum)	50-ft	Complies
Lot Width for Cul-de-sac	35-ft measured at r-o-w	Complies
Lot Depth	N/A	Complies
Rear Yard	20-ft	Complies
Side Yard	5-ft (10-ft on street side corner lots and reverse corner lots)	Complies

TTM 36988 - GVSP R5500 – R6000		
Standards	Requirement	Proposed/Complies
Lot Size (minimum)	5,000 sf.	5,500 sf.
Lot Size Average	5,500 sf.	6,946 sf. (5,500 – 19,544 sf.)
Lot Width (minimum)	50-ft	Complies
Lot Width for Cul-de-sac	35-ft measured at r-o-w	Complies
Lot Depth	N/A	Complies
Rear Yard	20-ft	Complies
Side Yard	5-ft (10-ft on street side corner lots and reverse corner lots)	Complies

All of the lots within the proposed Tracts would meet or exceed the minimum development standards.

The applicant does not intend to build homes for the development, but instead plans to sell the two tracts to a home builder once the tract is approved. For this reason no architectural plans for the project have been submitted to the City at this time. Homes for the tract maps will be subject to review and approval of the Planning Division through the Administrative Development Plan Review process in accordance with the proposed Design Guidelines and the GVSP. The project is also conditioned to submit a minimum of four (4) architectural types, eight (8) color schemes, four (4) floor plans, and a minimum of two (2) materials. This ensures that a variety of architecture and floor plans are provided. Overall, the application will ensure that all development complies with the 5500 - 6000 SF landuse standards for setbacks and lot coverage.

Perimeter Wall and Landscaping Requirements

The perimeter walls will be at least 6-foot-tall decorative split-face block walls with pilaster columns every 100 feet. Fencing along the Romoland Channel further away from Ethanac Road will be viewed fencing consisting of either wrought iron or clear plexiglass depending on the noise study analysis determination. All interior fencing (not visible from the public right-of-way) shall be PVC vinyl fencing (wood fencing is prohibited). Also, all slopes that are 3:1 or steeper and 4 feet or higher will provide landscape, irrigation and erosion control fabric to prevent erosion.

Park Land

The proposed Tentative Tract Maps will create an incremental increase in demand for park and recreation facilities in the City. Prior to the issuance of building permits (per lot), the developer shall pay all development impact fees, including parks and recreation fees in accordance with City of Perris Ordinance Number 953. City of Perris Ordinance No. 953 requires for a minimum provision of 5 acres of open space per thousand new residents. The proposed Tentative Tract Maps contemplate development of 314 dwelling units. With an average of 4.16 persons per household in the City of Perris, a total population of 1,306 is projected. The proposed project creates a demand for 6.53 acres of park land. The City will not require the developer to construct a City Park with the project, but will instead require the applicant dedicate a 35-acre area for a City Park in conjunction with the recordation of the map. The City will require the developer to construct a City park when the next development phase is proposed.

To address the interim park needs of the proposed tracts, there will be three HOA (Home Owner Association) maintained pocket parks totaling 1.48 acres. Two of the HOA parks (Open Space No. 2: 33,230 sf and Open Space No. 3: 5,846 sf) will be passive in nature consisting of open turf area and overhead shade structures with picnic tables, and one active HOA park (Open Space No. 3 25,370) with a tot-lot and open turf area.

Trail System

A trail system will wind its way throughout the Green Valley development in several forms. A 6-foot wide pedestrian sidewalk and a 6-foot wide decomposed granite trail occur on either side of Green Valley Parkway, along Fieldstone Drive, and along Goetz Road. A 5-foot wide pedestrian sidewalk occurs on both sides of Murrieta Road. A 15-foot-wide multi-use trail flanks the Romoland Channel on both sides. As the development expands outside the proposed tracts, another 15-foot-wide multi-use trail will be located within the 60-foot landscape buffer at the easterly edge of the project. Along the trail system within the landscape buffer, exercise stations will be intermittently located along the defined trail for circuit training and active exercise.

Circulation

Circulation to the two tracts will be provided from two main entrances, one from Goetz Road and Fieldstone Drive and another from Ethanac Road and Murrieta Road. All necessary roads leading into the tracts will be constructed along with all perimeter streets on Goetz Road from the San Jacinto River to Ethanac Road and on Ethanac Road from Goetz Road to Murrieta Road. Also, a Class II bike lane will be striped for Ethanac Road and Murrieta Road.

AIRPORT LAND USE COMMISSION

Staff meet had several meetings with ALUC and the Perris Valley Airport to address concerns related to the airport plan and density of the development. As a result of the meetings the applicant eliminated five (5) lots from TTM 36989 and agreed to set-aside a 35-acre area for a City Park located on the north side of Green Valley Parkway and to deed restrict an additional 155 acres as Park and Non-Residential Use in perpetuity so as to not allow the development of residential uses unless the Federal Aviation Administration and State of California Department of Transportation,

Aeronautics Division no longer recognize Perris Valley Airport as a public use airport and there is no longer a skydiving or aviation business using the runway. With the incorporation of the park and deed restriction ALUC recommended approval of the project at its June 9, 2016 meeting. The Perris Valley Airport has no opposition to the project, provided an avigation notice is recorded and provided to future property owners of the airport proximity, which has been incorporated as part of the Conditions of Approval.

PUBLIC COMMENTS/AGENCY COMMENTS

A public notice was sent to property owners within 300 feet of the project site. As of the writing of this report, no comments have been received by staff. Although an EIR Addendum does not require circulation to public agencies, in the interest of full disclosure and agency participation, the staff reached out to the following agencies during the entitlement process and no further comments have been received:

- City of Menifee – Staff contacted the City of Menifee to address land use concerns and traffic concerns associated with the development.
- Indian Tribes – Staff contacted the Indian Tribes to obtain their concerns and incorporated current conditions for cultural monitoring.
- Perris Valley Airport – Staff contacted the Perris Valley Airport operator to address their concerns by incorporating an avigation notice to future property owners of the nuisance associated with living in close proximity to an airport.
- South Coast Air Quality Management District (SCAQMD) – Staff contacted SCAQMD to obtain feedback to incorporate into the Air Quality Study.

ENVIRONMENTAL DETERMINATION

The GVSP EIR approved for the project in 1990 considered the effects of a buildout of the overall specific plan. Because subsequent discretionary actions by the City are required, including consideration of tentative maps for the various phases of the GVSP, the EIR acknowledged that development of the GVSP may require additional environmental documentation as phases of the specific plan are proposed. These include the proposed two tract maps, to determine whether the entitlements/actions proposed fall within the scope of the certified EIR and incorporate all applicable performance standards and mitigation measures.

An Addendum to the Final Environmental Impact Report (Final EIR) for the Green Valley Specific Plan (GVSP) has been prepared to evaluate amendments to the GVSP, which determined that the amendments would not result in any new or more significant impacts than were previously disclosed and analyzed in the Final EIR for the GVSP. Specifically, the Addendum analyzes the effects of reduced residential density and total number of units for a portion of the GVSP area, an increase in the acreage of residential development, and changes to the site and/or applicable federal, state, and local policies since the GVSP was approved in 1990. As the lead agency under the California Environmental Quality Act (CEQA), the City of Perris has determined that, in accordance with Sections 15162 and 15164 of the State CEQA Guidelines, the proposed changes to the development pattern and other minor changes from the development scenario described in the

1990 Final EIR for the adopted GVSP warrant the preparation of an Addendum to update the analysis provided in the EIR. The changes do not, however, warrant the preparation of a subsequent or supplemental EIR, because the amendments do not result in any new or more severe significant impacts than previously disclosed.

FINDINGS

The required findings to support approval of Tentative Tract Maps are identified below:

- A. The proposed Tentative Tract Maps will not result in a significant adverse effect on the environment as discussed and analyzed in the Addendum EIR subject to implementation of the supplemental Mitigation Monitoring and Reporting Program and the Conditions of Approval.
- B. As conditioned, the design of the proposed Tentative Tract Maps are consistent with the General Plan, the GVSP and the development standards for lot size, lot depth and lot width.
- C. The project site is physically suitable for type and density of the Tentative Tract Maps as it complies with the density transfer of up to 10% between PAs and not exceeding 15.3 dwelling units per acre.
- D. As conditioned, the proposed Tentative Tract Maps are consistent with City standards, ordinances, and policies.
- E. The proposed Tentative Tract Maps are compatible with the surrounding land uses and zoning designations as the surrounding areas are planned for single-family home development.
- F. The proposed Tentative Tract Maps will not have a negative effect on public health, safety, or general welfare.
- G. The proposed Tentative Tract Maps are compliance with the Subdivision Map Act.

RECOMMENDATION

Staff recommends that the Planning Commission:

ADOPT Resolution No. 17-13 recommending that the City Council Approve Design Guidelines (DG) 15-00006, TTM 36989 (TTM 15-05180) and TTM 36988 (TTM 15-05181) for Tentative Tract Map 36988 to subdivide 37.65 acres into 169 single family lots, Tentative Tract Map 36989 to subdivide 37.09 acres into 145 single family lots within the Green Valley Specific Plan and proposed Commercial and Residential Design Guidelines for the Green Valley Specific Plan, located north of Ethanac Road and west of Murrieta Road., and based on the Conditions of Approval.

- EXHIBITS:**
- Exhibit A - Conditions of Approval (Planning, Engineering for TTM 36989 & TM 36988, Park Services, Community Services & Fire)
 - Exhibit B - Vicinity and Aerial Map
 - Exhibit C - Specific Plan Approved Land Use Map

- Exhibit D - First Phase Tentative Tract Land Use Map
- Exhibit E - Ultimate Land Use Plan (includes Open Space Set-aside per ALUC)
- Exhibit F - Tract Map Plans
- Exhibit G - Resolution 17-13
- Exhibit H - MMRP

Proposed Design Guidelines, Adopted Green Valley Specific Plan, Addendum EIR and Associated Studies are on File with the Planning Department and available on line at: <http://www.cityofperris.org/city-hall/departments/development/planning.html>