

*For further information on an agenda item, please contact the City at  
101 North "D" Street, or call (951) 943-6100*

**AGENDA**  
**JOINT MEETING OF THE CITY COUNCIL, SUCCESSOR**  
**AGENCY TO THE REDEVELOPMENT AGENCY, PUBLIC**  
**FINANCE AUTHORITY, PUBLIC UTILITY AUTHORITY,**  
**HOUSING AUTHORITY, PERRIS JOINT POWERS**  
**AUTHORITY AND PERRIS COMMUNITY ECONOMIC**  
**DEVELOPMENT CORPORATION OF THE CITY OF PERRIS**  
**Tuesday, October 25, 2016**  
**6:30 P.M.**  
**City Council Chambers**  
**(corner of San Jacinto and Perris Boulevard)**  
**101 North "D" Street**  
**Perris, California**

***CLOSED SESSION: 6:00 P.M.***

***ROLL CALL:***

Burke, Rabb, Rogers, Yarbrough, Busch

- A. Conference with Legal Counsel – Existing Litigation –  
Government Code Section 54956.9(d)(2); 1 case:  
1. BAI Investor, LLC v. City of Perris, et al.

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

**2. *ROLL CALL:***

Burke, Rabb, Rogers, Yarbrough, Busch

**3. *INVOCATION:***

Pastor James Baylark  
Good Hope Missionary Baptist Church  
22876 Mountain Avenue  
Perris, Ca 92570

**4. PLEDGE OF ALLEGIANCE:**

Councilwoman Burke will lead the Pledge of Allegiance.

**5. REPORT ON CLOSED SESSION ITEMS:**

**6. PRESENTATIONS/ANNOUNCEMENTS:**

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

- A. Perris Youth Advisory Committee Updates.
- B. Certificates of Appreciation presented to Community Residents.
- C. KickFit Foundation: A Mentoring Program for Youth presented by Angel Perla & Geovany Lopez, Coaches/Mentors for Foundation.
- D. Presentations for Ron Carr, Assistant City Manager.

**7. APPROVAL OF MINUTES:**

- A. Approve the Minutes of the Regular Joint Meeting of the City Council, Successor Agency to the Redevelopment Agency, Public Finance Authority, Public Utility Authority, Housing Authority, Perris Community Economic Development Corporation and Perris Joint Powers Authority held October 11, 2016.

**8. CONSENT CALENDAR:**

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

- A. Adopt the second reading of Ordinance Number (next in order) amending Chapter 10.12 Authority of Police.

The Second Reading of Proposed Ordinance Number (next in order) is entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS, CALIFORNIA, AMENDING SECTION 10.12.020 AND 10.12.110 OF CHAPTER 10.12 OF TITLE 10 OF THE CITY OF PERRIS MUNICIPAL CODE REGARDING VEHICLES AND TRAFFIC

- B. Adopt Resolution Number (next in order) renaming the City's Annual "Citizen of the Year Award" to the "Alberta Mable Kearny Award."

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

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, RENAMING THE "CITIZEN OF THE YEAR AWARD," AWARDED BY THE PERRIS CITY COUNCIL ANNUALLY AT THE ROTARY CLUB GALA, TO THE "ALBERTA MABLE KEARNEY" AWARD

- C. Approve the restaurant attraction/incentive grant to La Gare Café and Coffee Roasters.
- D. Approve the application of the Supplemental Law Enforcement Services Fund Grant to supplement the cost of Southwest Corridor Narcotic Task Force which is included in the Police Department 2016-2017 Budget.
- E. Adopt the Traffic Report prepared by RK Engineering and approve the installation of a 4-way stop at the intersection of Murrieta Road and Orange Avenue.
- F. Approval to award bid to Hamel Contracting, Inc. for the construction of the Patriot Park Football Building (CIP #P035).
- G. Approve Contract Services Agreement with Fontis Solutions for professional printing and mailing services of the On Track in Perris Newsletter.
- H. Approval to award bid to All American Asphalt for Redlands Avenue Rehabilitation Project.

**9. PUBLIC HEARINGS:**

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

- A. Consideration to adopt Resolution Numbers (next in order) regarding Annexation of DPR 05-0477 to the City's Maintenance Districts. The project, a distribution warehouse, is located on the northwest corner of Redlands Avenue and Perry Street. (Ownership of: Markham Business Center East LLC. c/o IDI Gazeley LLC).

The Proposed Resolution Numbers (next in order) are entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ORDERING THE WORK IN CONNECTION WITH ANNEXATION OF DPR 05-0477 TO CITY OF PERRIS MAINTENANCE DISTRICT NUMBER 84-1, GIVING FINAL APPROVAL OF THE ENGINEER'S REPORT, AND LEVYING THE ASSESSMENT FOR FISCAL YEAR 2016-2017

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ORDERING THE WORK IN CONNECTION WITH ANNEXATION OF DPR 05-0477 TO BENEFIT ZONE 121, CITY OF PERRIS LANDSCAPE MAINTENANCE DISTRICT NUMBER 1, GIVING FINAL APPROVAL OF THE ENGINEER'S REPORT, AND LEVYING THE ASSESSMENT FOR FISCAL YEAR 2016-2017

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ORDERING THE WORK IN CONNECTION WITH ANNEXATION OF DPR 05-0477 TO BENEFIT ZONE 90, CITY OF PERRIS FLOOD CONTROL MAINTENANCE DISTRICT NUMBER 1, GIVING FINAL APPROVAL OF THE ENGINEER'S REPORT, AND LEVYING THE ASSESSMENT FOR FISCAL YEAR 2016-2017

Introduced by: Habib Motlagh, City Engineer

PUBLIC COMMENT:

- B. Consideration to adopt Resolution Number (next in order) and introduced the First Reading of Ordinance Number (next in order) regarding Development Plan Review 15-00012, Planned Development Overlay 15-05197, Zone Change 15-05198, General Plan Amendment 15-05199, and Tentative Tract Map 36797, a proposal to subdivide an existing vacant 20 acre parcel into a 76 unit planned residential development, General Plan Amendment and Zone Change to change the land use designation from R-20,000 to R-10,000-PDO, located at the northwest corner of Murrieta Road and Water Avenue. (Applicant: Tom Mungari, Nova Homes).

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

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, RECOMMENDING TO APPROVE TENTATIVE TRACT MAP

36797 TO SUBDIVIDE 20 GROSS ACRES INTO 76 SINGLE FAMILY LOTS AND TWO LETTERED LOTS, GENERAL PLAN AMENDMENT 15-05199 TO AMEND THE PROJECT AREA FROM R 20-000 TO 4-10,000 FROM THE CITY OF PERRIS GENERAL PLAN LAND USE ELEMENT, AND DEVELOPMENT PLAN REVIEW 125-00012 LOCATED WEST ALONG MURRIETA ROAD, EAST OF WILSON AVENUE, NORTH OF WATER AVENUE, AND SOUTH OF LISBON STREET, AND MAKING FINDINGS IN SUPPORT THEREOF

The First Reading of Proposed Ordinance Number (next in order) is entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA APPROVING ZONE CHANGE 15-05198 AND PLANNED DEVELOPMENT OVERLAY ZONE 15-05197 TO REZONE 20 ACRES OF LAND FROM R-20,000 TO R-10,000 PDO SINGLE FAMILY RESIDENTIAL PLANNED DEVELOPMENT OVERLAY ZONE LOCATED WEST ALONG MURRIETA ROAD, EAST OF WILSON AVENUE, NORTH OF WATER AVENUE, AND SOUTH OF LISBON STREET, AND MAKING FINDINGS IN SUPPORT THEREOF

Introduced by: Clara Miramontes, Director of Development Services

**PUBLIC COMMENT:**

- C. Consideration to adopt Resolution Number (next in order) and introduce the First Reading of Ordinance Number (next in order) regarding General Plan Amendment 15-05207, Zone Change 15-05206, Tentative Parcel Map 37-14 (Case 15-05205), and Development Plan Review 15-00014 for the development of a 202 unit multifamily apartment complex on 16.9 vacant acres in the between Barrett Avenue and Perris Boulevard, north of Orange Avenue, with a 3,979 s.f. recreation and leasing building and a variety of amenities within the MFR-14 (Multifamily) Residential Zone, located between Barrett Avenue and Perris Boulevard. (Applicant: Peter Kulmaticki, Perris Group).

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

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING MITIGATED NEGATIVE DECLARATION 2325 FOR GENERAL PLAN AMENDMENT 15-05207, TENTATIVE PARCEL MAP 37014, AND DEVELOPMENT PLAN REVIEW 15-

00014 FOR THE DEVELOPMENT OF A 202-UNIT APARTMENT COMPLEX TO BE LOCATED NORTH OF ORANGE AVENUE, SOUTH OF PLACENTIA AVENUE, BETWEEN PERRIS BOULEVARD, AND BARRETT AVENUE.

The First Reading of Proposed Ordinance Number (next in order) is entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING A ZONE CHANGE 15-05206 TO REZONE A .92 ACRE PARCEL FROM CC-COMMUNITY COMMERCIAL TO MFR-14-MULTI-FAMILY RESIDENTIAL TO FACILITATE A 202-UNIT APARTMENT COMPLEX, LOCATED BETWEEN BARRETT AVENUE AND PERRIS BOULEVARD AND MITIGATED NEGATIVE DECLARATION 2325, AND MAKING FINDINGS IN SUPPORT THEREOF

Introduced by: Clara Miramontes, Director of Development Services

PUBLIC COMMENT:

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

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

- A. Consideration and discussion to adopt Resolution Number (next in order) concerning the renaming of the City Holiday occurring on the second Monday of October from Columbus Day to Indigenous Peoples’ Day, as a day celebrating the history, culture, and governments of Indigenous Peoples.

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

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, RENAMING THE CITY HOLIDAY OCCURRING ON THE SECOND MONDAY OF OCTOBER FROM COLUMBUS DAY TO INDIGENOUS PEOPLES’ DAY AND RECOGNIZING INDIGENOUS PEOPLES’ DAY AS A DAY TO CELEBRATE THE HISTORY, CULTURE, AND GOVERNMENTS OF INDIGENOUS PEOPLES.

Introduced by: Eric Dunn, City Attorney

**PUBLIC COMMENT:**

**11. PUBLIC COMMENT/CITIZEN PARTICIPATION:**

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

**12. COUNCIL COMMUNICATIONS:**

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

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

**13. CITY MANAGER'S REPORT:**

**14. ADJOURNMENT:**

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

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

TO: The Honorable Mayor and Members of the City Council  
FROM: Nancy Salazar, City Clerk *NS*  
DATE: October 25, 2016  
SUBJECT: *Approval of Minutes*

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**BACKGROUND:** None.

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**FISCAL IMPACT:** None.

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- **RECOMMENDATION:** Motion to approve the Minutes of the Regular Joint Meeting held on October 11, 2016 of the City Council, Successor Agency to the Redevelopment Agency, Public Finance Authority, Public Utility Authority, Housing Authority, Perris Community Economic Development Corporation and Perris Joint Powers Authority.

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

**Attachments:**

- Minutes of the Regular Joint Meeting held on October 11, 2016 of the City Council, Successor Agency to the Redevelopment Agency, Public Finance Authority, Public Utility Authority, Housing Authority, Perris Community Economic Development Corporation and Perris Joint Powers Authority





5. REPORT ON CLOSED SESSION ITEMS:

**City Attorney Dunn reported that the City Council met in closed session, an update was given, but there was no reportable action.**

6. PRESENTATIONS/ANNOUNCEMENTS:

- A. The Youth Advisory Committee presenting the Anti-bullying Conference schedule on October 22, 2016 at the Ontario Town Square.

7. APPROVAL OF MINUTES:

- A. Approved the Minutes of the Regular Joint Meeting of the City Council, Successor Agency to the Redevelopment Agency, Public Finance Authority, Public Utility Authority, Housing Authority, Perris Community Economic Development Corporation and Perris Joint Powers Authority held September 27, 2016.

The Mayor called for a motion.

M/S/C: Moved by Rita Rogers, seconded by Tonya Burke to Approve the Minutes as presented.

AYES: Mark Yarbrough, Tonya Burke, David Starr Rabb, Rita Rogers, Daryl Busch

NOES:

ABSENT:

ABSTAIN:

8. CONSENT CALENDAR:

**Mayor Busch called for Public Comment. There was no Public Comment. Councilmember Yarbrough requested to speak regarding item 8.D. City Attorney Dunn noted that regarding Item 8.C amended language had been added to the indemnity section of the Resolution adding the Perris Police Department and Riverside County Sheriff Department.**

- A. Approved a one year Extension of Time No. 16-05183 for Tentative Tract Map 31225, located at the northwest corner of "A" Street and Metz Road. (Applicant: Pacific Communities).
- B. Approved the Perris Housing Authority Budget Amendment and Contract Services Agreement with Pacific Code Compliance for Professional Inspection Services.
- C. Adopted Resolution Number 5053 to Approve Temporary Traffic Control by a Third Party Contractor, other than a Peace Officer, on Indian Avenue in Perris during a permitted time period, in accordance with California Vehicle Code Section 21100(e).

Resolution Number 5053 is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA APPROVING

**TEMPORARY TRAFFIC CONTROL ENFORCEMENT BY A THIRD PARTY, OTHER THAN A PEACE OFFICER, ON INDIAN AVENUE IN PERRIS DURING A PERMITTED TIME PERIOD, IN ACCORDANCE WITH CALIFORNIA VEHICLE CODE SECTION 21100(e)**

- D. Approve the 4-Way stop at intersection of Rider Street and Avalon Parkway.
- E. Approved a Fiscal Year 2016-2017 Budget Amendment to allocate funding for Boys & Girls Club 5K Fun Run/Walk; allocate funding for Perris Snow Day event; and allocate funding for the replacement of playground equipment at Foss Field Park.

The Mayor called for a motion.

M/S/C: Moved by Mark Yarbrough, seconded by Rita Rogers to Approve the Consent Calendar as presented with the recommended additions, as outlined by City Attorney Dunn, to Item 8.C.

AYES: Mark Yarbrough, Tonya Burke, David Starr Rabb, Rita Rogers, Daryl Busch

NOES:

ABSENT:

ABSTAIN:

9. PUBLIC HEARINGS:

- A. Introduced the First Reading of Ordinance Number 1333 amending Chapter 10.12 Authority of Police.

The First Reading of Ordinance Number 1333 is entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS, CALIFORNIA, AMENDING SECTION 10.12.020 AND 10.12.110 OF CHAPTER 10.12 OF TITLE 10 OF THE CITY OF PERRIS MUNICIPAL CODE REGARDING VEHICLES AND TRAFFIC

**Assistant Director of Finance Erwin gave the presentation on this item.**

**The Mayor opened the Public Hearing at 6:41 p.m. There was no Public Comment.**

**The Mayor closed the Public Hearing at 6:41 p.m.**

**The following Councilmember spoke:**

**Busch**

The Mayor called for a motion.

M/S/C: Moved by Tonya Burke, seconded by Rita Rogers to Approve the First Reading of Ordinance Number 1333 as presented.

AYES: Mark Yarbrough, Tonya Burke, David Starr Rabb, Rita Rogers, Daryl Busch

NOES:

ABSENT:

**ABSTAIN:**

**10. BUSINESS ITEMS:**

- A. Consideration and Discussion of whether the City should recognize "Indigenous People's Day" as a City holiday and the manner in which it is recognized.

**City Attorney Dunn gave the presentation on this item.**

**The Mayor called for Public Comment. The following person spoke during Public Comment:**

**Michelle Lewis**

**The following Councilmember's spoke:**

**Rabb**

**Rogers**

**Yarbrough**

**Burke**

**Busch**

**Direction was given to bring back a resolution at the next meeting. At that time further discussion will be held on what to name the holiday held on the second Monday in October.**

**11. PUBLIC COMMENT/CITIZEN PARTICIPATION:**

**At this time the Mayor invited Lovella Singer and Dr. Ruth Jackson to give a presentation of awards to the participants and volunteers that assisted with the rehabilitation of the Dora Nelson African American Art and History Museum.**

**The following people spoke at Public Comment:**

**Bill Lamb**

**Sherri Kreissig**

**Susana De Leon**

**12. COUNCIL COMMUNICATIONS:**

**The following Councilmember's spoke:**

**Rogers**

**Burke**

**Yarbrough**

**Rabb**

**Busch**

**13. CITY MANAGER'S REPORT:**

**14. ADJOURNMENT:**

**There being no further business the Mayor adjourned the Regular City Council meeting at 8:03 p.m. in Memory of the 2 police officers that were killed in Palm Springs on Saturday October 8, 2016 and Mrs. Alberta Mabel Kearney who passed away on September 9, 2016.**

**Respectfully Submitted,**

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**Nancy Salazar, City Clerk**

**CITY COUNCIL  
AGENDA SUBMITTAL**

**Meeting Date: October 25, 2016**

**SUBJECT:** Ordinance Amendment: Chapter 10.12 Authority of Police

**AN ORDINANCE OF THE CITY COUNCIL OF  
THE CITY OF PERRIS, CALIFORNIA,  
AMENDING SECTION 10.12.020 AND 10.12.110  
OF CHAPTER 10.12 OF TITLE 10 OF THE CITY  
OF PERRIS MUNICIPAL CODE REGARDING  
VEHICLES AND TRAFFIC**

**REQUESTED ACTION:** Approve second reading of Ordinance No. \_\_\_\_ to amend Chapter 10.12 of the Municipal Code of the City of Perris established by Ordinance No. 583 in 1983

**CONTACT:** Jennifer Erwin, Assistant Director of Finance

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**BACKGROUND/DISCUSSION:**

On October 11, 2016, the City Council held a public hearing and approved the first reading of an Ordinance to amend Municipal Code Chapter 10.12 regarding vehicles and traffic. In support of the amendment, the staff report given at the public hearing stated the following:

- In 1983, Ordinance No. 583 was adopted and added Sections 10.12.020 through 10.12.160 to Chapter 10.12 of the City of Perris Municipal Code. This ordinance was reviewed with the Ways and Means Subcommittee on August 18, 2016 and certain sections were determined to be outdated.


Staff recommends the City Council approve the amendment of this ordinance.

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**BUDGET (or FISCAL) IMPACT:** None

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**Reviewed by:**

City Attorney  
Assistant Director of Finance 

**Attachments:**

1. City of Perris Ordinance Amending Chapter 10.12 of the Municipal Code

Consent

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS, CALIFORNIA, AMENDING SECTION 10.12.020 AND 10.12.110 OF CHAPTER 10.12 OF TITLE 10 OF THE CITY OF PERRIS MUNICIPAL CODE REGARDING VEHICLES AND TRAFFIC**

**WHEREAS**, the City Council has determined to repeal or amend old ordinances and sections of the Municipal Code that are no longer applicable.

**WHEREAS**, the City Council now desires to amend Sections 10.12.020 and 10.12.110 of Chapter 10.12 of Title 10 of the City of Perris Municipal Code; and

**WHEREAS**, on August 8, 1983, the City Council adopted Ordinance No. 583, which added Sections 10.12020 through 10.12.160 to Chapter 10.12 of the City of Perris Municipal Code; and

**WHEREAS**, Section 10.12.020 of Chapter 10.12 states that the Chief of Police of the City of Perris is designated as the Traffic Engineer and that the City Council may designate other person or persons as Traffic Engineer by resolution; and

**WHEREAS**, on October 29, 1990, the City Council adopted Resolution No. 1889 designating the City Engineer as the City's Traffic Engineer; and

**WHEREAS**, the City Council now desires to amend Ordinance No. 583 and Chapter 10.12, Section 10.12.020 of the City of Perris Municipal Code to incorporate the designation of the City Engineer as the City's Traffic Engineer; and

**WHEREAS**, Ordinance No. 583 and the City of Perris Municipal Code Chapter 10.12, Section 10.12.020(A), is hereby amended to state "The City Engineer of the City is designated as the Traffic Engineer and he/she shall exercise the powers and duties provided in this title and any other applicable ordinance or resolution of the City. The City Council may designate other person or persons as Traffic Engineer by resolution"; and

**WHEREAS**, Section 10.12.110(A) of Chapter 10.12 states that "No person, unless authorized by the Traffic Engineer, shall paint any street or curb surface, including painting of house numbers"; and

**WHEREAS**, the City Council now desires to amend Ordinance No. 583 and Chapter 10.12, Section 10.12.110(A) by adding the requirement of a business license for all for-profit and not-for-profit service providers regarding the painting of house numbers on curbs; and

**WHEREAS**, Ordinance No. 583 and the City of Perris Municipal Code Chapter 10.12, Section 10.12.110(A), is hereby amended to state "No person or business, unless authorized

by the Traffic Engineer, shall paint any street or curb surface, including painting of house numbers. A business license is also required for all for-profit and not-for-profit businesses and service providers of street or curb surface painting, including painting of house numbers.”

**THE CITY COUNCIL OF THE CITY OF PERRIS HEREBY ORDAINS AS FOLLOWS:**

**Section 1. Recitals Incorporated.** The foregoing Recitals are incorporated herein by reference as if set forth in full.

**Section 2. No Repeal of other Provisions.** Unless expressly modified or added herein, all provisions of Title 10 remain in full force and effect.

**Section 3. Effective Date.** This Ordinance shall take effect 30 days after its adoption.

**Section 4. Severability.** If any section, subsection, subdivision, sentence, clause, phrase or portion of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have adopted this Ordinance, and each section, subsection, subdivision, sentence, clause, phrase, or portions thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases or portions thereof be declared invalid or unconstitutional.

**Section 5. Certification.** The City Clerk shall certify as to the passage and adoption of this Ordinance and shall cause the same to be posted at the designated locations in the City of Perris.

**ADOPTED, SIGNED and APPROVED** this \_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Daryl R. Busch, Mayor

ATTEST:

\_\_\_\_\_  
Nancy Salazar, City Clerk



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

I, Nancy Salazar, City Clerk of the City of Perris that the foregoing Ordinance Number \_\_\_\_ was duly adopted by the City Council of the City of Perris at a regular meeting of said Council on the \_\_\_ day of \_\_\_\_\_, 2016, and that it was so adopted by the following vote:

AYES:

NOES:

ABSENT:

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Nancy Salazar, City Clerk

**CITY COUNCIL  
AGENDA SUBMITTAL**

**Meeting Date: October 25, 2016**

**SUBJECT:** Adopt Resolution Number (next in order) Renaming the City's Annual "Citizen of the Year Award" to the "Alberta Mable Kearny Award"

**REQUESTED ACTION:** That the City Council adopt Resolution Number (next in order) entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, RENAMING THE "CITIZEN OF THE YEAR AWARD," AWARDED BY THE PERRIS CITY COUNCIL ANNUALLY AT THE ROTARY CLUB GALA, TO THE "ALBERTA MABLE KEARNY" AWARD.

**CONTACT:** Isabel Carlos, Assistant Director of Administrative Services

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**BACKGROUND/DISCUSSION:**

In October 2016, the City of Perris suffered the loss of Perris cultural icon Alberta Mable Kearny. Ms. Kearny lived in the Perris Valley for almost 60 years. During that time, she contributed to development of our City impacting our community in a significant way. Ms. Kearny influenced the elementary school board decision to start a HEADSTART in Perris, also working with the District Title I and Title VI programs. Other valuable contributions include her lead role in organizing and chairing the Perris Valley Human Relations Council in 1972, making herself a committee of ONE to welcome and receive Vietnamese refugee families to Perris in 1975, and organizing and chairing the Willa Mae Taylor Section of the national Council of Negro Women in Perris. In 1987, Ms. Kearny donated ground for the Flo Hyman International Peace Center in the City of Perris.

Ms. Kearny acquired the property and oversaw the demolition at 316 East 7<sup>th</sup> Street in Perris in 1964. She later learned that the building had a historical significance. Dora Nelson, a freed slave born in Georgia who moved to Indiana before finally settling in Perris with her family, started the First Baptist Church in 1924, the City's first African-American congregation, at 7<sup>th</sup> Street. Disheartened at the loss of the historical site, Ms. Kearny became determined to collect memorabilia highlighting the African-American experience in the Perris Valley.

Ms. Kearny was known as a visionary. One of her greatest contributions was to work alongside Charles W. Kearny, as co-founder of the Dora Nelson African American Art & History Museum ("Dora Nelson Museum"), the only repository created to preserve African American History between Los Angeles and San Diego. The Association of African American Museums selected the Dora Nelson Museum as the host Museum for its 38<sup>th</sup> annual conference in 2016.

As requested by Mayor Pro Tem Rita Rogers, staff recommends that the City Council consider the adoption of the attached resolution, renaming the "Citizen of the Year Award" to the "Alberta Mable Kearny Award".

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**BUDGET (or FISCAL) IMPACT:**

None.

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Reviewed by:

City Attorney \_\_\_\_\_

Assistant Director of Finance           *CF*          

Attachments: Resolution

Consent:  X

Public Hearing:

Business Item:

Other:

RESOLUTION NUMBER (NEXT IN ORDER)

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, RENAMING THE “CITIZEN OF THE YEAR AWARD,” AWARDED BY THE PERRIS CITY COUNCIL ANNUALLY AT THE ROTARY CLUB GALA, TO THE “ALBERTA MABLE KEARNY” AWARD.**

**WHEREAS**, Alberta Mable Webb was born on December 22, 1920 in Benchley, Texas on the Matthew Allen Family homestead;

**WHEREAS**, Alberta was a migrant farm worker; picking cotton among other crops;

**WHEREAS**, Alberta graduated Valedictorian at Dunbar High School in Temple, Texas in 1939;

**WHEREAS**, Alberta met Clyde Burgin in Los Angeles, CA, and they married and had their first child, Gertrude Ann Burgin in Los Angeles, California; and Alberta, a divorcee met Charles W. Kearney and married on May 26, 1948 and had eight sons and two more daughters;

**WHEREAS**, Alberta & Charles moved their family to the Good Hope area in Perris Valley, under the care of Alberta’s mother, Margaret Ann Hyman-Davis in 1957;

**WHEREAS**, Being a concerned and involved parent in her children’s public school education, Mrs. Kearney influenced the elementary school board decision to have HEADSTART in Perris; and she worked with the Perris School District Title I and Title IV Programs;

**WHEREAS**, In 1972, Mrs. Kearney participated in the UC Extension course, Action Alternative for Community Change, and used leadership skills learned to organize and chair the Perris Valley Human Relations Council;

**WHEREAS**, In 1975, Mrs. Kearney made herself a committee of ONE to welcome and receive the Vietnamese refugee families to Perris, California;

**WHEREAS**, Mrs. Kearney organized and chaired the Willa Mae Taylor Section of the National Council of Negro Women Perris;

**WHEREAS**, In 1987, Alberta donated land for the Flo Hyman International Peace Center in the City of Perris;

**WHEREAS**, In 1964, Alberta & Charles purchased and occupied the property at 316 East 7th Street;

**WHEREAS,** In 1970, Alberta contracted to demolish the 316 East 7<sup>th</sup> Street structure, which was condemned by the City, and later learned it had been used for worship in 1924 by the First Baptist Church, the City's first African-American congregation initiated by Dora Nelson, a freed slave born in Georgia and settled in Perris with her family;

**WHEREAS,** Disheartened at the loss of the historical site, Alberta became determined to collect memorabilia highlighting the African-American experience in the Perris Valley;

**WHEREAS,** Alberta is the visionary and co-founder alongside Charles W. Kearney of the Dora Nelson African American Art and History Museum, donating the land for the Museum;

**WHEREAS,** The Dora Nelson African American Art and History Museum is the only repository created to preserve African American History between Los Angeles and San Diego;

**WHEREAS,** The Association of African American Museums, selected the Dora Nelson African American Art & History Museum in Perris as Host Museum and Riverside as Host City for its' 38<sup>th</sup> Annual Conference August 3-6, 2016; and

**WHEREAS,** In October 2016, the City of Perris suffered the loss of Perris cultural icon Alberta Mable Kearny, who lived in the Perris Valley for almost 60 years. During which time, she contributed to development of our City impacting our community in a significant way.

**NOW, THEREFORE BE IT RESOLVED** by the City Council of the City of Perris as follows:

Section 1. The City hereby honors Alberta Mable Kearny for her many contributions to the City of Perris and its community, by renaming the "Citizen of the Year Award," awarded by Perris City Council at the Annual Rotary Club Gala to the "Alberta Mable Kearny Award."

**ADOPTED, SIGNED AND APPROVED THIS 25<sup>th</sup> Day of October 2016**

---

Daryl R. Busch, Mayor of the City of Perris

Attest:

---

Nancy Salazar, City Clerk

State of California    )  
County of Riverside   ) ss  
City of Perris         )

I, Nancy Salazar, City Clerk of the City of Perris, California, do hereby certify that the foregoing Resolution Number (next in order) was duly and regularly adopted by the City Council of the City of Perris at a regular meeting thereof held the 25<sup>th</sup> day of October 2016, by the following vote.


---

Nancy Salazar, City Clerk

PERRIS COMMUNITY ECONOMIC DEVELOPMENT CORPORATION  
AGENDA SUBMITTAL  
October 25, 2016

SUBJECT: Restaurant Attraction / Incentive Grant

REQUESTED ACTION: The Board of Directors: 1) Approve a fifty thousand dollar, grant to La Gare Café and Coffee Roasters, inclusive of an operating covenant.  
2) Authorize the Chief Executive Officer or his designee to execute all documents in a form approved by the Corporation's counsel, and related expenditures and actions.

CONTACT: Michael McDermott, Chief Operating Officer 

---

BACKGROUND/DISCUSSION:

The Perris Community Economic Development Corporation (Perris CEDC) has been tasked with attracting new sit down restaurants to the City.

Staff has been working with La Gare Cafe and Coffee Roasters for an extended period of time, working on plans and costs for the tenant improvements to the Perris Station commercial space. The City will receive sales tax from the operation.

A condition of the Grant is a 36 month operating covenant inclusive of a UCC filing secured with the restaurant's furniture, fixtures and equipment (FF&E).

The Grant will help defray construction and opening costs.

BUDGET (or FISCAL) IMPACT:

The \$50,000 grant is a budgeted expense in the Perris CEDC budget.

---

Reviewed by:   
Assistant ~~City Manager~~  
Redevelopment & Economic  
Development Manager:  
Attachments:  
Consent XXX

**CITY COUNCIL  
AGENDA SUBMITTAL**

**Meeting Date: October 28, 2016**

**SUBJECT:** Supplemental Law Enforcement Services Fund Grant Application

**REQUESTED ACTION:** To approve the application of the Supplemental Law Enforcement Services Fund Grant to supplement the cost of Southwest Corridor Narcotic Task Force which are included in the Police Department 2016-2017 Budget.

**CONTACT:** Jennifer Erwin, Assistant Director of Finance

---

**BACKGROUND/DISCUSSION:**

The Supplemental Law Enforcement Services Fund (SLESF) provides funds, for eligible cities, to receive a proportionate share of COS funds appropriated by the State, for the exclusive purpose of funding "front line law enforcement services". In April 2002, Senate Bill 923 amended the Government Code Sections 30061 and 30063 to require City Council approval in the appropriation of such monies exclusively for front line municipal police services, in accordance with requests of the Chief of Police and/or law enforcement agency providing police services.

The City of Perris has used, in prior years, the SLESF allocation to supplement the cost of the South West Corridor Task Force (SWCTF) operation and request to continue in this provision. This task force benefits the City of Perris by utilizing personnel to conduct surveillance, follow-up investigations, servicing of narcotic related search warrants, seizures of clandestine labs producing dangerous drugs, and the arrest and subsequent prosecution of violators. The City of Perris is situated within an area known for high levels of narcotic trafficking and the existence of the Task Force greatly assists in the continued interdiction of the flow of illegal drugs into this community.

---

**BUDGET (or FISCAL) IMPACT:** None. State appropriation of SLESF fund revenue and related police services expenditures are included in the FY 2016-2017 Office of Traffic Safety Fund budget.

---

Assistant Director of Finance



**Attachments:**

1. Department of Finance Letter – Local Apportionments
2. SLESF Expenditure Report for Fiscal Year 2015-2016
3. SLESF Expenditure Plan for Fiscal Year 2016-2017

**Consent:** X





DEPARTMENT OF  
**FINANCE**

EDMUND G. BROWN JR. • GOVERNOR

915 L STREET ■ SACRAMENTO CA ■ 95814-3706 ■ WWW.DDF.CA.GOV

September 8, 2016

Honorable Betty T. Yee  
State Controller  
300 Capitol Mall, Suite 1850  
Sacramento, CA 95814

Attention: Mr. Jim Reisinger  
Cost Plans and Local Apportionments

Dear Controller Yee:

Pursuant to Government Code section 30029.05, subdivision (e), paragraph (2), the Department of Finance respectfully submits the attached (Attachments I and II) percentages for the 2016-17 allocation of \$214,200,000 in Citizens' Option for Public Safety (COPS) and Juvenile Justice Crime Prevention Act (JJCPA) funds deposited in the Enhancing Law Enforcement Activities Subaccount (ELEAS) in the Law Enforcement Services Account within the Local Revenue Fund 2011.

Pursuant to Government Code section 30061, subdivisions (b) and (g), subsequent to the allocation described in subdivision (d) of Section 29552, 47.08727192 percent of the remaining funds deposited in the ELEAS for the COPS (23.54363596 percent) and JJCPA (23.54363596 percent) programs are to be allocated, according to the relative population for each county and city, as follows:

- (1) 5.15 percent to the county sheriff for county jail construction and operation (\$11,031,300).
- (2) 5.15 percent to the district attorney for criminal prosecution (\$11,031,300).
- (3) 50 percent to the county or city and county to implement a comprehensive multi-agency juvenile justice plan (\$107,100,000).
- (4) 39.7 percent to the county and the cities within the county for front-line law enforcement (\$85,037,400). Note that pursuant to Government Code section 30061, subdivision (b), paragraph (3), each law enforcement jurisdiction receiving front-line law enforcement funding is to receive a minimum grant of \$100,000. The percentages included in Attachment II are calculated in a manner that provides for a minimum grant allocation of \$100,000 to each law enforcement jurisdiction listed in Attachment II.

Note that the by-county percentages for the first three allocations above: (1) county jail construction, (2) district attorney criminal prosecution, and (3) multi-agency juvenile justice plans, are specified on Attachment I and the by-county/city percentages for the fourth allocation, front-line law enforcement, are identified on Attachment II.

Honorable Betty T. Yee  
September 2, 2015  
Page 2

Also note that the allocations shown on Attachments I and II may be slightly different from the final allocations made by the State Controller's Office due to rounding.

If you have any questions, or need additional information, please call Phaelen Parker, Finance Budget Analyst, at (916) 445-8913.

Sincerely,



Amy Jarvis  
Assistant Program Budget Manager

**Attachments**

cc: Mr. George Lolas, Chief Operating Officer, State Controller's Office  
Ms. Casandra Moore-Hudnall, Chief, Division of Accounting and Reporting, State  
Controller's Office  
Ms. Ann Kato, Chief, Bureau of Payments, State Controller's Office  
Ms. Kathleen Howard, Executive Director, Board of State and Community Corrections



## 2016-17 Enhancing Law Enforcement Activities Subaccount

ATTACHMENT II

## Citizens' Option for Public Safety

## Front-line Law Enforcement Allocation for 2016-17

City/County	City/County Population Estimates 1/1/2016	Projected Allocations by City/County	Percent of Allocation by City/County
Unincorporated	125,420	\$ 193,154	0.22713948%
<b>Placer</b>	<b>373,796</b>	<b>\$ 874,658</b>	<b>1.02855692%</b>
Auburn	14,070	\$ 100,000	0.11759532%
Colfax	2,068	\$ 100,000	0.11759532%
Lincoln	47,339	\$ 100,000	0.11759532%
Loomis	6,692	\$ 100,000	0.11759532%
Rocklin	60,351	\$ 100,000	0.11759532%
Roseville	134,073	\$ 206,480	0.24281033%
Unincorporated	109,203	\$ 168,178	0.19776999%
<b>Plumas</b>	<b>19,879</b>	<b>\$ 200,000</b>	<b>0.23519064%</b>
Portola	2,180	\$ 100,000	0.11759532%
Unincorporated	17,699	\$ 100,000	0.11759532%
<b>Riverside</b>	<b>2,347,828</b>	<b>\$ 4,435,095</b>	<b>5.21546363%</b>
Banning	30,834	\$ 100,000	0.11759532%
Beaumont	45,118	\$ 100,000	0.11759532%
Blythe	19,813	\$ 100,000	0.11759532%
Calimesa	8,289	\$ 100,000	0.11759532%
Canyon Lake	10,681	\$ 100,000	0.11759532%
Cathedral City	54,261	\$ 100,000	0.11759532%
Coachella	45,407	\$ 100,000	0.11759532%
Corona	164,659	\$ 253,584	0.29820251%
Desert Hot Springs	29,048	\$ 100,000	0.11759532%
Eastvale	63,162	\$ 100,000	0.11759532%
Hemet	80,070	\$ 123,312	0.14500923%
Indian Wells	5,412	\$ 100,000	0.11759532%
Indio	88,058	\$ 135,614	0.15947575%
Jurupa Valley	98,177	\$ 151,198	0.17780157%
Lake Elsinore	61,006	\$ 100,000	0.11759532%
La Quinta	39,977	\$ 100,000	0.11759532%
Menifee	89,004	\$ 137,071	0.16118898%
Moreno Valley	205,383	\$ 316,301	0.37195493%
Murrieta	113,795	\$ 175,250	0.20608624%
Norco	26,896	\$ 100,000	0.11759532%
Palm Desert	49,335	\$ 100,000	0.11759532%
Palm Springs	46,654	\$ 100,000	0.11759532%
Perris	73,722	\$ 113,536	0.13351281%
Rancho Mirage	18,070	\$ 100,000	0.11759532%
Riverside	324,696	\$ 500,049	0.58803444%
San Jacinto	47,656	\$ 100,000	0.11759532%
Temecula	109,064	\$ 167,964	0.19751826%
Wildomar	35,168	\$ 100,000	0.11759532%
Unincorporated	364,413	\$ 561,216	0.65996315%
<b>Sacramento</b>	<b>1,495,297</b>	<b>\$ 2,462,340</b>	<b>2.89559662%</b>
Citrus Heights	86,291	\$ 132,893	0.15627565%
Elk Grove	167,965	\$ 258,675	0.30418978%
Folsom	77,246	\$ 118,963	0.13989488%
Galt	25,450	\$ 100,000	0.11759532%

**Supplemental Law Enforcement Standardized Forms  
Oversight Committee Summary  
For the Fiscal Year Ended June 30, 2016**

**City of Perris  
County of Riverside**

<u>Categories</u>	<u>Amount</u>
Beginning Fund Balance	\$ 8,778.20
Prior Year Adj To Fund Balance	-
Beginning Fund Balance Restate	<u>\$ 8,778.20</u>
 <b>REVENUE</b>	
State Funding	113,536.00
Interest Revenue	-
Other Revenue	-
Total Revenue	<u>113,536.00</u>
 <b>EXPENDITURE</b>	
Salaries and Benefits	122,314.20
Services and Supplies (Support Costs)	-
Equipment	-
Administrative Overhead (.5%)	-
Total Expenditure	<u>122,314.20</u>
Excess (deficiency) Revenue over (under) Expenditures	(8,778.20)
Reverted Monies and Penalties	-
Ending Fund Balance	<u><u>\$ -</u></u>
 <b>STATISTICAL DATA</b>	
<u>Positions</u>	
Sworn Officers	<u>0.93</u>
Total Positions	<u><u>0.93</u></u>

The Chief Financial Officer hereby certifies that the "State Funding" amounts equal the payments issued by the Riverside County Auditor-Controller.

\_\_\_\_\_  
Jennifer Erwin, Assistant Finance Director

10/18/2016  
Date  
(951) 943-4610 x 244  
Telephone Number

**Supplemental Law Enforcement Services Fund  
Expenditure Plan  
Fiscal Year 2016 - 2017**

**City of Perris  
County of Riverside**

		<u>Amount</u>
Beginning Fund Balance	\$	-
Prior Year Allocation received in Current Year	\$	-
Current Year Allocation	\$	113,536.00

**EXPENDITURES PLANNED**

Salaries and Benefits		113,536.00
Services and Supplies (Support Costs)		-
Equipment		-
Administrative Overhead		-
Total Planned Expenditures	\$	<u>113,536.00</u>

**Date Approved by the City Council** October 28, 2016

The Assistant Finance Director hereby certifies that the Supplemental Law Enforcement Services Plan was submitted to the City Council and approved as listed:

\_\_\_\_\_  
Jennifer Erwin, Assistant Director of Finance

\_\_\_\_\_  
October 18, 2016  
Date

Please provide the name of a contact person if there are any questions:  
\_\_\_\_\_  
Jennifer Erwin, Assistant Director of Finance  
Typed Name

\_\_\_\_\_  
(951) 943-4610 x244  
Telephone

CITY COUNCIL/REDEVELOPMENT AGENCY  
AGENDA SUBMITTAL

**Meeting Date: October 25, 2016**

**SUBJECT:** Murrieta Road @ Orange Avenue 4-Way Stop

**REQUESTED ACTION:** Adopt the Traffic Report Prepared by RK Engineering and Direct Staff to Install 4-Way Stop at the Intersection of Murrieta Road and Orange Avenue

**CONTACT:** Habib Motlagh, City Engineer

---

**BACKGROUND/DISCUSSION:**

The intersection of Murrieta Road at Orange Avenue is currently 2-way stop-controlled in the north-south direction of Murrieta Road. To the west of the intersection is an elementary school, and to the east of the intersection is the newly opened Orange Vista High School.

Based on a traffic study of the intersection, RK Engineering recommends installing a 4-way stop at the intersection of Murrieta Road and Orange Avenue. The study also recommends to continue to trim and maintain existing foliage to improve sight distance at all corners of the intersection. Crosswalks will also be installed at the intersection per the attached exhibit.

Public Works staff will monitor and maintain the landscaping.


---

**BUDGET (or FISCAL) IMPACT:**

Adopted Capital Improvement Sheet T-009 identifies adequate funds to install 4-way stop.

---

**Reviewed by:**

City Attorney  
Assistant Director of Finance 

**Attachments:** Copy of RK Engineering Report Dated October 11, 2016

**Consent:** Yes  
**Public Hearing:**  
**Business Item:**  
**Other:**

**LETTER OF TRANSMITTAL**

TO: CITY OF PERRIS  
24 South D Street, Suite 100  
Perris, CA 92570

DATE: October 11, 2016  
JOB NO.: 0352-2016-13  
SUBJECT: Murrieta Road at Orange Avenue  
Traffic Review, City of Perris

ATTN: Mr. Habib Motlagh

WE ARE FORWARDING:           By Messenger                           X   By eMail  
  By Blueprinter                         By Fedex


NUMBER OF COPIES	DESCRIPTION
1	Stamped Report

SENT FOR YOUR	STATUS	PLEASE NOTE
<input type="checkbox"/> Approval	<input type="checkbox"/> Preliminary	<input type="checkbox"/> Revisions
<input type="checkbox"/> Review	<input type="checkbox"/> Revised	<input type="checkbox"/> Additions
X <input checked="" type="checkbox"/> Use	<input type="checkbox"/> Approved	<input type="checkbox"/> Omissions
<input type="checkbox"/> File	<input type="checkbox"/> Released	<input type="checkbox"/> Corrections

**REMARKS:**

Included is one (1) stamped report copy of the Murrieta Road at Orange Avenue Traffic Review, City of Perris.

Please call me at (949) 474-0809 if you have any questions.

BY:   
Robert Kahn, P.E.  
Principal

**COPIES TO:**



# MURRIETA ROAD AT ORANGE AVENUE TRAFFIC REVIEW City of Perris



October 11, 2016

Mr. Habib Motlagh  
CITY OF PERRIS  
24 South D Street, Suite 100  
Perris, CA 92570

**Subject: Murrieta Road at Orange Avenue Traffic Review, City of Perris**

Dear Mr. Motlagh:

### **Introduction**

RK ENGINEERING GROUP, INC. (RK) is pleased to submit this review of the Murrieta Road at Orange Avenue intersection in the City of Perris. The analysis location is shown in Exhibit A. Photographs of the intersection are included in Appendix A.

The purpose of this analysis is to develop recommendations to further improve current and future operations at the intersection. The analysis will determine if the existing intersection meets the warrants for an all-way stop or traffic signal based upon existing conditions. The recommended improvements are included in the *Conclusions* section of this report.

### **Existing Conditions**

The location of the intersection is shown in Exhibit A. The intersection of Murrieta Road at Orange Avenue is currently cross-street stop-controlled in the north-south direction on the minor street approach of Murrieta Road. The posted speed limit on Orange Avenue is 45 miles per hour. To the west of the intersection is an elementary school, and to the east of the intersection is the newly-opened Orange Vista High School.

Orange Avenue is a two to three-lane undivided secondary arterial roadway and Murrieta Road is a two-lane undivided collector street. There is a left turn pocket on both approaches of Orange Avenue at the intersection with Murrieta Road. Exhibit A also illustrates the existing traffic control and travel lanes at the intersection.

Existing traffic volumes and pedestrian volumes for the study intersection were collected by RK in October 2016, and are shown in Exhibit B. The vehicle and pedestrian traffic count worksheets are included in Appendix B. Traffic counts were taken when school was in session. A summary of the hourly traffic counts is included in Table 1.

## **Collision History**

RK has reviewed collision data for a three-year time period (September 2013 – September 2016) from the California Highway Patrol (CHP) via the Statewide Integrated Traffic Records System (SWITRS). According to the collision data, there has been five (5) collisions within a three-year period at the intersection of Murrieta Road at Orange Avenue. A copy of the collision data is included in Appendix C.

Based upon the collision history, traffic collision rates have been determined for the study intersection of Murrieta Road at Orange Avenue. The intersection collision rates are shown in Table 2. Accident rates show that the study intersection exhibits a high collision rate in comparison to typical intersections of similar characteristics in California. There has been five (5) collisions within the study intersection over the course of the past 36 months, one of which were due to unsafe driving speeds. Other factors for the collisions include right of way conflicts and conflicts dealing with stop signs and/or traffic signals. The intersection collision rate has been analyzed with respect to both the base rural and suburban collision rates provided by Caltrans for an intersection controlled by a stop or yield sign. It should be noted that the study intersection collision rate was calculated as 0.55 collisions per million entering vehicles, which is greater than the base rural and suburban collision rates of 0.23 and 0.26 collisions per million entering vehicles, respectively.

## **All-Way Stop Warrant**

The intersection of Murrieta Road at Orange Avenue has been evaluated for all-way stop warrants using the rural conditions criteria of the California Manual of Uniform Traffic Control Devices (CA MUTCD) standards. A copy of the CA MUTCD all-way stop warrant conditions is included in Appendix D. An all-way stop warrants worksheet is provided in Appendix E.

The following criteria are applicable for this analysis:

- Traffic signal warranted
- Collisions
- Minimum volumes
- 80% of collision criteria and minimum volume
- The need to control left-turn conflicts
- The need to control vehicle/pedestrian conflicts
- Sight distance constraints
- An intersection of two (2) residential neighborhood collector streets

The specific CA MUTCD All-Way Stop Warrants have been tabulated and listed below:

### CA MUTCD All-Way Stop Warrants

Warrant	Description	Results
A	Traffic Signal Warranted	Does Not Satisfy
B	Collisions	Does Not Satisfy
C	Minimum Volumes	Does Not Satisfy
D	Combination Minimum Values	Does Not Satisfy
Optional Warrants	Other Criteria	Warrant G Satisfied

#### **Warrant A**

Warrant A states that an all-way stop could be implemented as an interim measure when traffic signals are warranted. Because a traffic signal is not warranted, based upon the Peak Hour Traffic Signal Warrant (see *Traffic Signal Warrant Analysis* section), the intersection does not satisfy Warrant A.

#### **Warrant B**

To satisfy this warrant, there must be five (5) or more collisions in a year that are correctable by an all-way stop. RK has received collision data from the CHP via SWITRS in September 2016. There has been three (3) collisions during a one-year period at the intersection of Murrieta Road and Orange Avenue. Therefore, Warrant B has not been met. Collision data worksheets are included in Appendix C. However, the collision rate itself is above the expected rate for similar intersections.

#### **Warrant C**

The intersection meets the minimum traffic volume requirements for only one of the three sub-criteria for this warrant. Only the minimum vehicular volume entering the intersection from the major street has been met. Therefore, the intersection is unable to satisfy Warrant C.

#### **Warrant D**

Where no single criterion is satisfied, but where Criteria B, C.1, and C.2 are all satisfied to 80% of the minimum values, then Warrant D would be satisfied. Although the combined average vehicle volume does exceed 240 vehicles, the other two criteria did not meet the 80% threshold, and therefore, the intersection is unable to satisfy Warrant D.

### **Optional Warrants E, F, G, H**

This category offers other criteria that an engineer may consider in justifying an all-way stop condition. One (1) of the four (4) criteria was satisfied per RK Engineering Group's judgment. Warrant G, or locations where a road user, after stopping, cannot see conflicting traffic and is not able to reasonably safely negotiate the intersection unless conflicting cross traffic is also required to stop, has been met. The remaining three (3) Warrants E, F, and H have not been satisfied.

Sight distance at the intersection of Murrieta Road at Orange Avenue was analyzed as part of this review. The County of Riverside's standard for intersection corner sight distance for public streets with a 45 mph design speed is 495 feet, as shown in Appendix F. As previously stated, the posted speed limit on Orange Avenue is 45 miles per hour.

As part of the analysis, a sight line is developed and a "limited use area" is created which designates an area between the edge of pavement and the driver's line of sight. This area prohibits obstructions in order to maintain adequate sight distance at the intersection. The Riverside County standard states that the "limited use area (shall be) kept clear of all obstructions over 2 feet high, including vegetation. No trees, walls, or any obstructions shall be allowed in the limited use area."

Sight distance is restricted below the 495-foot requirement for the southbound approach. Therefore, an all-way stop is recommended based upon sight distance restrictions. Sight distance is limited for drivers approaching the intersection along Murrieta Road. Existing walls, power poles, and the offset of the curb currently restrict sight distance for drivers traveling south along Murrieta Road. Traveling northbound, existing walls and vegetation also limit sight distance. As a result, recommendations have been made in the *Conclusions* section of this report.

### **Traffic Signal Warrant Analysis**

The intersection of Murrieta Road at Orange Avenue has been evaluated for full traffic signal warrants using the Caltrans traffic signal warrants criteria.

The traffic signal warrants worksheets for both full and peak hour conditions are included in Appendix G. Based upon the Caltrans criteria, a traffic signal is not currently warranted at the intersection of Orange Avenue at Murrieta Road. Therefore, as an interim measure, it is recommended that the intersection installs an all-way stop. It is also recommended that the intersection continues to be evaluated for warrants in the future.

## Conclusions

**The intersection of Orange Avenue at Murrieta Road meets the warrants for an all-way stop, based upon the CA MUTCD standards. However, the intersection does not meet the warrants for a traffic signal. Due to the high collision rate and limited sight distance at the study intersection, an all-way stop has been recommended.**

The following items are recommended for this intersection.

1. Continue to trim and maintain existing foliage to improve sight distance at all corners of the intersection of Murrieta Road and Orange Avenue.
2. Install an all-way stop at the study intersection as an interim measure for installing a traffic signal.
3. Monitor future need for traffic signal.
4. Monitor sight distance for obstructions due to landscaping.
5. Install a painted crosswalk along the southbound link of Murrieta Road and westbound link of Orange Avenue. Both crosswalks should be painted yellow to increase visibility.
6. Move the existing stop bar and pavement marker forward along the northbound link of Murrieta Road in order to increase sight distance.
7. Install a striped bulb-out at the northwest corner of the intersection of Murrieta Road and Orange Avenue, to supplement the recommendation made in #6. Also install reflective pavement markers for increased visibility.
8. Install advance warning signs along Orange Avenue for the all-way stop and crosswalks.
9. Recommendations from this study are included in Exhibit C.

It is recommended that the intersection be monitored for an increase in traffic volumes and sufficient sight distance. With additional area growth and other development in the area, additional traffic signal warrants could be met in the future.

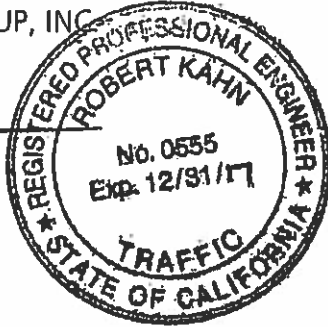
It is also recommended that the foliage at all corners of Orange Avenue at Murrieta Road be trimmed back and maintained in order to improve and preserve sight distance at the intersection.

RK Engineering Group, Inc. is pleased to provide this all-way stop review for the intersection of Murrieta Road at Orange Avenue in the City of Perris. If you have any questions regarding this analysis or need further review, please do not hesitate to call us at (949) 474-0809.

Sincerely,  
RK ENGINEERING GROUP, INC.

*Robert Kahn*

Robert Kahn, P.E.  
Principal



*Jethro Jay Narciso*

Jethro Jay Narciso, E.I.T.  
Engineer I

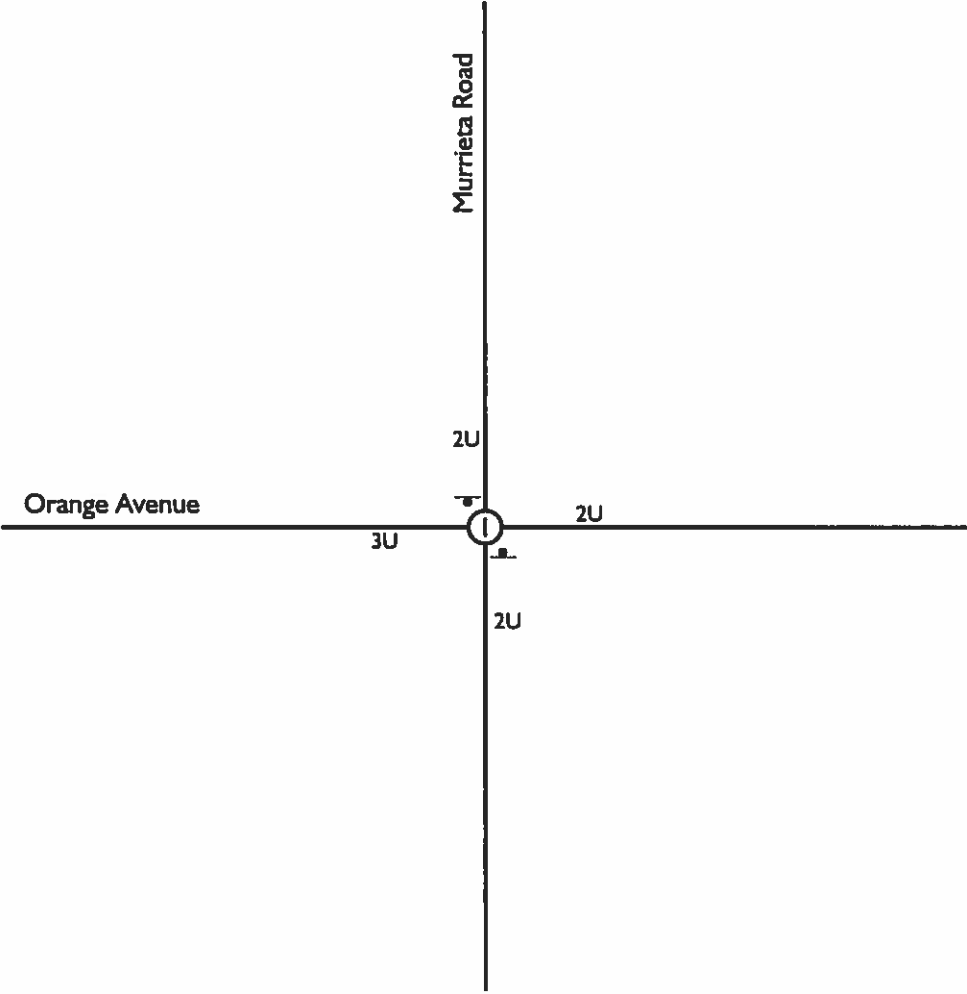
Attachments

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# Exhibits



Exhibit A  
**Location Map**

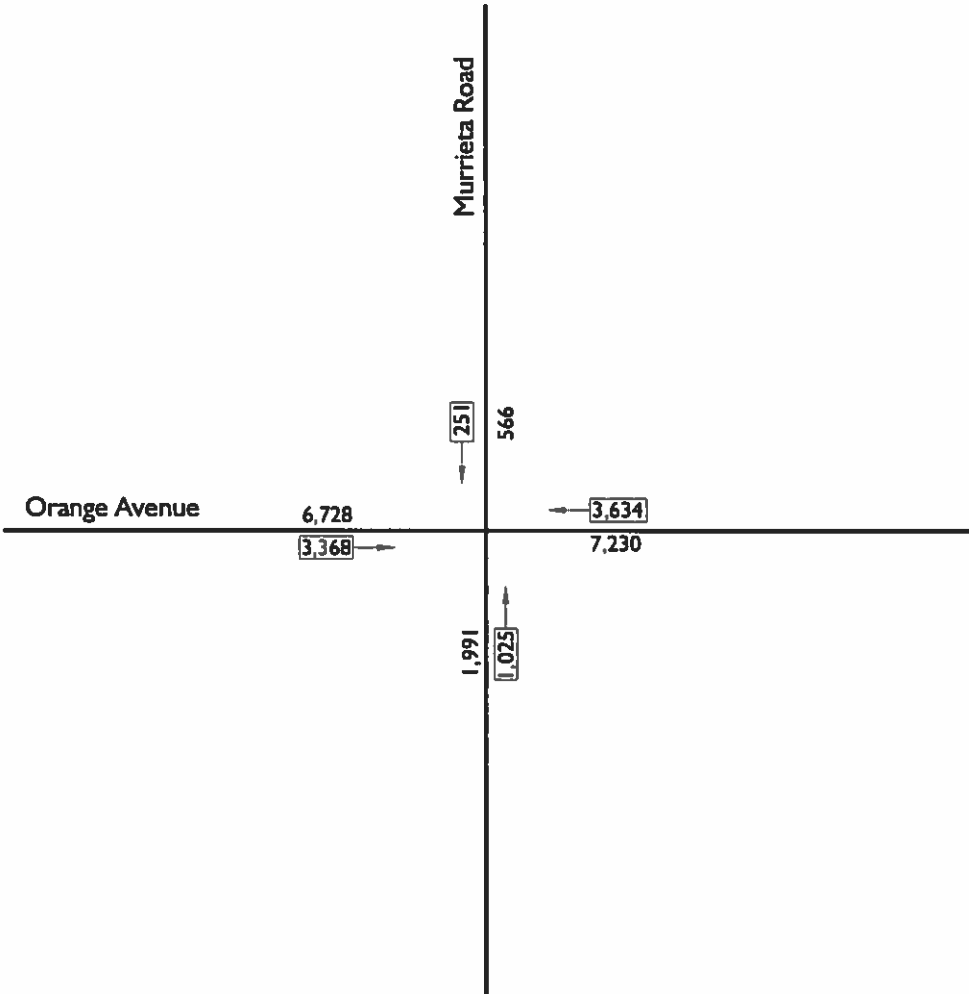


**Legend:**

- ① = Study Area Intersection
- ⌄ = Stop Sign
- 4 = Number of Lanes
- U = Undivided



# Exhibit B Existing Traffic Volumes



**Legend:**

- 566 = 2-Way ADT
- ← 251 = 1-Way ADT



# Exhibit C Recommendations



---

# Tables

**TABLE 1**  
**Existing Hourly Traffic Counts - Murrieta Road at Orange Avenue**

<b>End Time</b>	<b>NB</b>	<b>SB</b>	<b>Subtotal NB + SB</b>	<b>EB</b>	<b>WB</b>	<b>Subtotal EB + WB</b>	<b>Grand Total</b>
1:00 AM	4	0	4	24	10	34	38
2:00 AM	5	0	5	16	9	25	30
3:00 AM	3	1	4	5	5	10	14
4:00 AM	9	1	10	11	18	29	39
5:00 AM	31	2	33	31	50	81	114
6:00 AM	27	8	35	44	72	116	151
7:00 AM	75	23	98	177	219	396	494
8:00 AM	103	20	123	224	453	677	800
9:00 AM	40	14	54	130	135	265	319
10:00 AM	48	8	56	150	166	316	372
11:00 AM	37	10	47	107	135	242	289
12 NOON	29	16	45	125	165	290	335
1:00 PM	47	6	53	184	150	334	387
2:00 PM	81	16	97	179	208	387	484
3:00 PM	67	24	91	335	384	719	810
4:00 PM	85	17	102	282	316	598	700
5:00 PM	58	18	76	277	241	518	594
6:00 PM	68	21	89	302	236	538	627
7:00 PM	75	16	91	252	219	471	562
8:00 PM	39	9	48	195	188	383	431
9:00 PM	37	8	45	141	105	246	291
10:00 PM	33	2	35	96	82	178	213
11:00 PM	12	6	18	51	43	94	112
12:00 AM	12	5	17	30	25	55	72
<b>TOTAL</b>	<b>1,025</b>	<b>251</b>	<b>1,276</b>	<b>3,368</b>	<b>3,634</b>	<b>7,002</b>	<b>8,278</b>

**TABLE 2**  
**Collision Rates for Study Area Intersections**

No.	Study Area Intersection	Number of Accidents	Number of Months	Entering ADT <sup>1</sup>	Collision Rate <sup>2</sup>	Caltrans Rural Base Rate <sup>3</sup>	Caltrans Suburban Base Rate <sup>3</sup>	Exceeds Caltrans Rate
1	Orange Avenue at Murrieta Road	5	36	8,278	0.55	0.23	0.26	Yes

<sup>1</sup> ADT = Average Daily Traffic

<sup>2</sup> Collisions per million entering vehicles

<sup>3</sup> Based upon Collision Data on California State Highway (Caltrans)

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# Appendices

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## **Appendix A**

Photographs



Appendix A-1  
**Murrieta Road Southbound  
Looking East On Orange Avenue**



Appendix A-2  
**Murrieta Road Southbound  
Looking West On Orange Avenue**



Appendix A-3  
**Murrieta Road Northbound  
Looking West On Orange Avenue**



Appendix A-4  
**Murrieta Road Northbound  
Looking East On Orange Avenue**



## **Appendix B**

Vehicle & Pedestrian Counts

# Counts Unlimited, Inc.

City of Perris  
 Murrieta Road  
 N/ Orange Avenue  
 24 Hour Directional Volume Count

PO Box 1178  
 Corona, CA 92878  
 Phone: (951) 268-6268  
 email: counts@countsunlimited.com

PERMUNOR  
 Site Code: 105-16531

Start Time	10/4/2016 Tue	Northbound		Hour Totals		Southbound		Hour Totals		Combined Totals	
		Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon
12:00		0	2			0	1				
12:15		0	0			0	2				
12:30		0	4			0	1				
12:45		0	6	0	12	0	2	0	6	0	18
01:00		0	7			0	5				
01:15		1	5			0	5				
01:30		1	4			0	5				
01:45		0	2	2	18	0	1	0	16	2	34
02:00		0	5			1	5				
02:15		0	5			0	5				
02:30		0	16			0	7				
02:45		0	17	0	43	0	7	1	24	1	67
03:00		0	6			0	5				
03:15		0	5			0	4				
03:30		0	3			0	5				
03:45		0	2	0	16	1	3	1	17	1	33
04:00		1	3			1	4				
04:15		1	5			0	5				
04:30		0	2			1	5				
04:45		1	0	3	10	0	4	2	18	5	28
05:00		4	5			0	6				
05:15		5	5			1	7				
05:30		1	6			3	3				
05:45		2	5	12	21	4	5	8	21	20	42
06:00		2	6			2	5				
06:15		6	7			7	4				
06:30		9	3			8	4				
06:45		10	4	27	20	6	3	23	16	50	36
07:00		25	1			9	4				
07:15		11	4			4	2				
07:30		5	1			4	2				
07:45		5	0	46	6	3	1	20	9	66	15
08:00		2	5			5	4				
08:15		2	1			6	2				
08:30		4	1			0	1				
08:45		2	3	10	10	3	1	14	8	24	18
09:00		2	9			1	1				
09:15		3	1			3	1				
09:30		3	1			1	0				
09:45		4	2	12	13	3	0	8	2	20	15
10:00		3	0			4	1				
10:15		1	1			3	1				
10:30		5	0			2	1				
10:45		5	0	14	1	1	3	10	6	24	7
11:00		3	0			6	2				
11:15		4	0			4	1				
11:30		8	0			3	1				
11:45		4	0	19	0	3	1	16	5	35	5
<b>Total</b>		<b>145</b>	<b>170</b>	<b>145</b>	<b>170</b>	<b>103</b>	<b>148</b>	<b>103</b>	<b>148</b>	<b>248</b>	<b>318</b>
<b>Combined Total</b>		<b>315</b>		<b>315</b>		<b>251</b>		<b>251</b>		<b>566</b>	
AM Peak	-	06:30	-	-	-	06:15	-	-	-	-	-
Vol.	-	55	-	-	-	30	-	-	-	-	-
P.H.F.	-	0.550	-	-	-	0.833	-	-	-	-	-
PM Peak	-	-	02:15	-	-	-	02:00	-	-	-	-
Vol.	-	-	44	-	-	-	24	-	-	-	-
P.H.F.	-	-	0.647	-	-	-	0.857	-	-	-	-
Percentage		46.0%	54.0%			41.0%	59.0%				
ADT/AADT		ADT 566		AADT 566							



# Counts Unlimited, Inc.

City of Perris  
Orange Avenue  
E/ Murrieta Road  
24 Hour Directional Volume Count

PO Box 1178  
Corona, CA 92878  
Phone: (951) 268-6268  
email: counts@countsunlimited.com

PEROREMU  
Site Code: 105-16531

Start Time	10/4/2016 Tue	Eastbound		Hour Totals		Westbound		Hour Totals		Combined Totals	
		Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon
12:00		11	64			2	29				
12:15		5	41			2	44				
12:30		2	36			1	40				
12:45		1	48	19	189	5	37	10	150	29	339
01:00		3	45			5	39				
01:15		1	50			0	57				
01:30		2	63			2	57				
01:45		5	52	11	210	2	55	9	208	20	418
02:00		3	83			1	61				
02:15		3	104			2	62				
02:30		0	88			1	68				
02:45		2	64	8	339	1	193	5	384	13	723
03:00		0	66			2	113				
03:15		2	70			6	78				
03:30		7	86			6	55				
03:45		4	75	13	297	4	70	18	316	31	613
04:00		8	48			13	74				
04:15		10	92			11	47				
04:30		6	69			15	75				
04:45		9	76	33	285	11	45	50	241	83	526
05:00		11	67			9	60				
05:15		12	74			16	68				
05:30		13	89			28	60				
05:45		22	72	58	302	19	48	72	236	130	538
06:00		34	86			14	53				
06:15		62	64			34	62				
06:30		78	60			67	56				
06:45		70	58	244	268	104	48	219	219	463	487
07:00		84	57			130	57				
07:15		58	58			145	50				
07:30		65	43			105	36				
07:45		41	41	248	199	73	45	453	188	701	387
08:00		34	40			26	28				
08:15		29	46			45	30				
08:30		33	39			31	22				
08:45		37	28	133	153	33	25	135	105	268	258
09:00		36	34			50	23				
09:15		31	29			49	22				
09:30		50	20			36	11				
09:45		41	12	158	95	31	26	166	82	324	177
10:00		25	13			30	17				
10:15		31	14			36	13				
10:30		32	13			33	6				
10:45		26	8	114	48	36	7	135	43	249	91
11:00		27	10			38	10				
11:15		39	8			42	8				
11:30		32	11			41	7				
11:45		39	6	137	35	44	0	165	25	302	60
<b>Total</b>		<b>1176</b>	<b>2420</b>	<b>1176</b>	<b>2420</b>	<b>1437</b>	<b>2197</b>	<b>1437</b>	<b>2197</b>	<b>2613</b>	<b>4617</b>
<b>Combined Total</b>			<b>3596</b>		<b>3596</b>		<b>3634</b>		<b>3634</b>		<b>7230</b>
AM Peak	-	06:15	-	-	-	06:45	-	-	-	-	-
Vol.	-	294	-	-	-	484	-	-	-	-	-
P.H.F.	-	0.875	-	-	-	0.834	-	-	-	-	-
PM Peak	-	-	02:00	-	-	-	02:30	-	-	-	-
Vol.	-	-	339	-	-	-	452	-	-	-	-
P.H.F.	-	-	0.815	-	-	-	0.585	-	-	-	-
Percentage		32.7%	67.3%			39.5%	60.5%				
ADT/AADT		ADT 7,230		AADT 7,230							



### Counts Unlimited, Inc.

PO Box 1178

Corona, CA 92878

Phone: (951) 268-6268

email: counts@countsunlimited.com

City of Perris  
Orange Avenue  
W/ Murrieta Road  
24 Hour Directional Volume Count

PERORWMU  
Site Code: 105-16531

Start Time	10/4/2016 Tue	Eastbound		Hour Totals		Westbound		Hour Totals		Combined Totals	
		Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon
12:00		12	63			0	42				
12:15		8	38			3	26				
12:30		3	38			1	40				
12:45		1	45	24	184	0	35	4	143	28	327
01:00		6	37			7	35				
01:15		1	41			6	31				
01:30		4	52			0	57				
01:45		5	49	16	179	2	62	15	185	31	364
02:00		3	88			2	51				
02:15		0	104			0	60				
02:30		0	80			3	59				
02:45		2	63	5	335	2	59	7	229	12	564
03:00		0	62			2	163				
03:15		1	72			4	95				
03:30		8	81			7	69				
03:45		2	67	11	282	6	48	19	375	30	657
04:00		6	45			9	67				
04:15		9	84			14	68				
04:30		8	72			22	40				
04:45		8	76	31	277	13	67	58	242	89	519
05:00		8	66			12	53				
05:15		10	73			13	60				
05:30		10	81			18	57				
05:45		16	82	44	302	28	61	71	231	115	533
06:00		25	75			22	41				
06:15		47	60			13	49				
06:30		48	60			35	56				
06:45		57	57	177	252	63	57	133	203	310	455
07:00		76	59			83	44				
07:15		50	54			118	49				
07:30		56	42			115	50				
07:45		42	40	224	195	86	34	402	177	626	372
08:00		34	34			65	37				
08:15		29	46			30	21				
08:30		32	37			43	24				
08:45		35	24	130	141	34	18	172	100	302	241
09:00		30	32			32	21				
09:15		32	28			52	15				
09:30		55	22			50	14				
09:45		33	14	150	96	38	9	172	59	322	155
10:00		25	13			30	25				
10:15		24	18			29	16				
10:30		32	11			33	11				
10:45		26	9	107	51	36	6	128	58	235	109
11:00		29	6			35	8				
11:15		34	7			35	9				
11:30		27	8			39	7				
11:45		35	9	125	30	37	7	146	31	271	61
<b>Total</b>		<b>1044</b>	<b>2324</b>	<b>1044</b>	<b>2324</b>	<b>1327</b>	<b>2033</b>	<b>1327</b>	<b>2033</b>	<b>2371</b>	<b>4357</b>
<b>Combined Total</b>			<b>3368</b>		<b>3368</b>		<b>3360</b>		<b>3360</b>		<b>6728</b>
AM Peak		-	06:45	-	-	07:00	-	-	-	-	-
Vol.		-	239	-	-	402	-	-	-	-	-
P.H.F.		-	0.786	-	-	0.852	-	-	-	-	-
PM Peak		-	-	02:00	-	-	02:45	-	-	-	-
Vol.		-	-	335	-	-	386	-	-	-	-
P.H.F.		-	-	0.805	-	-	0.592	-	-	-	-
Percentage			31.0%	69.0%		39.5%	60.5%				
ADT/AADT			ADT 6,728	AADT 6,728							

Location: Perris  
 N/S: Murrieta Road  
 E/W: Orange Avenue



Date: 10/4/2016  
 Day: Tuesday

PEDESTRIANS

	North Leg Murrieta Road	East Leg Orange Avenue	South Leg Murrieta Road	West Leg Orange Avenue	TOTAL
7:00 AM	0	0	17	0	17
7:15 AM	0	0	19	3	22
7:30 AM	0	0	8	0	8
7:45 AM	2	0	4	0	6
8:00 AM	0	0	0	0	0
8:15 AM	0	0	0	0	0
8:30 AM	0	0	4	0	4
8:45 AM	0	0	0	0	0
<b>TOTAL VOLUMES:</b>	<b>2</b>	<b>0</b>	<b>52</b>	<b>3</b>	<b>57</b>

	North Leg Murrieta Road	East Leg Orange Avenue	South Leg Murrieta Road	West Leg Orange Avenue	TOTAL
2:00 PM	0	0	0	0	0
2:15 PM	1	0	0	0	1
2:30 PM	0	0	0	0	0
2:45 PM	2	0	0	2	4
3:00 PM	5	4	40	1	50
3:15 PM	1	1	23	1	26
3:30 PM	0	0	1	0	1
3:45 PM	0	0	1	0	1
4:00 PM	0	0	0	0	0
4:15 PM	0	0	1	0	1
4:30 PM	0	0	0	0	0
4:45 PM	0	0	0	0	0
<b>TOTAL VOLUMES:</b>	<b>9</b>	<b>5</b>	<b>66</b>	<b>4</b>	<b>84</b>

Location: Perris  
 N/S: Murrieta Road  
 E/W: Orange Avenue



Date: 10/4/2016  
 Day: Tuesday

BICYCLES

	North Leg Murrieta Road	East Leg Orange Avenue	South Leg Murrieta Road	West Leg Orange Avenue	TOTAL
7:00 AM	0	0	1	0	1
7:15 AM	0	0	0	0	0
7:30 AM	0	0	3	0	3
7:45 AM	0	0	1	0	1
8:00 AM	0	0	0	0	0
8:15 AM	0	0	0	0	0
8:30 AM	0	0	0	0	0
8:45 AM	0	0	0	0	0
<b>TOTAL VOLUMES</b>	<b>0</b>	<b>0</b>	<b>5</b>	<b>0</b>	<b>5</b>

	North Leg Murrieta Road	East Leg Orange Avenue	South Leg Murrieta Road	West Leg Orange Avenue	TOTAL
2:00 PM	0	0	0	0	0
2:15 PM	0	0	0	0	0
2:30 PM	0	0	0	0	0
2:45 PM	1	0	0	0	1
3:00 PM	8	3	5	1	17
3:15 PM	0	0	1	0	1
3:30 PM	0	0	0	0	0
3:45 PM	0	0	1	0	1
4:00 PM	0	0	0	0	0
4:15 PM	0	0	0	0	0
4:30 PM	0	0	0	0	0
4:45 PM	5	0	1	0	6
<b>TOTAL VOLUMES</b>	<b>14</b>	<b>3</b>	<b>8</b>	<b>1</b>	<b>26</b>

## **Appendix C**

### Collision Data

Total Count: 666

Primary Rd	Secondary Rd	NCIC	3300 State Hwy?	N Route	Postmile Prefix	Postmile	Side of Hwy
City	Beat	Type	CalTrans	Badge	Collision Date	Time	Day
Primary Collision Factor	Collision Type	Severity	PDO	#Killed	Tow Away?	Process Date	
Weather1	Rdwy Cond1	Rdwy Cond2	Rdwy Cond3	Rdwy Cond4	Spec Cond		
Hit and Run	Lighting	DAYLIGHT	Ped Action	Cntrl Dev	FUNCTNG	Loc Type	Ramp/Int
Party Info	Party Info	Party Info	Party Info	Party Info	Party Info	Party Info	Party Info
Age	Sex	Race	Sobriety	Dir	SW Veh	CHP Veh	Make
Year	SP Info	SP Info	SP Info	SP Info	SP Info	SP Info	SP Info
Viol	OAF1	Viol	OAF2	Safety Equip	Safety Equip	Safety Equip	Safety Equip
Role	Ext Of Inj	AGE	Sex	Seat Pos	Safety	EQUIP	Ejected
ORANGE AV	BARRETT AV	NCIC	3300 State Hwy?	N Route	Postmile Prefix	Postmile	Side of Hwy
Perris	916B	032	0	20140117	N3672	1300	FRI
R-O-W AUTO	BROADSIDE	0	0	0	0	20150112	
CLEAR	DRY	NO UNUSL CND	Rdwy Cond2	0	0		
Motor Vehicle Involved With OTHER MV	DAYLIGHT						
1F DRVR 51 F H HMBD	2200 FORD 1995	3 N	0	M G	PASS	23	M 6
2 DRVR 20 M H HMBD	0100 HONDA 1996	3 N	0	M G	PASS	24	M 3
ORANGE AV	MURRIETA RD	NCIC	3300 State Hwy?	N Route	Postmile Prefix	Postmile	Side of Hwy
Perris	916B	393	0	20131204	N3558	1203	WED
R-O-W AUTO	BROADSIDE	0	0	0	0	20141211	
CLEAR	DRY	NO UNUSL CND	Rdwy Cond2	0	0		
Motor Vehicle Involved With OTHER MV	DAYLIGHT						
1F DRVR 78 M H HMBD	0100 VOLVO 1991	3 N	0	M G	DRVR SEVERE	78	M 1
2 DRVR 62 F H HMBD	0700 CHEVR 2006	3 N	0	M G	DRVR COMP PN	62	F 1
ORANGE AV	MURRIETA RD	NCIC	3300 State Hwy?	N Route	Postmile Prefix	Postmile	Side of Hwy
Perris	916B	031	0	20140316	4702	1819	SUN
R-O-W AUTO	BROADSIDE	0	0	0	0	20140701	
CLEAR	DRY	NO UNUSL CND	Rdwy Cond2	0	0		
Motor Vehicle Involved With OTHER MV	DAYLIGHT						
1F DRVR 37 F H HMBD	0100 FORD 1997	3 A	22450 F	L G	DRVR COMP PN	37	F 1
2 DRVR 23 M H HMBD	0100 HONDA 2003	3 N	0	L G	PASS OTH VIS	38	F 3
ORANGE AV	PERRIS BL	NCIC	3300 State Hwy?	N Route	Postmile Prefix	Postmile	Side of Hwy
Perris	916B	032	0	20131113	N3672	1335	WED
R-O-W AUTO	BROADSIDE	0	0	0	0	20141201	
CLEAR	DRY	NO UNUSL CND	Rdwy Cond2	0	0		
Motor Vehicle Involved With OTHER MV	DAYLIGHT						
1F DRVR 21 F H HMBD	0100 NISSA 1998	3 N	0	M G	DRVR COMP PN	21	F 1
2 DRVR 33 M H HMBD	0100 ACURA 1994	3 N	0	M H	PASS COMP PN	23	F 3
ORANGE AV	PERRIS BL	NCIC	3300 State Hwy?	N Route	Postmile Prefix	Postmile	Side of Hwy
Perris	916B	032	0	20131119	N3672	0840	TUE
STRTRG/BACKNG	OTHER	0	0	0	0	20141201	
CLEAR	DRY	NO UNUSL CND	Rdwy Cond2	0	0		
Motor Vehicle Involved With OTHER MV	DAYLIGHT						
1F DRVR 51 F W HMBD	0100 HONDA 1994	3 N	0	M G	DRVR COMP PN	51	F 1
2 DRVR 33 M H HMBD	0100 ACURA 1994	3 N	0	M H	PASS COMP PN	23	F 3

Include State Highways cases

Primary Rd	Distance (ft)	Direction	N	Secondary Rd	ETHANAC RD	NCIC	3300	State Hwy?	N	Route	Postmile Prefix	Postmile	Side of Hwy
City	Perris	Riverside	4	Rpt Dist	916D	Beat	035	Type	0	CalTrans	Severly	INJURY	THU
Primary Collision Factor	IMPROV TURN	Weather2	Clear	Roadway Surface	DRY	Lighting	DARK - NO	Ped Action	NT	PRSFCTR	Loc Type	Ramp/Int	Process Date
Weather1	CLEAR	Motor: Vehicle Involved With	FIXED OBJ	Party Info	Dir	SW Veh	CHP Veh	Make	Year	SP Info	OAF1	Viol	OAF2
Hit and Run	Motor: Vehicle Involved With	OTHER MV	Party Info	Dir	SW Veh	CHP Veh	Make	Year	SP Info	OAF1	Viol	OAF2	Safety Equip
Age	45	M	B	HBD-NUI	1F	DRVR	45	M	45	COMP	PN	45	M
Sex	M	4	Rpt Dist	916B	Beat	032	Type	0	CalTrans	Severly	INJURY	20141111	TUE
Race	W	4	Rpt Dist	916B	Beat	032	Type	0	CalTrans	Severly	INJURY	20141111	TUE
Sobriety1	Sobriety2	Distance (ft)	0	Roadway Surface	DRY	Lighting	DAYLIGHT	Ped Action	NT	PRSFCTR	Loc Type	Ramp/Int	Process Date
Weather1	CLEAR	Motor: Vehicle Involved With	OTHER MV	Party Info	Dir	SW Veh	CHP Veh	Make	Year	SP Info	OAF1	Viol	OAF2
Hit and Run	Motor: Vehicle Involved With	OTHER MV	Party Info	Dir	SW Veh	CHP Veh	Make	Year	SP Info	OAF1	Viol	OAF2	Safety Equip
Age	24	M	B	HNBD	2	DRVR	24	M	24	PASS	OTH VIS	24	F
Sex	M	4	Rpt Dist	916B	Beat	032	Type	0	CalTrans	Severly	INJURY	20141010	FRI
Race	W	4	Rpt Dist	916B	Beat	032	Type	0	CalTrans	Severly	INJURY	20141010	FRI
Sobriety1	Sobriety2	Distance (ft)	100	Roadway Surface	DRY	Lighting	DAYLIGHT	Ped Action	NT	PRSFCTR	Loc Type	Ramp/Int	Process Date
Weather1	CLEAR	Motor: Vehicle Involved With	PED	Party Info	Dir	SW Veh	CHP Veh	Make	Year	SP Info	OAF1	Viol	OAF2
Hit and Run	Motor: Vehicle Involved With	PED	Party Info	Dir	SW Veh	CHP Veh	Make	Year	SP Info	OAF1	Viol	OAF2	Safety Equip
Age	22	M	H	HNBD	1F	DRVR	22	M	22	PED	OTH VIS	22	M
Sex	M	4	Rpt Dist	916C	Beat	393	Type	0	CalTrans	Severly	PDO	20141020	MON
Race	W	4	Rpt Dist	916C	Beat	393	Type	0	CalTrans	Severly	PDO	20141020	MON
Sobriety1	Sobriety2	Distance (ft)	64	Roadway Surface	DRY	Lighting	DAYLIGHT	Ped Action	NT	PRSFCTR	Loc Type	Ramp/Int	Process Date
Weather1	CLEAR	Motor: Vehicle Involved With	OTHER MV	Party Info	Dir	SW Veh	CHP Veh	Make	Year	SP Info	OAF1	Viol	OAF2
Hit and Run	Motor: Vehicle Involved With	OTHER MV	Party Info	Dir	SW Veh	CHP Veh	Make	Year	SP Info	OAF1	Viol	OAF2	Safety Equip
Age	30	F	H	HNBD	1F	DRVR	30	F	30	U-TURN	N	A	0100
Sex	F	4	Rpt Dist	916D	Beat	035	Type	0	CalTrans	Severly	INJURY	20150819	WED
Race	W	4	Rpt Dist	916D	Beat	035	Type	0	CalTrans	Severly	INJURY	20150819	WED
Sobriety1	Sobriety2	Distance (ft)	0	Roadway Surface	DRY	Lighting	DARK - ST	Ped Action	NT	PRSFCTR	Loc Type	Ramp/Int	Process Date
Weather1	CLEAR	Motor: Vehicle Involved With	PED	Party Info	Dir	SW Veh	CHP Veh	Make	Year	SP Info	OAF1	Viol	OAF2
Hit and Run	Motor: Vehicle Involved With	PED	Party Info	Dir	SW Veh	CHP Veh	Make	Year	SP Info	OAF1	Viol	OAF2	Safety Equip
Age	18	F	W	HNBD	1F	DRVR	18	F	18	PED	OTH VIS	1	0
Sex	F	4	Rpt Dist	916D	Beat	035	Type	0	CalTrans	Severly	INJURY	20151024	WED
Race	H	4	Rpt Dist	916D	Beat	035	Type	0	CalTrans	Severly	INJURY	20151024	WED
Sobriety1	Sobriety2	Distance (ft)	0	Roadway Surface	DRY	Lighting	DARK - ST	Ped Action	NT	PRSFCTR	Loc Type	Ramp/Int	Process Date
Weather1	CLEAR	Motor: Vehicle Involved With	PED	Party Info	Dir	SW Veh	CHP Veh	Make	Year	SP Info	OAF1	Viol	OAF2
Hit and Run	Motor: Vehicle Involved With	PED	Party Info	Dir	SW Veh	CHP Veh	Make	Year	SP Info	OAF1	Viol	OAF2	Safety Equip
Age	22	F	H	HNBD	2	PED	22	F	22	PED	OTH VIS	1	0
Sex	F	4	Rpt Dist	916D	Beat	035	Type	0	CalTrans	Severly	INJURY	20151024	WED
Race	H	4	Rpt Dist	916D	Beat	035	Type	0	CalTrans	Severly	INJURY	20151024	WED
Sobriety1	Sobriety2	Distance (ft)	0	Roadway Surface	DRY	Lighting	DARK - ST	Ped Action	NT	PRSFCTR	Loc Type	Ramp/Int	Process Date
Weather1	CLEAR	Motor: Vehicle Involved With	PED	Party Info	Dir	SW Veh	CHP Veh	Make	Year	SP Info	OAF1	Viol	OAF2
Hit and Run	Motor: Vehicle Involved With	PED	Party Info	Dir	SW Veh	CHP Veh	Make	Year	SP Info	OAF1	Viol	OAF2	Safety Equip
Age	1	F	H	HNBD	3	PED	1	F	1	PED	OTH VIS	1	0
Sex	F	4	Rpt Dist	916D	Beat	035	Type	0	CalTrans	Severly	INJURY	20151024	WED
Race	H	4	Rpt Dist	916D	Beat	035	Type	0	CalTrans	Severly	INJURY	20151024	WED
Sobriety1	Sobriety2	Distance (ft)	0	Roadway Surface	DRY	Lighting	DARK - ST	Ped Action	NT	PRSFCTR	Loc Type	Ramp/Int	Process Date
Weather1	CLEAR	Motor: Vehicle Involved With	PED	Party Info	Dir	SW Veh	CHP Veh	Make	Year	SP Info	OAF1	Viol	OAF2
Hit and Run	Motor: Vehicle Involved With	PED	Party Info	Dir	SW Veh	CHP Veh	Make	Year	SP Info	OAF1	Viol	OAF2	Safety Equip

This report is accepted subject to the Terms of Use. Due to collision records processing backlog, SWTRRS data is typically seven months behind. Data requested for dates seven months prior to the current date will be incomplete.

2F	DRVR	18	F	H	HNBD	A	0100	TOYOT	2006	3	N	M	G	PASS	32	M	3	0	M	G			
DRVR	18	F	H	HNBD	A	0100	TOYOT	2006	3	N	M	G	PASS	32	M	3	0	M	G				
Primary Rd	NUEVO RD	Distance (ft)	0	Direction	WILSON AV	NCIC	3300	State Hwy?	N	Route													
City	Perris	County	Riverside	Rpt Dist	916B	Beat	032	Type	0	CallTrans													
Primary Collision Factor	STOP SGNISIG	Weather1	CLEAR	Weather2																			
Hit and Run		Motor Vehicle Involved With	OTHER MV	Lighting	DAYLIGHT																		
Party Type	Age	Sex	Race	Sobriety1	Sobriety2	Dir	SW Veh	CHP Veh	Make	Year	SP Info	OAF1	Viol	OAF2	Safety Equip	Role	Ext Of Inj	AGE	Sex	Seat Pos	Safety	EQUIP	Ejected
1F	DRVR	38	M	H	HNBD	S	A	0100	MITSU	2002	-	3	N	-	M	G							
2	DRVR	50	F	H	HNBD	E	A	0100	SCION			3	N	-	L	G							
Primary Rd	NUEVO RD	Distance (ft)	0	Direction	WILSON AV	NCIC	3300	State Hwy?	N	Route													
City	Perris	County	Riverside	Rpt Dist	916B	Beat	032	Type	0	CallTrans													
Primary Collision Factor	STOP SGNISIG	Weather1	CLEAR	Weather2																			
Hit and Run		Motor Vehicle Involved With	OTHER MV	Lighting	DARK - ST																		
Party Type	Age	Sex	Race	Sobriety1	Sobriety2	Dir	SW Veh	CHP Veh	Make	Year	SP Info	OAF1	Viol	OAF2	Safety Equip	Role	Ext Of Inj	AGE	Sex	Seat Pos	Safety	EQUIP	Ejected
1F	DRVR	33	F	W	HNBD	W	A	0700	MAZDA	2014	-	3	N	-	L	E							
2	DRVR	19	M	H	HNBD	N	A	0100	HYUND	2010	-	3	N	-	L	E							
Primary Rd	ORANGE AV	Distance (ft)	689	Direction	BARETT AV	NCIC	3300	State Hwy?	N	Route													
City	Perris	County	Riverside	Rpt Dist	916A	Beat	393	Type	0	CallTrans													
Primary Collision Factor	IMPROP TURN	Weather1	CLEAR	Weather2																			
Hit and Run		Motor Vehicle Involved With	FIXED OBJ	Lighting	DAYLIGHT																		
Party Type	Age	Sex	Race	Sobriety1	Sobriety2	Dir	SW Veh	CHP Veh	Make	Year	SP Info	OAF1	Viol	OAF2	Safety Equip	Role	Ext Of Inj	AGE	Sex	Seat Pos	Safety	EQUIP	Ejected
1F	DRVR	32	M	H	HNBD	W	A	0700	FORD	2004	-	1	F	N	M	G							
Primary Rd	ORANGE AV	Distance (ft)	0	Direction	CLOVERFIELD ST	NCIC	3300	State Hwy?	N	Route													
City	Perris	County	Riverside	Rpt Dist	916B	Beat	393	Type	0	CallTrans													
Primary Collision Factor	IMPROP TURN	Weather1	CLEAR	Weather2																			
Hit and Run		Motor Vehicle Involved With	OTHER MV	Lighting	DAYLIGHT																		
Party Type	Age	Sex	Race	Sobriety1	Sobriety2	Dir	SW Veh	CHP Veh	Make	Year	SP Info	OAF1	Viol	OAF2	Safety Equip	Role	Ext Of Inj	AGE	Sex	Seat Pos	Safety	EQUIP	Ejected
1F	DRVR	47	M	H	HNBD	W	A	0800	DODGE	1995	-	3	N	-	M	G							
2	PRKD	998	-	HNBD	W	A	0100	HONDA	2010	-	3	N	-	-	-	-							
3	PRKD	998	-	HNBD	W	A	0700	NISSA	2005	-	3	N	-	-	-	-							
Primary Rd	ORANGE AV	Distance (ft)	22	Direction	MURRIETA RD	NCIC	3300	State Hwy?	N	Route													
City	Perris	County	Riverside	Rpt Dist	916G	Beat	032	Type	0	CallTrans													
Primary Collision Factor	STOP SGNISIG	Weather1	CLEAR	Weather2																			
Hit and Run		Motor Vehicle Involved With	OTHER MV	Lighting	DARK - ST																		
Party Type	Age	Sex	Race	Sobriety1	Sobriety2	Dir	SW Veh	CHP Veh	Make	Year	SP Info	OAF1	Viol	OAF2	Safety Equip	Role	Ext Of Inj	AGE	Sex	Seat Pos	Safety	EQUIP	Ejected
1F	DRVR	36	F	H	HNBD	N	A	0100	NISSA	1998	-	3	N	-	M	G							
2	DRVR	40	M	H	HNBD	E	A	0100	BMW	2002	-	3	N	-	M	G							

Primary Rd	ORANGE AV	Distance (ft)	0	Direction	Secondary Rd	MURRIETA RD	NCIC	3300	State Hwy?	N	Route	N	Route	Postmile	4579	Collision Date	20150327	Time	0412	Day	FRI	Side of Hwy	
City	Perris	County	UNSAFE SPEED	Weather?	Weather?	Weather?	Weather?	Weather?	Weather?	Weather?	Weather?	Weather?	Weather?	Weather?	Weather?	Weather?	Weather?	Weather?	Weather?	Weather?	Weather?	Weather?	Weather?
Primary Collision Factor	UNSAFE SPEED	Weather?	Weather?	Weather?	Weather?	Weather?	Weather?	Weather?	Weather?	Weather?	Weather?	Weather?	Weather?	Weather?	Weather?	Weather?	Weather?	Weather?	Weather?	Weather?	Weather?	Weather?	Weather?
Weather1	CLEAR	MSDMNR	MSDMNR	MSDMNR	MSDMNR	MSDMNR	MSDMNR	MSDMNR	MSDMNR	MSDMNR	MSDMNR	MSDMNR	MSDMNR	MSDMNR	MSDMNR	MSDMNR	MSDMNR	MSDMNR	MSDMNR	MSDMNR	MSDMNR	MSDMNR	MSDMNR
Hit and Run	MSDMNR	MSDMNR	MSDMNR	MSDMNR	MSDMNR	MSDMNR	MSDMNR	MSDMNR	MSDMNR	MSDMNR	MSDMNR	MSDMNR	MSDMNR	MSDMNR	MSDMNR	MSDMNR	MSDMNR	MSDMNR	MSDMNR	MSDMNR	MSDMNR	MSDMNR	MSDMNR
Party Type	Age	Sex	Race	Sobriety1	Sobriety2	Move	Pre	Dir	SW	Veh	CHP	Veh	Make	Year	SP	Info	OAF1	Viol	OAF2	Safety	Equip	Equip	
1F	DRVR	998	M	H	HNBD	PROC	ST	N	D	2200	DODGE	FORD	2006	2006	2006	2006	2006	2006	2006	2006	2006	2006	
2	DRVR	28	M	H	HNBD	PROC	ST	E	D	2200	FORD	FORD	2006	2006	2006	2006	2006	2006	2006	2006	2006	2006	
Party Type	Age	Sex	Race	Sobriety1	Sobriety2	Move	Pre	Dir	SW	Veh	CHP	Veh	Make	Year	SP	Info	OAF1	Viol	OAF2	Safety	Equip	Equip	
1F	DRVR	998	M	B	IMP UNK	IMP UNK	IMP UNK	W	A	0100	CHEVR	CHEVR	2006	2006	2006	2006	2006	2006	2006	2006	2006	2006	
2	DRVR	32	F	H	HNBD	STOPPED	W	A	A	0800	CHEVR	CHEVR	2006	2006	2006	2006	2006	2006	2006	2006	2006	2006	
Party Type	Age	Sex	Race	Sobriety1	Sobriety2	Move	Pre	Dir	SW	Veh	CHP	Veh	Make	Year	SP	Info	OAF1	Viol	OAF2	Safety	Equip	Equip	
1F	DRVR	27	F	H	HNBD	LFT	TURN	S	A	0100	NISSA	NISSA	2014	2014	2014	2014	2014	2014	2014	2014	2014	2014	
2	DRVR	38	M	H	HNBD	PROC	ST	W	A	0100	TOYOT	TOYOT	2014	2014	2014	2014	2014	2014	2014	2014	2014	2014	
Party Type	Age	Sex	Race	Sobriety1	Sobriety2	Move	Pre	Dir	SW	Veh	CHP	Veh	Make	Year	SP	Info	OAF1	Viol	OAF2	Safety	Equip	Equip	
1F	DRVR	27	F	H	HNBD	LFT	TURN	S	A	0100	NISSA	NISSA	2014	2014	2014	2014	2014	2014	2014	2014	2014	2014	
2	DRVR	38	M	H	HNBD	PROC	ST	W	A	0100	TOYOT	TOYOT	2014	2014	2014	2014	2014	2014	2014	2014	2014	2014	
Party Type	Age	Sex	Race	Sobriety1	Sobriety2	Move	Pre	Dir	SW	Veh	CHP	Veh	Make	Year	SP	Info	OAF1	Viol	OAF2	Safety	Equip	Equip	
1F	DRVR	25	M	H	HNBD	STOPPED	E	A	A	0100	FORD	FORD	1996	1996	1996	1996	1996	1996	1996	1996	1996	1996	
2	DRVR	25	M	H	HNBD	STOPPED	E	A	A	0100	TOYOT	TOYOT	1996	1996	1996	1996	1996	1996	1996	1996	1996	1996	
Party Type	Age	Sex	Race	Sobriety1	Sobriety2	Move	Pre	Dir	SW	Veh	CHP	Veh	Make	Year	SP	Info	OAF1	Viol	OAF2	Safety	Equip	Equip	
1F	DRVR	998	M	H	HNBD	PROC	ST	E	A	0100	FORD	FORD	1996	1996	1996	1996	1996	1996	1996	1996	1996	1996	
2	DRVR	25	M	H	HNBD	STOPPED	E	A	A	0100	TOYOT	TOYOT	1996	1996	1996	1996	1996	1996	1996	1996	1996	1996	
Party Type	Age	Sex	Race	Sobriety1	Sobriety2	Move	Pre	Dir	SW	Veh	CHP	Veh	Make	Year	SP	Info	OAF1	Viol	OAF2	Safety	Equip	Equip	
1F	DRVR	43	M	H	HNBD	U-TURN	W	A	A	0100	NISSA	NISSA	2006	2006	2006	2006	2006	2006	2006	2006	2006	2006	
2	DRVR	20	F	W	HNBD	PROC	ST	W	A	0100	NISSA	NISSA	2013	2013	2013	2013	2013	2013	2013	2013	2013	2013	
Party Type	Age	Sex	Race	Sobriety1	Sobriety2	Move	Pre	Dir	SW	Veh	CHP	Veh	Make	Year	SP	Info	OAF1	Viol	OAF2	Safety	Equip	Equip	
1F	DRVR	43	M	H	HNBD	U-TURN	W	A	A	0100	NISSA	NISSA	2006	2006	2006	2006	2006	2006	2006	2006	2006	2006	
2	DRVR	20	F	W	HNBD	PROC	ST	W	A	0100	NISSA	NISSA	2013	2013	2013	2013	2013	2013	2013	2013	2013	2013	



## **Appendix D**

CA MUTCD All-Way Stop Warrant Conditions

**Support:**

- <sup>17</sup> Caltrans will grant such permission only when an investigation indicates that the STOP (R1-1) sign will benefit traffic.

**Section 2B.06 STOP Sign Applications**

**Guidance:**

<sup>01</sup> At intersections where a full stop is not necessary at all times, consideration should first be given to using less restrictive measures such as YIELD signs (see Sections 2B.08 and 2B.09).

<sup>02</sup> The use of STOP signs on the minor-street approaches should be considered if engineering judgment indicates that a stop is always required because of one or more of the following conditions:

- A. The vehicular traffic volumes on the through street or highway exceed 6,000 vehicles per day;
- B. A restricted view exists that requires road users to stop in order to adequately observe conflicting traffic on the through street or highway; and/or
- C. Crash records indicate that three or more crashes that are susceptible to correction by the installation of a STOP sign have been reported within a 12-month period, or that five or more such crashes have been reported within a 2-year period. Such crashes include right-angle collisions involving road users on the minor-street approach failing to yield the right-of-way to traffic on the through street or highway.

**Support:**

- <sup>03</sup> The use of STOP signs at grade crossings is described in Sections 8B.04 and 8B.05.

**Section 2B.07 Multi-Way Stop Applications**

**Support:**

<sup>01</sup> Multi-way stop control can be useful as a safety measure at intersections if certain traffic conditions exist. Safety concerns associated with multi-way stops include pedestrians, bicyclists, and all road users expecting other road users to stop. Multi-way stop control is used where the volume of traffic on the intersecting roads is approximately equal.

<sup>02</sup> The restrictions on the use of STOP signs described in Section 2B.04 also apply to multi-way stop applications.

**Guidance:**

<sup>03</sup> The decision to install multi-way stop control should be based on an engineering study.

<sup>04</sup> The following criteria should be considered in the engineering study for a multi-way STOP sign installation:

- A. Where traffic control signals are justified, the multi-way stop is an interim measure that can be installed quickly to control traffic while arrangements are being made for the installation of the traffic control signal.
- B. Five or more reported crashes in a 12-month period that are susceptible to correction by a multi-way stop installation. Such crashes include right-turn and left-turn collisions as well as right-angle collisions.
- C. Minimum volumes:
  1. The vehicular volume entering the intersection from the major street approaches (total of both approaches) averages at least 300 vehicles per hour for any 8 hours of an average day; and
  2. The combined vehicular, pedestrian, and bicycle volume entering the intersection from the minor street approaches (total of both approaches) averages at least 200 units per hour for the same 8 hours, with an average delay to minor-street vehicular traffic of at least 30 seconds per vehicle during the highest hour; but
  3. If the 85<sup>th</sup>-percentile approach speed of the major-street traffic exceeds 40 mph, the minimum vehicular volume warrants are 70 percent of the values provided in Items 1 and 2.
- D. Where no single criterion is satisfied, but where Criteria B, C.1, and C.2 are all satisfied to 80 percent of the minimum values. Criterion C.3 is excluded from this condition.

**Option:**

<sup>05</sup> Other criteria that may be considered in an engineering study include:

- A. The need to control left-turn conflicts;
- B. The need to control vehicle/pedestrian conflicts near locations that generate high pedestrian volumes;
- C. Locations where a road user, after stopping, cannot see conflicting traffic and is not able to negotiate the intersection unless conflicting cross traffic is also required to stop; and

- D. An intersection of two residential neighborhood collector (through) streets of similar design and operating characteristics where multi-way stop control would improve traffic operational characteristics of the intersection.

### **Section 2B.08 YIELD Sign (R1-2)**

**Standard:**

- 01 The YIELD (R1-2) sign (see Figure 2B-1) shall be a downward-pointing equilateral triangle with a wide red border and the legend YIELD in red on a white background.**

**Support:**

- 02 The YIELD sign assigns right-of-way to traffic on certain approaches to an intersection. Vehicles controlled by a YIELD sign need to slow down to a speed that is reasonable for the existing conditions or stop when necessary to avoid interfering with conflicting traffic.**

### **Section 2B.09 YIELD Sign Applications**

**Option:**

- 01 YIELD signs may be installed:**

- A. On the approaches to a through street or highway where conditions are such that a full stop is not always required.
- B. At the second crossroad of a divided highway, where the median width at the intersection is 30 feet or greater. In this case, a STOP or YIELD sign may be installed at the entrance to the first roadway of a divided highway, and a YIELD sign may be installed at the entrance to the second roadway.
- C. For a channelized turn lane that is separated from the adjacent travel lanes by an island, even if the adjacent lanes at the intersection are controlled by a highway traffic control signal or by a STOP sign.
- D. At an intersection where a special problem exists and where engineering judgment indicates the problem to be susceptible to correction by the use of the YIELD sign.
- E. Facing the entering roadway for a merge-type movement if engineering judgment indicates that control is needed because acceleration geometry and/or sight distance is not adequate for merging traffic operation.

**Standard:**

- 02 A YIELD (R1-2) sign shall be used to assign right-of-way at the entrance to a roundabout. YIELD signs at roundabouts shall be used to control the approach roadways and shall not be used to control the circulatory roadway.**

- 03 Other than for all of the approaches to a roundabout, YIELD signs shall not be placed on all of the approaches to an intersection.**

### **Section 2B.10 STOP Sign or YIELD Sign Placement**

**Standard:**

- 01 The STOP or YIELD sign shall be installed on the near side of the intersection on the right-hand side of the approach to which it applies. When the STOP or YIELD sign is installed at this required location and the sign visibility is restricted, a Stop Ahead sign (see Section 2C.36) shall be installed in advance of the STOP sign or a Yield Ahead sign (see Section 2C.36) shall be installed in advance of the YIELD sign.**

- 02 The STOP or YIELD sign shall be located as close as practical to the intersection it regulates, while optimizing its visibility to the road user it is intended to regulate.**

- 02a YIELD signs shall not be erected upon the approaches to more than one of the intersecting streets. Refer to CVC 21356.**

- 03 STOP signs and YIELD signs shall not be mounted on the same post.**

- 04 No items other than inventory stickers, sign installation dates, and bar codes shall be affixed to the fronts of STOP or YIELD signs, and the placement of these items shall be in the border of the sign.**

- 05 No items other than official traffic control signs, inventory stickers, sign installation dates, anti-vandalism stickers, and bar codes shall be mounted on the backs of STOP or YIELD signs.**

- 06 No items other than retroreflective strips (see Section 2A.21) or official traffic control signs shall be mounted on the fronts or backs of STOP or YIELD signs supports.**

## **Appendix E**

All-Way Stop Warrants

### ALL-WAY STOP WARRANTS

Major Street: ORANGE AVE. CALC JN DATE 10/10/2016  
 Minor Street: MURRIETA RD. CHK RK DATE 10/10/2016

**CRITERIA SATISFIED FOR FOUR-WAY STOP CONTROL:** YES

Any one of the following criteria may warrant four-way stop control:

**A. TRAFFIC SIGNAL WARRANTED** SATISFIED = **NO**

Urgent need for a four-way stop as an interim measur NO

**B. ACCIDENTS** SATISFIED = **NO**

Number of Correctable Accident: 3 (5 or more in a 12-month period)

**C. MINIMUM VOLUMES** SATISFIED = **NO**

1. The vehicular volume entering the intersection from the major street approach (total of both approaches) averages at least 300 vehicles per hour for any hours of an average day, and SATISFIED = **YES**  
Total Volume = **538**

2. The combined vehicular, pedestrian, and bicycle volume entering the intersection from the minor street approaches (total of both approaches) averages at least 200 units per hour for the same 8 hours, with an average delay to minor-street vehicular traffic of at least 30 seconds per vehicle during the highest hour, but SATISFIED = **NO**  
Minor Volume = **79**

3. If the 85th-percentile approach speed of the major-street traffic exceed 65 km/h or exceeds 40 mph, the minimum vehicular volume warrants at 70% of the above values SATISFIED = **NO**  
Critical Speed = **45**

Combined average vehicle volume exceeds 210 (300 \* 70%) SATISFIED = **YES**  
 Combined average minor volume exceeds 140 (200 \* 70%) SATISFIED = **NO**

Peak Hour Period		Hr 1	Hr 2	Hr 3	Hr 4	Hr 5	Hr 6	Hr 7	Hr 8	TOTAL	AVG.
		6-7	7-8	1-2	2-3	3-4	4-5	5-6	6-7		
Major Street	Vehicles	396	677	387	719	598	518	538	471	4304	538
Minor Street	Vehicles	75	103	81	67	85	58	68	75	612	77
	Pedestrians	0	3	0	2	11	0	0	0	16	2
	Subtotal	75	106	81	69	96	58	68	75	628	79
<b>TOTAL AVERAGE HOURLY VOLUME</b>											<b>617</b>

**D. Where no single criterion is satisfied, but where Criteria B, C.1, and C. are all satisfied to 80% of the minimum values. Criterion C.3 is excluded from this condition.** SATISFIED = **NO**

Number of correctable accidents exceeds 4 (5 \* 80%) SATISFIED = **NO**  
 Combined average vehicle volume exceeds 240 (300 \* 80%) SATISFIED = **YES**  
 Combined average minor volume exceeds 160 (200 \* 80%) SATISFIED = **NO**

**OPTION:**

Other criteria that may be considered include

**E. The need to control left-turn conflicts** NO

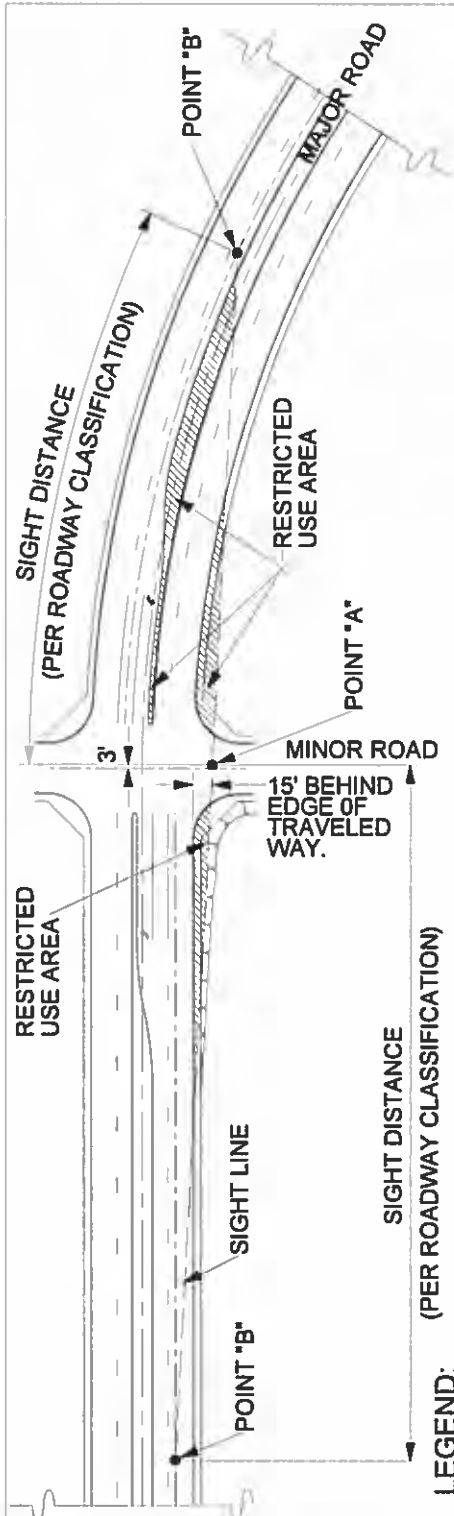
**F. The need to control vehicle/pedestrian conflicts near locations that generate high pedestrian volumes** NO

**G. Locations where a road user, after stopping, cannot see conflicting traffic and is not able to reasonably safely negotiate the intersection unless conflicting cross traffic is also required to stop; and** YES

**H. An intersection of two residential neighborhood collector (through) streets of similar design and operating characteristics where multiway stop control would improve traffic operational characteristics of the intersection.** NO

## **Appendix F**

### Intersection Sight Distance Standards



POINT "A": DRIVER'S VANTAGE POINT.  
 POINT "B": THE REQUIRED SIGHT DISTANCE POINT, MEASURED ALONG THE CENTERLINE OF THE NEAREST LANE OF APPROACHING TRAFFIC.

NOT TO SCALE

NOTES:

1. THE LIMITED USE AREA IS DETERMINED BY THE GRAPHICAL METHOD. IT SHALL BE USED FOR THE PURPOSE OF PROHIBITING OR CLEARING OBSTRUCTIONS TO MAINTAIN ADEQUATE SIGHT DISTANCE AT INTERSECTIONS.
2. LIMITED USE AREA TO BE KEPT CLEAR OF ALL OBSTRUCTIONS OVER 30 INCHES HIGH, INCLUDING VEGETATION.
3. NO TREES, WALLS, OR ANY OBSTRUCTIONS SHALL BE ALLOWED IN THE LIMITED USE AREA.
4. THE TOE OF SLOPE SHALL NOT ENCRUCH INTO THE LIMITED USE AREA.
5. THE SIGHT DISTANCE SHALL BE MEASURED ALONG THE CENTERLINE OF THE ROAD.
6. POINT "A" IS THE LOCATION OF THE DRIVER'S EYE, MEASURED 15 FEET BACK FROM THE EDGE OF THE TRAVELED WAY. (6 FEET FROM ETW, 1 FOOT STOP BAR, AND 8 FEET FROM FRONT BUMPER TO DRIVER.) IF THE STOP BAR IS MORE THAN 6 FEET FROM THE ETW, ADDITIONAL ALLOWANCE SHOULD BE CONSIDERED.
7. POINT "B" IS THE REQUIRED SIGHT DISTANCE POINT LOCATED ALONG THE CENTER OF THE NEAREST TRAFFIC LANE.
8. THE LINE OF SIGHT SHALL BE SHOWN AT INTERSECTIONS ON TENTATIVE MAPS, SITE PLANS, GRADING PLANS, STREET PLANS, AND LANDSCAPE PLANS.
9. CORNER SIGHT DISTANCE IS MEASURED FROM A 3.5 FOOT HEIGHT AT THE LOCATION OF THE DRIVER'S EYE ON THE MINOR ROAD, TO A 4.25 FOOT OBJECT HEIGHT IN THE CENTER OF THE NEAREST TRAFFIC LANE OF THE MAJOR ROAD.
10. WHEN AN INTERSECTION IS LOCATED ON A VERTICAL CURVE, A PROFILE OF THE SIGHT LINE SHALL BE PROVIDED

DESIGN SPEED (M.P.H.)	PUBLIC STREETS CORNER SIGHT DIST. (FT.)	PRIV. ROADS & DRIVEWAYS STOPPING SIGHT DIST. (FT.)
20	220	125
25	275	150
30	330	200
35	385	250
40	440	300
45	495	360
50	550	430
55	605	500
60	660	580
65	715	660

APPROVED BY:

*George A. Johnson*  
 DIRECTOR OF TRANSPORTATION  
 GEORGE A. JOHNSON, RCE 42328

DATE: 05/01/07



COUNTY OF RIVERSIDE

**INTERSECTION SIGHT DISTANCE**

STANDARD NO 821

REVISIONS	REV.	BY	APR'D	DATE	REV	BY	APR'D	DATE
	1				4			
	2				5			
	3				6			

## **Appendix G**

Traffic Signal Warrants Worksheets



### Traffic Signal Warrants Worksheet

Jurisdiction: CITY OF PERRIS CALC JN DATE 10/10/2016  
 Major Street: ORANGE AVENUE CHK RK DATE 10/10/2016  
 Minor Street: MURRIETA ROAD  
 Traffic Condition: Existing Conditions

Critical speed of major street = **45** mph Roadway Class Rural (R) Major Approach Lanes = 1  
 Minor Approach Lanes = 1

#### WARRANT 1 - Eight Hour Vehicular Volume

**Condition A - Minimum Vehicle Volume** 100% SATISFIED = **NO**  
 Minimum Major Approach Volume = 350 80% SATISFIED = **NO**  
 Minimum Minor Approach Volume = 105

	Minimum Requirements (80% shown in Brackets)				Hr 1	Hr 2	Hr 3	Hr 4	Hr 5	Hr 6	Hr 7	Hr 8	% Satisfy
	U	R	U	R									
Approach Lanes	1		2 or More		6-7	7-8	1-2	2-3	3-4	4-5	5-6	6-7	
Both Approaches	500	350	600	420									
Major Street	(400)	(280)	(480)	(336)	396	677	387	719	598	518	538	471	100%
Highest Approach	150	105	200	140									
Minor Street	(120)	(84)	(160)	(112)	75	103	81	67	85	58	68	75	NONE

**Condition B - Interruption of Continuous Traffic** 100% SATISFIED = **NO**  
 Minimum Major Approach Volume = 525 80% SATISFIED = **NO**  
 Minimum Minor Approach Volume = 53

	Minimum Requirements (80% shown in Brackets)				Hr 1	Hr 2	Hr 3	Hr 4	Hr 5	Hr 6	Hr 7	Hr 8	% Satisfy
	U	R	U	R									
Approach Lanes	1		2 or More		6-7	7-8	1-2	2-3	3-4	4-5	5-6	6-7	
Both Approaches	750	525	900	630									
Major Street	(600)	(420)	(720)	(504)	396	677	387	719	598	518	538	471	NONE
Highest Approach	75	53	100	70									
Minor Street	(60)	(42)	(80)	(56)	75	103	81	67	85	58	68	75	100%

### Traffic Signal Warrants Worksheet

**Combination of Conditions A & B**

SATISFIED = NO

REQUIREMENT	WARRANT	FULFILLED
TWO WARRANTS SATISFIED 80%	1. MINIMUM VEHICULAR VOLUME	NO
	2. INTERRUPTION OF CONTINUOUS TRAFFIC	NO

**WARRANT 2 - Four Hour Vehicular Volume**

SATISFIED = NO

Record hourly vehicular volumes for four hours.

APPROACH LANES	Number of Lanes	2-3	7-8	3-4	5-6
Both Approaches - Major Street	1	719	677	598	538
Highest Approach - Minor Street	1	67	103	85	68

**WARRANT 3 - Peak Hour**

PART A or PART B SATISFIED = NO

**PART A**

SATISFIED = NO

(All parts 1, 2, and 3 below must be satisfied)

1. The total delay experienced for traffic on one minor street approach controlled by a STOP sign equals or exceeds four vehicle-hours for a one-lane approach and five vehicle-hours for a two-lane approach; AND N
2. The volume on the same minor street approach equals or exceeds 100 vph for one moving lane of traffic or 150 vph for two moving lanes; AND Y
3. The total entering volume serviced during the hour equals or exceeds 800 vph for intersections with four or more approaches or 650 vph for intersections with three approaches. Y

**PART B**

SATISFIED = NO

Approach Lanes	Number of Lanes	2-3	7-8	3-4	5-6
Both Approaches - Major Street	1	719	677	598	538
Highest Approach - Minor Street	1	67	103	85	68

The plotted points for vehicles per hour on major streets (both approaches) and the corresponding per hour higher volume vehicle minor street approach (one direction only) for one hour (any consecutive 15 minute period) fall above the applicable curves in MUTCD Figure 4C-3 or 4C-4.

### Traffic Signal Warrants Worksheet

**WARRANT 4 - Pedestrian Volume**  
**(All Parts Must Be Satisfied)**

100% SATISFIED = NO

REQUIREMENT	Fulfilled
Pedestrian volume crossing the major street is 100 or more for each of any four hours <u>OR</u> is 190 or more during any one hour;	<b>N</b>
<u>AND</u> , There are less than 60 gaps per hour in the major street traffic stream of adequate length for pedestrians to cross;	<b>N</b>
<u>AND</u> , The distance to the nearest traffic signal along the major street is greater than 90m (300ft);	<b>Y</b>
<u>AND</u> , The new traffic signal will not seriously disrupt progressive traffic flow on the major street.	<b>Y</b>

The satisfaction of a warrant is not necessarily justification for a signal. Delay, congestion, confusion, or other evidence of the need for right-of-way assignment must be shown.

**WARRANT 5 - School Crossing**  
**(All Parts Must Be Satisfied)**

100% SATISFIED = NO

**PART A**

SATISFIED = YES

EACH OF TWO HOURS ----->		7-9	2-4
Gaps vs Minutes	Minutes Children Using Crossing	120	120
	Number of Adequate Gaps		
School Age Pedestrians Crossing Street		57	83

GAPS < MINUTES SATISFIED = YES

CHILDREN > 20/HR SATISFIED = YES

**PART B**

Is Nearest Controlled Crossing More Than 180 m (600 ft) away?

YES

### Traffic Signal Warrants Worksheet

**WARRANT 6 - Coordinated Signal System**  
**(All Parts Must Be Satisfied)**

100% SATISFIED = NO

MINIMUM REQUIREMENTS	DISTANCE TO NEAREST SIGNAL	FULFILLED
>300 m (1000 ft)	North <u>0</u> ft      South <u>0</u> ft East <u>0</u> ft      West <u>2655</u> ft	YES
On one way isolated streets or streets with one way traffic significance and adjacent signals are so far apart that necessary platooning and speed control would be lost.		NO
On 2-way streets where adjacent signals do not provide necessary platooning and speed control proposed signals could constitute a progressive signal system.		

**WARRANT 7 - Crash Warrant**  
**(All Parts Must Be Satisfied)**

100% SATISFIED = NO

REQUIREMENTS	WARRANT	FULFILLED
One Warrant Satisfied 80%	Warrant 1 - Minimum Vehicular Volume	N
	OR	
	Warrant 2 - Interruption of Continuous Traffic	
Signal will not seriously disrupt progressive traffic flow.		Y
Adequate Trial of Less Restrictive Remedies Has Failed to Reduce Accident Frequency		N
Acc. Within a 12 Month Period Susceptible for Corr. & Involving Injury or ≥ \$500 Damage		N
MINIMUM REQUIREMENTS	NUMBER OF ACCIDENTS	
5 or More	3	

**Traffic Signal Warrants Worksheet**

**WARRANT 8 - Roadway Network  
(All Parts Must Be Satisfied)**

**100% SATISFIED = NO**

MINIMUM VOLUME REQUIREMENTS	ENTERING VOLUMES - ALL APPROACHES		FULFILLED
1000 Veh/Hr	Durring Typical Weekday Peak Hour <b>810 Veh/Hr.</b>		<b>NO</b>
	OR		
	During Each of Any 5 Hrs. of a Sat. and/or Sun <b>0 Veh/Hr.</b>		
CHARACTERISTICS OF MAJOR ROUTES		MAJOR ST.	MINOR ST.
Hwy System Serving as Principal Network for Through Traffic		Y	N
Rural or Suburban Highway Outside Of, Entering, or Traversing a City		N	N
Appears as Major Route on an Official Plan		Y	Y
Any Major Route Characteristics Met, Both Streets			<b>YES</b>

## Traffic Signal Warrants Worksheet (Average Traffic Estimate Form)

Urban/Rural (1/2) = **2**

SCENARIO: **EXISTING**

MAJOR STREET: **ORANGE AVENUE**

ADT = **7,002**

Lanes= **1**

MINOR STREET: **MURRIETA ROAD**

ADT = **1,025**

Lanes= **1**

(Based on Estimated Average Daily Traffic-See Note)

URBAN		RURAL	XX	Minimum Requirements EADT			
<b>1A - Minimum Vehicular Traffic</b>				Vehicles Per Day on Major Street (Total of Both Approaches)		Vehicles Per Day on Higher-Volume Minor Street Approach (One Direction Only)	
Satisfied		Not Satisfied XX					
Number of lanes for moving traffic on each approach.							
Major Street		Minor Street		Urban	Rural	Urban	Rural
1	7,002	1	1,025	8,000	5,600 *	2,400	1,680
2 or More		1		9,600	6,720	2,400	1,680
2 or More		2 or More		9,600	6,720	3,200	2,240
1		2 or More		8,000	5,600	3,200	2,240
<b>1B - Interruption of Continuous Traffic</b>				Vehicles Per Day on Major Street (Total of Both Approaches)		Vehicles Per Day on Higher-Volume Minor Street Approach (One Direction Only)	
Satisfied		Not Satisfied XX					
Number of lanes for moving traffic on each approach.							
Major Street		Minor Street		Urban	Rural	Urban	Rural
1	7,002	1	1,025	12,000	8,400	1,200	850 *
2 or More		1		14,400	10,080	1,200	850
2 or More		2 or More		14,400	10,080	1,600	1,120
1		2 or More		12,000	8,400	1,600	1,120
<b>1A&amp;B - Combinations</b>							
Satisfied		Not Satisfied XX					
<u>No one warrant satisfied</u> , but following warrants fulfilled 80% or more...				2 Warrants		2 Warrants	
61%		83%					
1A		1B					

Note: Use only for NEW INTERSECTIONS or other locations where it is not reasonable to count actual traffic volumes.

## WARRANT 3, PEAK HOUR (70% FACTOR) (Rural Areas)

(COMMUNITY LESS THAN 10,000 POPULATION OR ABOVE 70 km/h OR ABOVE 40 mph ON MAJOR STREET)

Traffic Conditions = **EXISTING AM (7:00AM HOUR)**

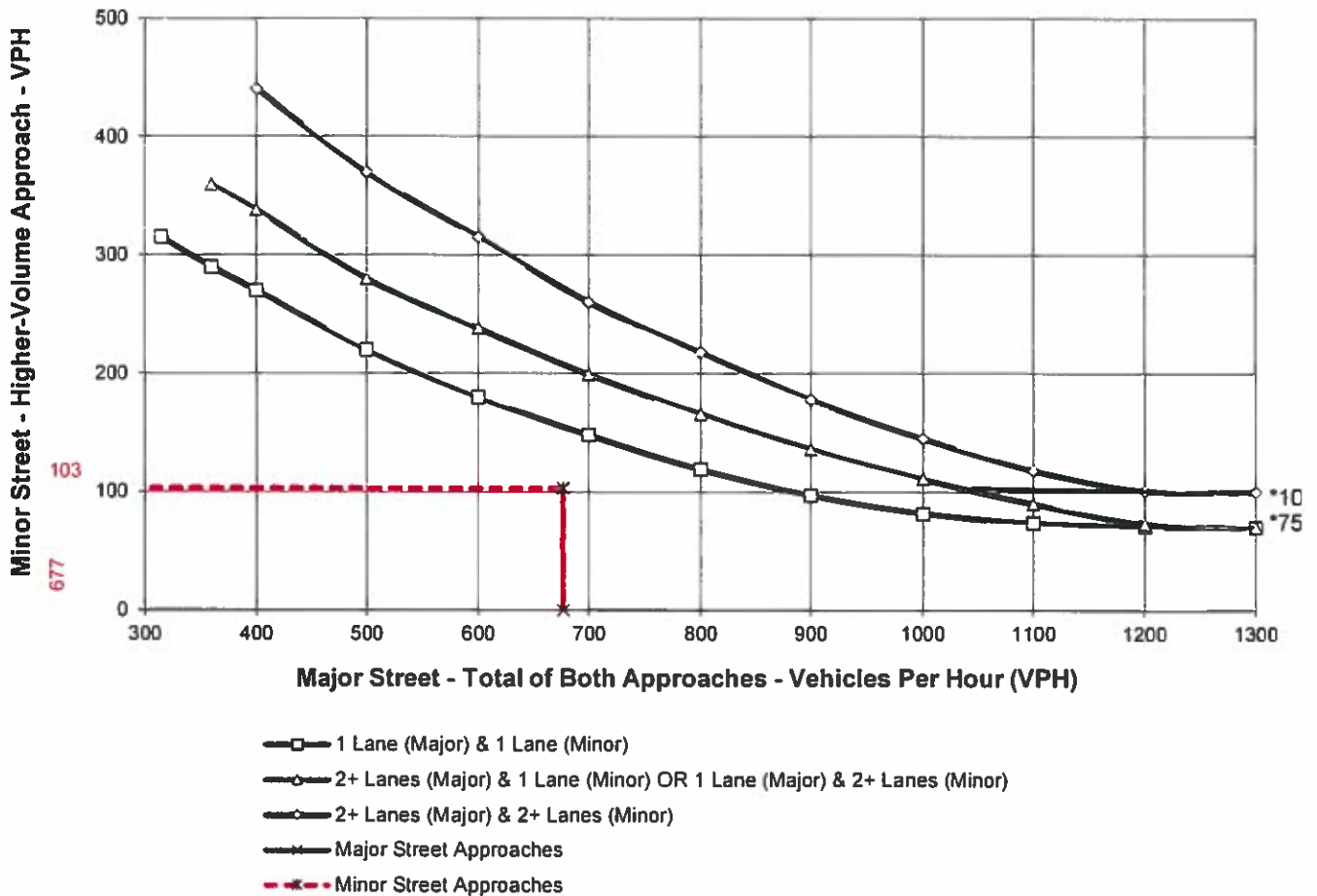
Major Street Name = **ORANGE AVENUE**

Total of Both Approaches (VPH) = **677**  
Number of Approach Lanes Major Street = **1**

Minor Street Name = **MURRIETA ROAD**

High Volume Approach (VPH) = **103**  
Number of Approach Lanes Minor Street = **1**

### SIGNAL WARRANT NOT SATISFIED



\* Note: 100 vph applies as the lower threshold volume for a minor-street approach with two or more lanes and 75 vph applies as the lower threshold volume for a minor-street approach with one lane.

## WARRANT 3, PEAK HOUR (70% FACTOR) (Rural Areas)

(COMMUNITY LESS THAN 10,000 POPULATION OR ABOVE 70 km/h OR ABOVE 40 mph ON MAJOR STREET)

Traffic Conditions = **EXISTING PM (2:00PM HOUR)**

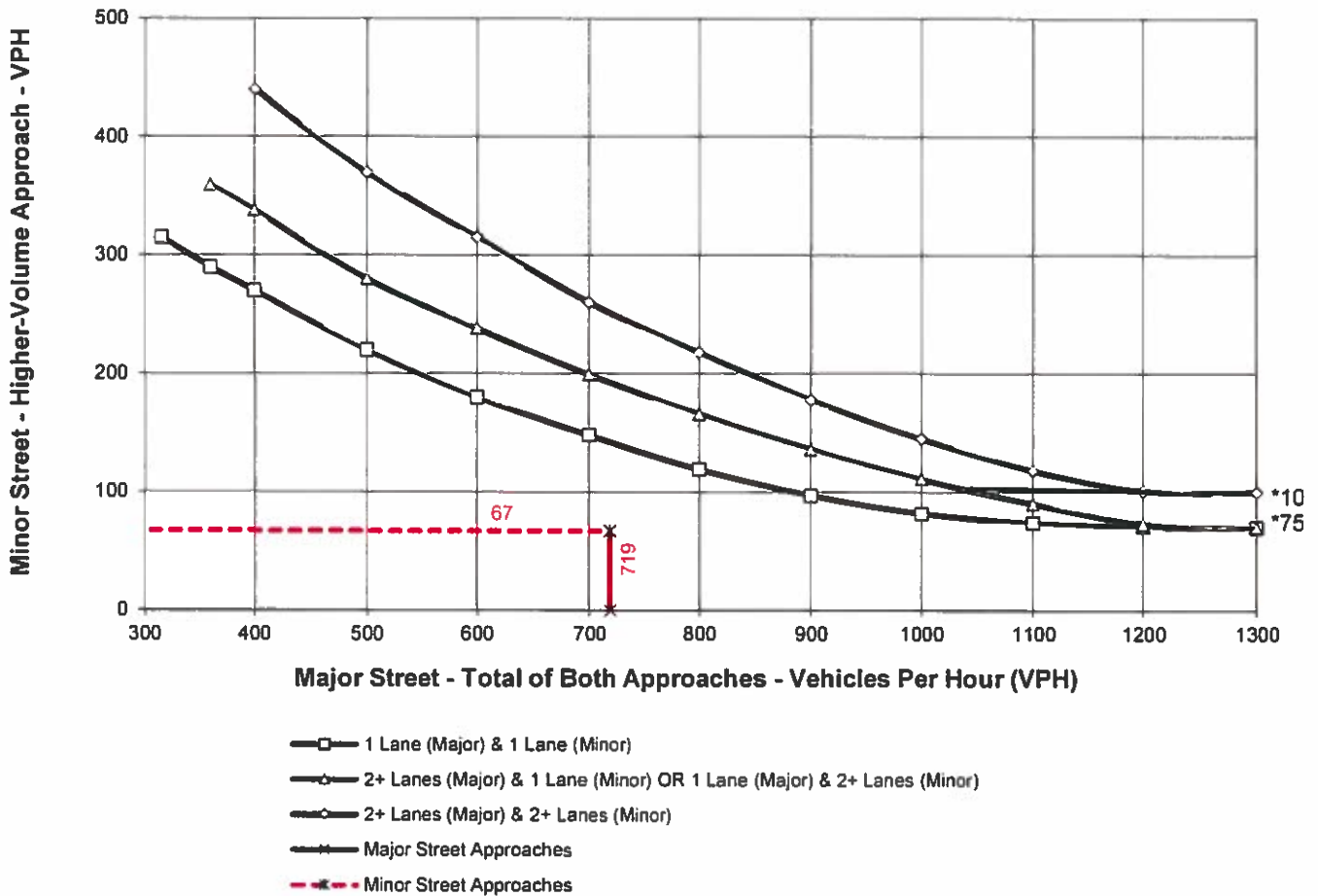
Major Street Name = **ORANGE AVENUE**

Total of Both Approaches (VPH) = **719**  
Number of Approach Lanes Major Street = **1**

Minor Street Name = **MURRIETA ROAD**

High Volume Approach (VPH) = **67**  
Number of Approach Lanes Minor Street = **1**

### SIGNAL WARRANT NOT SATISFIED



\* Note: 100 vph applies as the lower threshold volume for a minor-street approach with two or more lanes and 75 vph applies as the lower threshold volume for a minor-street approach with one lane.



CITY COUNCIL  
AGENDA SUBMITTAL

Meeting Date: October 25, 2016

**SUBJECT:** Award of Bid to Hamel Contracting, Inc. for the construction of the Patriot Park Football Building, (CIP #P035)

**REQUESTED ACTION:** That the City Council amend the budget for the Patriot Park Football Building (CIP#P035) and allocate \$125,000 from General Fund reserves to CIP#P035 and; award a contract to Hamel Contracting, Inc., for a total bid of \$538,000 for the construction of the Patriot Park Football Building.

**CONTACT:** Darren Madkin, Deputy City Manager 

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**BACKGROUND:**

The City Council previously approved funding through the 2015-2016 Community Development Block Grant (CDBG) program for the Patriot Park Football Building, located at 525 Murrieta Road, for construction of a new restroom and concession building. Staff retained the services of Hirsch and Associates architects to prepare construction drawings and prepare bid documents. The Patriot Park Football Building project consists of the construction of a restroom/concession building with an access ramp, masonry retaining wall, new water, sewer, and irrigation lines with connection to existing lines, and miscellaneous related improvements. The project was let out for public bid September 8, 2016. Bids from a total of two (2) bidders were received through ActiveBidder on September 29, 2016, with bids ranging from a low of \$618,149 to the highest bid at \$769,520; as shown in the attached bid summary. Both bids included an add alternate bid for the demolition of the existing modular buildings on the park site. The low bid was submitted by Hamel Contracting, Inc. However, Hamel's bid exceeded the estimated contract value of \$438,000. Staff met with Hamel Contracting to request their cost to construct a building on-site as opposed to the installation of a pre-fabricated building as described in the bid documents. In response Hamel submitted a contract change order, which is attached, showing a reduction in their bid to \$538,000. References provided by Hamel Construction were contacted and the contractor's work was found to be satisfactory. It is recommended that the City Council amend the budget for the Patriot Park Football Building (CIP#P035) and allocate \$125,000 from General Fund reserves to CIP#P035 and; award a contract to Hamel Contracting, Inc., for a total bid of \$538,000 for the construction of the Patriot Park Football Building. The total project budget will be increased to \$581,591, which would include construction of the building, contingency, construction observation, and prevailing wage monitoring.


Due to state imposed drought restrictions on irrigating parks, the condition of the turf at Patriot Park deteriorated over the summer and is in poor condition. Staff is preparing to renovate the football field itself after this construction is completed. The work will generally consist of re-grading the existing field for reseeding, repairing the irrigation system, and miscellaneous related improvements as required to improve the quality of the playing field.

**BUDGET (or FISCAL) IMPACT:** Funding for the Project is included in the Fiscal Year 2016-2017 CDBG budget at \$456,591. If the requested budget amendment is approved, the project budget would increase by \$125,000 to a total of \$581,591.

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Reviewed by:

City Attorney \_\_\_\_\_

Assistant Finance Director 

Attachments – Bid Summary

Contract change order from Hamel Contracting, Inc.

Consent:  X

Public Hearing: \_\_\_\_\_

Business Item: \_\_\_\_\_

Patriot Park Football Building Project

Post Date: 09/08/2016 16:38 PDT

Due Date: 09/29/2016 before 17:00 PDT

Estimated Value: \$438,000

Results / 2 total

#	Name	Company	Address	Phone	Amount	Submitted	Status
1	Hamel, Grant	Hamel Contracting, Inc.	26431 Jefferson Ave. A Murrieta, CA 92562	9516002783	\$618,149.22	09/29/2016 16:32:35	Apparent Low Bidder
2	Alvarez, Eric	Roadway Engineering & Contracting Inc.	10247 Bellegrave Ave 122 Mira Loma, CA 91752	951-360-6834	\$769,520	09/29/2016 16:59:30	

# HAMEL

CONTRACTING, INC.

## Prime Contract Change Order

Detailed, Grouped by Each Number

Patriot Park  
525 Murrieta Road  
Perris, CA 92571

Project # 16021GC  
Tel 951-600-2783 Fax 951-600-3951

Hamel Contracting, Inc

Date: 10/19/2016  
To Contractor:  
Hamel Contracting, Inc  
26431 Jefferson Ave., Suite A  
Murrieta, CA 92562

Architect's Project No:  
Contract Date:  
Contract Number: .001  
Change Order Number: 001

The Contract is hereby revised by the following items:

See Items Below

PCO	Description	Amount
001	Testing and Laboratory Services	(15,000)
002	CMU Building in Lieu of Pre-Fab Building	(50,148)

The original Contract Value was.....	603,148
Sum of changes by prior Prime Contract Change Orders .....	0
The Contract Value prior to this Prime Contract Change Order was .....	603,148
The Contract Value will be changed by this Prime Contract Change Order in the amount of.....	(65,148)
The new Contract Value including this Prime Contract Change Order will be.....	538,000
The Contract duration will be changed by.....	45 Days
The revised Substantial Completion date as of this Prime Contract Change Order is.....	

Hirsch & Associates, Inc.  
ARCHITECT  
2221 East Winston Road, Suite A  
Address  
By Patrick Hirsch  
SIGNATURE  
DATE

Hamel Contracting, Inc  
CONTRACTOR  
26431 Jefferson Ave., Suite A  
Murrieta, CA 92562  
Address  
By Grant Hamel  
SIGNATURE  
DATE 10-19-2016


City of Perris  
OWNER  
101 North "D" Street  
Perris CA 92570  
Address  
By Darren Madkin  
SIGNATURE  
DATE

CITY COUNCIL  
AGENDA SUBMITTAL

**Meeting Date: October 25, 2016**

**SUBJECT:** Contract Services Agreement with Fontis Solutions for professional printing and mailing services of the On Track in Perris Newsletter.

**REQUESTED ACTION:** That the City Council approve a Contract Services Agreement with Fontis Solutions for the printing and mailing of the On Track in Perris Newsletter.

**CONTACT:** Darren Madkin, Deputy City Manager 

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**BACKGROUND:**

In June, staff requested proposals from qualified vendors to competitively bid the print and mailing services of the On Track in Perris Newsletter ("newsletter") online via Active Bidder. The bid was advertised twice, and no bids were received. To meet the schedule of the release date for the fall issue of the newsletter, staff proceeded with seeking bids and solicited the services from Fontis Solutions ("consultant"). Fontis Solutions has over 30 years of experience providing professional marketing and business communications services. They provide full service resources for creative brand messages in print, promotional merchandise, and online communications. The consultant worked efficiently with city staff, maintaining communication from the start to the release date of the fall issue of the newsletter, while completing the project within the approved budget.


The total budget of the current fiscal year was reduced from \$80,000 to \$66,000, eliminating the mailing distribution of the newsletter to Perris businesses. A total of 13,667 newsletters are printed per issue, of which, 11,667 are mailed to Perris residents and 2,000 are delivered to City Hall. The City publishes the newsletter three times per year, consisting of the winter/spring, summer, and fall issues. Following the distribution of the 2016 fall issue, staff presented to the Parks and Recreation Committee, further options to reduce annual printing costs. Options included; reducing the number of printed pages, changing from a four color print to black and white, and changing the paper stock from a glossy finish to newspaper print. The Parks and Recreation Committee recommended that the current page layout and four color process remain the same, since the total cost to produce all three issues meets the current fiscal year budget.

The total cost for the printing and mailing of the winter/spring and summer issues is \$ 34,000.00. Staff recommends that the City Council approve the attached professional contract services agreement in an amount not to exceed \$34,000.00 with Fontis Solutions.

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**FISCAL IMPACT:** Costs for professional contracting services is provided in Fiscal Year 2016-2017 Media budget (001-4045).

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Prepared by: Sabrina Chavez, Assistant Director of Housing Authority 

City Attorney: N/A  
Assistant Finance Director:   
Attachments: Contract Services Agreement

Consent: X  
Public Hearing:  
Business Item:  
Workshop:

## CITY OF PERRIS

### CONTRACT SERVICES AGREEMENT FOR

#### Professional Printing and Mailing Services

This Contract Services Agreement ("Agreement") is made and entered into this 25th day of October, 2016, by and between the City of Perris, a municipal corporation ("City"), and Fontis Solutions, a division of Deluxe Corporation ("Consultant").

NOW, THEREFORE, the parties hereto agree as follows:

#### 1.0 SERVICES OF CONSULTANT

1.1 Scope of Services. In compliance with all of the terms and conditions of this Agreement, Consultant shall perform the work or services set forth in the "Scope of Services" attached hereto as *Exhibit "A"* and incorporated herein by reference. Consultant warrants that all work or services set forth in the Scope of Services will be performed in a competent, professional and satisfactory manner. Additional terms and conditions of this Agreement, if any, which are made a part hereof are set forth in the "Special Requirements" attached hereto as *Exhibit "B"* and incorporated herein by this reference. In the event of a conflict between the provisions of *Exhibit "B"* and any other provisions of this Agreement, the provisions of *Exhibit "B"* shall govern.

1.2 Compliance With Law. All work and services rendered hereunder shall be provided in accordance with all ordinances, resolutions, statutes, rules and regulations of the City and any federal, state or local governmental agency of competent jurisdiction.

1.3 Licenses, Permits, Fees and Assessments. Consultant shall obtain, at its sole cost and expense, such licenses, permits and approvals as may be required by law for the performance of the services required by this Agreement.

#### 2.0 COMPENSATION

2.1 Contract Sum. For the services rendered pursuant to this Agreement, Consultant shall be compensated in accordance with the "Schedule of Compensation" attached hereto as *Exhibit "C"* and incorporated herein by this reference, but not exceeding the maximum contract amount of Thirty-Four Thousand Dollars (\$34,000.00) ("Contract Sum").

2.2 Method of Payment. Provided that Consultant is not in default under the terms of this Agreement, Consultant shall be paid in a lump sum payment at completion of each issue.

### 3.0 COORDINATION OF WORK

3.1 Representative of Consultant. Stuart Purnell is hereby designated as being the representative of Consultant authorized to act on its behalf with respect to the work or services specified herein and make all decisions in connection therewith.

3.2 Contract Officer. The City's City Manager is hereby designated as being the representative the City authorized to act in its behalf with respect to the work and services specified herein and make all decisions in connection therewith ("Contract Officer"). The City may designate another Contract Officer by providing written notice to Consultant.

3.3 Prohibition Against Subcontracting or Assignment. Consultant shall not contract with any entity to perform in whole or in part the work or services required hereunder without the express written approval of the City. Neither this Agreement nor any interest herein may be assigned or transferred, voluntarily or by operation of law, without the prior written approval of City. Any such prohibited assignment or transfer shall be void.

3.4 Independent Contractor. Neither the City nor any of its employees shall have any control over the manner, mode or means by which Consultant, its agents or employees, perform the services required herein, except as otherwise set forth on *Exhibit "A"*. Consultant shall perform all services required herein as an independent contractor of City and shall remain under only such obligations as are consistent with that role. Consultant shall not at any time or in any manner represent that it or any of its agents or employees are agents or employees of City.

### 4.0 INSURANCE AND INDEMNIFICATION

4.1 Insurance. Consultant shall procure and maintain, at its sole cost and expense, in a form and content satisfactory to City, during the entire term of this Agreement including any extension thereof, the following policies of insurance:

(a) Commercial General Liability Insurance. A policy of commercial general liability insurance using Insurance Services Office "Commercial General Liability" policy form CG 00 01, with an edition date prior to 2004, or the exact equivalent. Coverage for an additional insured shall not be limited to its vicarious liability. Defense costs must be paid in addition to limits. Limits shall be no less than \$1,000,00.00 per occurrence for all covered losses and no less than \$2,000,000.00 general aggregate.

(b) Workers' Compensation Insurance. A policy of workers' compensation insurance on a state-approved policy form providing statutory benefits as required by law with employer's liability limits no less than \$1,000,000 per accident for all covered losses.

(c) Automotive Insurance. A policy of comprehensive automobile liability insurance written on a per occurrence basis in an amount not less than \$1,000,000.00 per accident, combined single limit. Said policy shall include coverage for owned, non owned, leased and hired cars.

(d) Professional Liability or Error and Omissions Insurance. A professional liability insurance policy not less than \$1,000,000.00 per claim with respect to loss arising from the actions of Consultant performing professional services hereunder on behalf of the City.

All of the above policies of insurance shall be primary insurance. The general liability policy shall name the City, its officers, employees and agents ("City Parties") as additional insureds and shall waive all rights of subrogation and contribution it may have against the City and the City's Parties and their respective insurers. All of said policies of insurance shall provide that said insurance may be not cancelled without providing thirty (30) days prior written notice by registered mail to the City. In the event any of said policies of insurance are cancelled or amended, Consultant shall, prior to the cancellation or amendment date, submit new evidence of insurance in conformance with this Section 4.1 to the Contract Officer. No work or services under this Agreement shall commence until Consultant has provided City with Certificates of Insurance or appropriate insurance binders evidencing the above insurance coverages and said Certificates of Insurance or binders are approved by City.

Consultant agrees that the provisions of this Section 4.1 shall not be construed as limiting in any way the extent to which Consultant may be held responsible for the payment of damages to any persons or property resulting from Consultant's activities or the activities of any person or persons for which Consultant is otherwise responsible.

The insurance required by this Agreement shall be satisfactory only if issued by companies qualified to do business in California, rated "A" or better in the most recent edition of Best Rating Guide, The Key Rating Guide or in the Federal Register, and only if they are of a financial category Class VII or better, unless such requirements are waived by the Risk Manager of the City due to unique circumstances.

In the event that the Consultant is authorized to subcontract any portion of the work or services provided pursuant to this Agreement, the contract between the Consultant and such subcontractor shall require the subcontractor to maintain the same policies of insurance that the Consultant is required to maintain pursuant to this Section 4.1.

#### 4.2 Indemnification.

(a) Indemnity for Professional Liability. When the law establishes a professional standard of care for Consultant's services, to the fullest extent permitted by law, Consultant shall indemnify, defend and hold harmless City and the City's Parties from and against any and all losses, liabilities, damages, costs and expenses, including attorneys' fees and costs to the extent same are caused in whole or in part by any negligent or wrongful act, error or omission of Consultant, its officers, agents, employees of subcontractors (or any entity or individual for which Consultant shall bear legal liability) in the performance of professional services under this Agreement.

(b) Indemnity for Other Than Professional Liability. Other than in the performance of professional services and to the full extent permitted by law, Consultant shall indemnify, defend and hold harmless City and City's Parties from and against any liability



(including liability for claims, suits, actions, losses, expenses or costs of any kind, whether actual, alleged or threatened, including attorneys' fees and costs, court costs, defense costs and expert witness fees), where the same arise out of, are a consequence of, or are in any way attributable to, in whole or in part, the performance of this Agreement by Consultant or by any individual or entity for which Consultant is legally liable, including but not limited to officers, agents, employees or subcontractors of Consultant.

## 5.0 TERM

5.1 Term. Unless earlier terminated in accordance with Section 5.2 below, this Agreement shall continue in full force and effect until June 30, 2016.

5.2 Termination Prior to Expiration of Term. Either party may terminate this Agreement at any time, with or without cause, upon thirty (30) days' written notice to the other party. Upon receipt of the notice of termination, the Consultant shall immediately cease all work or services hereunder except as may be specifically approved by the Contract Officer. In the event of termination by the City, Consultant shall be entitled to compensation for all services rendered prior to the effectiveness of the notice of termination and for such additional services specifically authorized by the Contract Officer and City shall be entitled to reimbursement for any compensation paid in excess of the services rendered.

## 6.0 MISCELLANEOUS

6.1 Covenant Against Discrimination. Consultant covenants that, by and for itself, its heirs, executors, assigns and all persons claiming under or through it, that there shall be no discrimination against or segregation of, any person or group of persons on account of race, color, creed, religion, sex, marital status, national origin, or ancestry in the performance of this Agreement. Consultant shall take affirmative action to ensure that applicants are employed and that employees are treated during employment without regard to their race, color, creed, religion, sex, marital status, national origin or ancestry.

6.2 Non-liability of City Officers and Employees. No officer or employee of the City shall be personally liable to the Consultant, or any successor in interest, in the event of any default or breach by the City or for any amount which may become due to the Consultant or to its successor, or for breach of any obligation of the terms of this Agreement.

6.3 Conflict of Interest. No officer or employee of the City shall have any financial interest in this Agreement nor shall any such officer or employee participate in any decision relating to the Agreement which affects his financial interest or the financial interest of any corporation, partnership or association in which he is, directly or indirectly, interested, in violation of any state statute or regulation. The Consultant warrants that it has not paid or given and will not pay or give any third party any money or other consideration for obtaining this Agreement. When requested by the Contract Officer, prior to the City's execution of this Agreement, Consultant shall provide the City with an executed statement of economic interest.

6.4 Notice. Any notice or other communication either party desires or is required to give to the other party or any other person shall be in writing and either served personally or sent by prepaid, first class mail, in the case of the City, to the City Manager and to

the attention of the Contract Officer, City of Perris, 101 North "D" Street, Perris, CA 92570, and in the case of the Consultant, to the person at the address designated on the execution page of this Agreement.

6.5 Interpretation. The terms of this Agreement shall be construed in accordance with the meaning of the language used and shall not be construed for or against either party by reason of the authorship of this Agreement or any other rule of construction which might otherwise apply.

6.6 Integration; Amendment. It is understood that there are no oral agreements between the parties hereto affecting this Agreement and that this Agreement supersedes and cancels any and all previous negotiations, arrangements, agreements and understandings, if any, between the parties, and none shall be used to interpret this Agreement. This Agreement may be amended at any time by a writing signed by both parties.

6.7 Severability. In the event that part of this Agreement shall be declared invalid or unenforceable by a valid judgment or decree of a court of competent jurisdiction, such invalidity or unenforceability shall not affect any of the remaining portions of this Agreement which are hereby declared as severable and shall be interpreted to carry out the intent of the parties hereunder unless the invalid provision is so material that its invalidity deprives either party of the basic benefit of their bargain or renders this Agreement meaningless.

6.8 Waiver. No delay or omission in the exercise of any right or remedy by a non-defaulting party on any default shall impair such right or remedy or be construed as a waiver. A party's consent to or approval of any act by the other party requiring the party's consent or approval shall not be deemed to waive or render unnecessary the other party's consent to or approval of any subsequent act. Any waiver by either party of any default must be in writing and shall not be a waiver of any other default concerning the same or any other provision of this Agreement.

6.9 Attorneys' Fees. If either party to this Agreement is required to initiate, defend or made a party to any action or proceeding in any way connected with this Agreement, the prevailing party in such action or proceeding, in addition to any other relief which may be granted, shall be entitled to reasonable attorneys' fees, whether or not the matter proceeds to judgment.

6.10 Corporate Authority. The persons executing this Agreement on behalf of the parties hereto warrant that (i) such party is duly organized and existing, (ii) they are duly authorized to execute and deliver this Agreement on behalf of said party, (iii) by so executing this Agreement, such party is formally bound to the provisions of this Agreement, and (iv) the entering into this Agreement does not violate any provision of any other Agreement to which said party is bound.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, the parties have executed and entered into this Agreement as of the date first written above.

ATTEST: "CITY"  
CITY OF PERRIS

By: \_\_\_\_\_  
Nancy Salazar, City Clerk

By: \_\_\_\_\_  
Richard Belmudez, City Manager

APPROVED AS TO FORM:  
ALESHIRE & WYNDER, LLP

By: \_\_\_\_\_  
Eric L. Dunn, City Attorney

"CONSULTANT"  
Fontis Solutions  
60 Bunsen  
Irvine, CA 92618

By: \_\_\_\_\_  
Signature

\_\_\_\_\_  
Stuart Purnell, Account Executive

By: \_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name and Title

(Corporations require two signatures; *one from each* of the following: A. Chairman of Board, President, any Vice President; *AND B.* Secretary, Assistant Secretary, Treasurer, Assistant Treasurer, or Chief Financial Officer.)

[END OF SIGNATURES]

**EXHIBIT "A"**

**SCOPE OF SERVICES**

[Attached]

**EXHIBIT "B"**

**SPECIAL REQUIREMENTS**

[Not Applicable]

EXHIBIT "C"

SCHEDULE OF COMPENSATION

[Attached]



[BUSINESS CHALLENGES. FONTIS ANSWERS.]

October 19, 2016

From: Stuart Purnell

To: City of Perris

Job Description City of Perris Newsletter

---

**Printing Specifications:**

- 40 pages, plus cover = total 44 pages
- Covers printed on 100# gloss book

Body prints, full color on 70# gloss text

4/C four color process throughout

Bleed style

Saddle- stitched and trimmed

Page size 8.5" x 11"

**Mailing Services:**

Computer set up – convert data, bundle and prepare for EDDM

Delivery to Lake Perris PO

Delivery to Perris Community Center

Quantity = 13,667 (11,667 for mailing and 2000 overs to client)

Price = \$12,853.00

Freight = \$475

Postage estimated at \$.219 Total cost = \$2245.00

\$16,610.24 Total cost for Winter / Spring 2017 Mailing

\$16,610.24 Total cost for Summer 2017 Mailing

This quote is valid for 30 days. All quotes are based on our "Good Faith" understanding of the quote specifications as supplied to us. This price is subject to change if the "Actual" specifications differ.

By signing below I agree to the provided specifications and quotes as presented in this document and contract Fontis Solutions to execute and complete this project.

---

City of Perris Representative

CITY COUNCIL/REDEVELOPMENT AGENCY  
AGENDA SUBMITTAL

**Meeting Date: October 25, 2016**

**SUBJECT:** Redlands Avenue Rehabilitation Project

**REQUESTED ACTION:** Adopt the Plans and Specifications for Redlands Avenue Rehabilitation Project, Award Contract to All American Asphalt and Reject All Other Bids

**CONTACT:** Habib Motlagh, City Engineer

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**BACKGROUND/DISCUSSION:**

On October 14, 2016, 5 bids were revealed via Active Bidder for Redlands Avenue Rehabilitation Project. Bids ranged from \$265,019.07 and \$318,860.00. The low bid was submitted by All American Asphalt.

All American Asphalt has completed several roadway widening and rehabilitation work within the City and their work is considered satisfactory by the City Engineer's office. This project will involve placing Slurry Seal, grind and overlay of asphalt pavement, and minor concrete work along Redlands Avenue between San Jacinto Avenue and Rider Street.

Construction is planned to begin December, 2016.

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**BUDGET (or FISCAL) IMPACT:**

Federal / State Funds for the sum of \$313,000 and Gas Tax will be used to offset the construction cost in addition to contingencies and soft costs.

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**Reviewed by:**

City Attorney

Assistant City Manager

Director of Finance *JF*

Attachments: CIP Sheets S-091

Bid Results

Project Exhibits

Consent: Yes

Public Hearing:

Business Item:

Other:



# CITY OF PERRIS

## Capital Improvement Program Project Details


Project Title: Redlands Avenue Pavement Rehabilitation

**Project Description:** Pavement rehabilitation along Redlands Avenue from San Jacinto Avenue to Rider Street.

Project Number:  
**S091**

---

Managing Department(s)  
**City Engineer**

	<b>Project Status:</b> <input checked="" type="checkbox"/> New <input type="checkbox"/> Pending <input type="checkbox"/> RFP Prepared <input type="checkbox"/> In Design <input type="checkbox"/> Out to Bid <input type="checkbox"/> Under Construction	<b>Impact on Future Operating Costs</b> <input type="checkbox"/> Increase <input type="checkbox"/> Decrease <input type="checkbox"/> Minimal	<b>Project Statistics:</b> Project related to: Origination Yr. <u>FY 13/14</u> <input type="checkbox"/> Safety & Health <input type="checkbox"/> Masterplan <input type="checkbox"/> Council Goal
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### Financial Requirements:

<u>Initial Cost Estimate by Category</u>	<u>Estimate</u>
Land Acquisition / Right of Way	_____
Engineering / Architecture	_____
Internal Costs (staff/operational Expenses)	_____
Construction	_____
Construction Mgmt / Inspection	_____
Other - Specify _____	_____
<b>Total</b>	_____



<u>Project Summary</u>	
Total Funded \$	550,000
Total Project Costs \$	15,586
Sub-total \$	_____
Restricted Funds \$	_____
Available Funds \$	534,414
Restricted Funding	<input type="checkbox"/> Yes <input type="checkbox"/> No

### Funding Allocation

Funding Source(s)	Fund	Budget 2014/2015	Budget 2015/2016	Plan 2016/2017	Plan 2017/2018	Plan 2018/2019	Plan 2019/2020	Plan 2020+
Gas Tax	136	237,000						
Federal STP Grant	120	313,000						
<b>Total</b>		550,000	-	-	-	-	-	-

Initial Cost Estimate \_\_\_\_\_  
 Remains Unfunded \_\_\_\_\_

### Budget Amendment Notes

Date	Description / Action	Adopted Budget	Amendment	Amended Budget
2013/14	Gas Tax Budget Amendment		50,000	\$ 50,000
2014/15	Gas Tax Budget Amendment		187,000	\$ 237,000
2014/15	Federal STP Grant		313,000	\$ 550,000

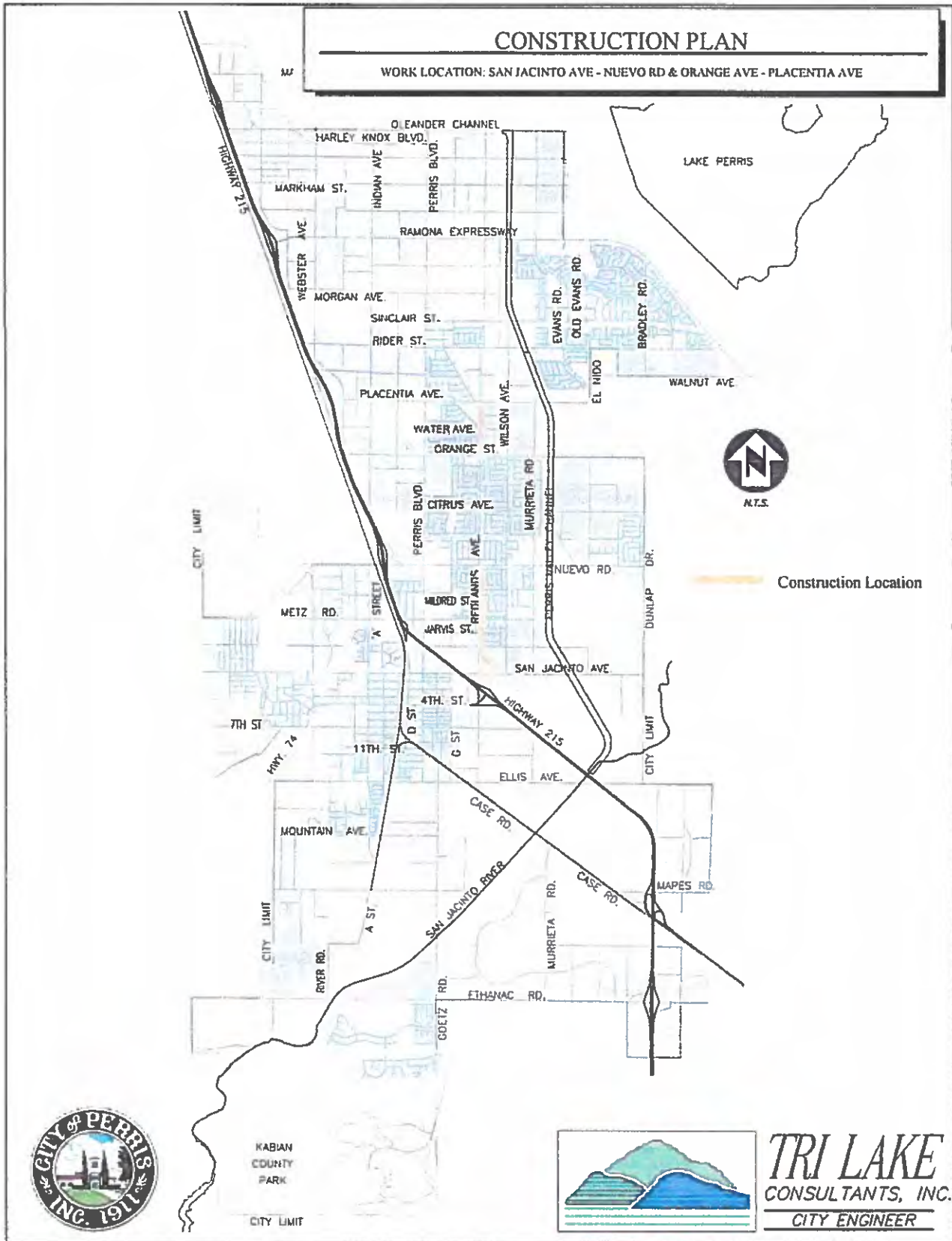
Redlands Avenue Pavement Rehabilitation (P8-1216)  
Bid Results

<b>Contractor:</b>	<b>Total Bid:</b>
All American Asphalt	\$ 265,019.07
American Asphalt South	\$ 284,220.00
Calmex	\$ 316,514.23
RJ Noble	\$ 318,860.00
Hillcrest	\$ 352,205.00

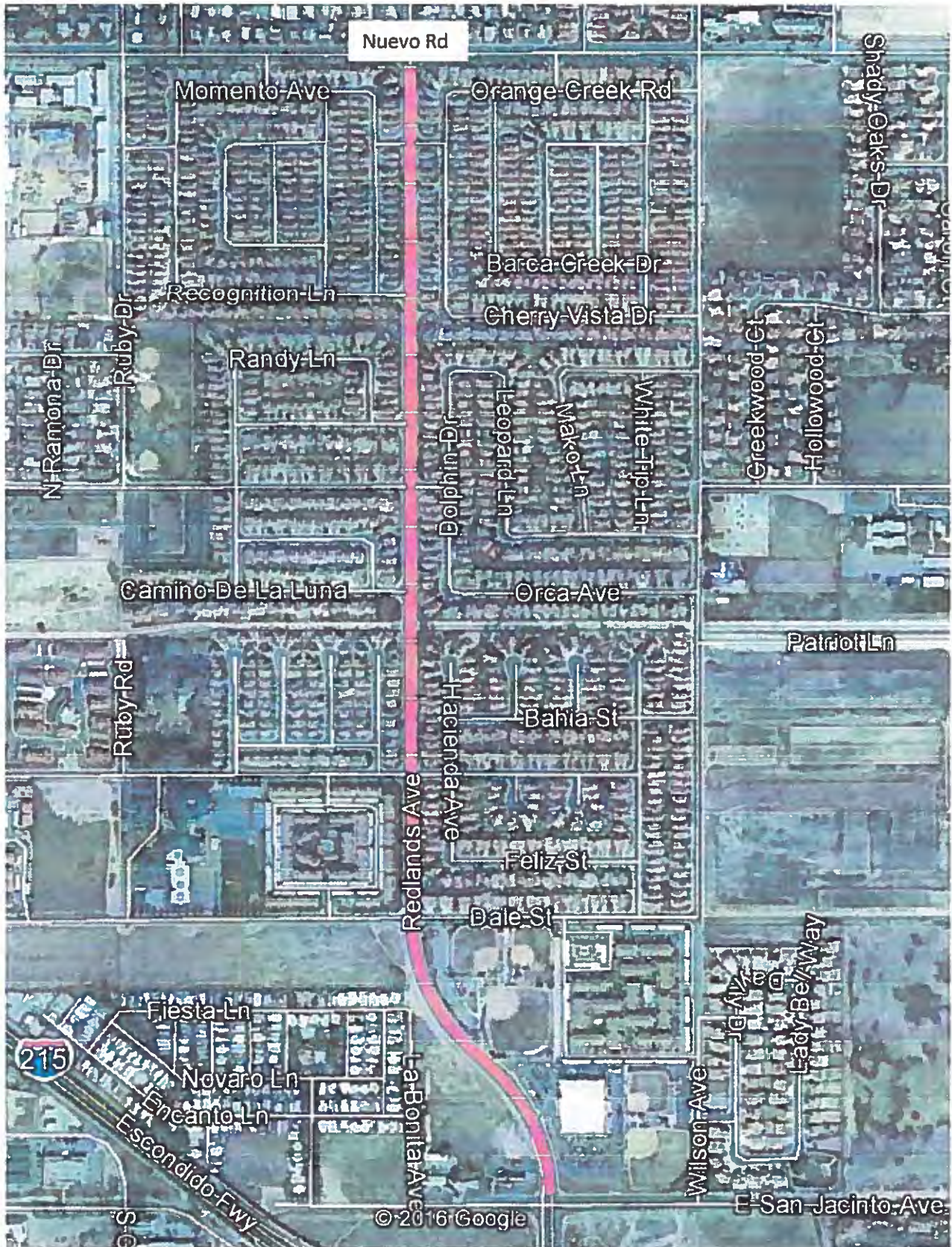
CITY OF PERRIS

REDLANDS AVENUE PAVEMENT REHABILITATION (P8-1216)

FPN: STPL-5198(017)



SLURRY SEAL LOCATION



SLURRY SEAL TYPE II



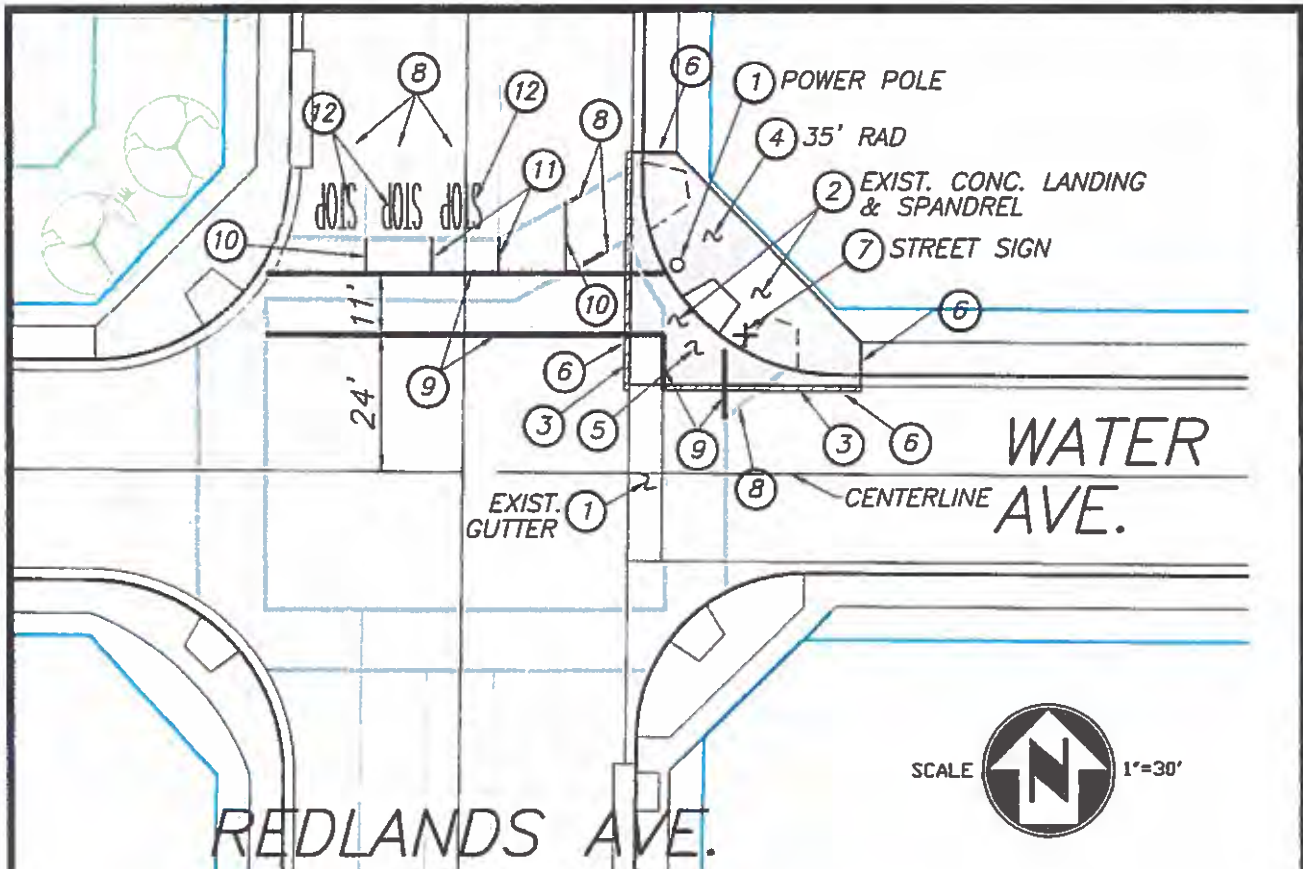
SLURRY SEAL LOCATION



 SLURRY SEAL TYPE II  
 REMOVE & CONSTRUCT CURB RAMP (SEE SHT. 4)



CURB RAMP REMOVAL & CONSTRUCTION



## PROPOSED ACCESS RAMP

### CONSTRUCTION NOTES:

- ① PROTECT IN PLACE.
- ② DOCUMENT EXIST. TOP OF CURB ELEVATIONS, THEN REMOVE & DISPOSE.
- ③ "SLOT PAVING" 1' WIDE X 6" A.C. OVER COMPACTED BASE.
- ④ CONSTRUCT ACCESS RAMP PER A.D.A. & CO. OF RIV. STD. NO. 403. MATCH PREVIOUS RAMP TOP OF CURB ELEVATIONS.  
NOTE: RAISED TRUNCATED DOME DETECTABLE WARNING SURFACES ARE REQUIRED ON ALL CURB RAMP THAT ENTER INTO A VEHICULAR TRAVEL WAY.
- ⑤ CONSTRUCT SPANDREL PER CO. OF RIV. STD. 209.
- ⑥ SAW-CUT EXIST CONCRETE OR PAVEMENT.
- ⑦ REMOVE AND RELOCATE.
- ⑧ REMOVE PORTION OF EXIST. STRIPING OR PAVEMENT MARKINGS.
- ⑨ INSTALL 12" WHITE THERMOPLASTIC CROSSWALK PER CALTRANS STD. A24E.
- ⑩ INSTALL 4" SOLID WHITE THERMOPLASTIC LANELINE STRIPE.
- ⑪ INSTALL THERMOPLASTIC DOUBLE YELLOW MEDIAN STRIPE - DETAIL 29.
- ⑫ INSTALL THERMOPLASTIC PAVEMENT MARKINGS PER CALTRANS STANDARDS.



ASPHALT GRIND & OVERLAY LOCATION



AC GRIND & OVERLAY 0.17'  
(FULL STREET WIDTH MIN. OR AS DIRECTED BY CITY INSPECTOR)



CITY COUNCIL  
AGENDA SUBMITTAL

**Meeting Date October 25, 2016**

**SUBJECT:** Annexation of DPR 05-0477 to the City's Maintenance Districts

**REQUESTED ACTION:**

Open and Close of Public Hearing, Open 3 Ballots and Adoption of 3 Resolutions Ordering the Annexation of DPR 05-0477 to the City's Maintenance Districts, Giving Final Approval to the Engineer's Reports, and the Levying of the 2016-2017 Assessments

**CONTACT:** Habib Motlagh, City Engineer

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**BACKGROUND/DISCUSSION:** DPR 05-0477 is a 21.81-acre development located on the northwest corner of Redlands Avenue and Perry Street. The project is under the ownership of Markham Business Center East LLC, c/o IDI Gazeley LLC. A distribution warehouse is to be constructed.

On August 30, 2016, resolutions were approved stating the City Council's intention to annex this project into the City's maintenance districts and set a Public Hearing for October 25, 2016.

---

**BUDGET (or FISCAL) IMPACT:** The proposed maximum annual assessments are subject to Standard Inflation Factors for labor, energy and water. The current maximum annual assessments, by district, are as follows:

<u>Maintenance District</u>	<u>Maximum Annual Assessment</u>
Maintenance District No. 84-1 (streetlights & traffic signals)	\$ 4,239.25
Landscape Maintenance District 1 (medians)	9,527.74
Landscape Maintenance District 1 (parkways)	18,820.90
Flood Control Maintenance District 1	1,914.04
Total Maximum Annual Assessment	\$34,501.93

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Reviewed by: *Director of Finance*  
Assistant City Manager *je*  
City Attorney \_\_\_\_\_

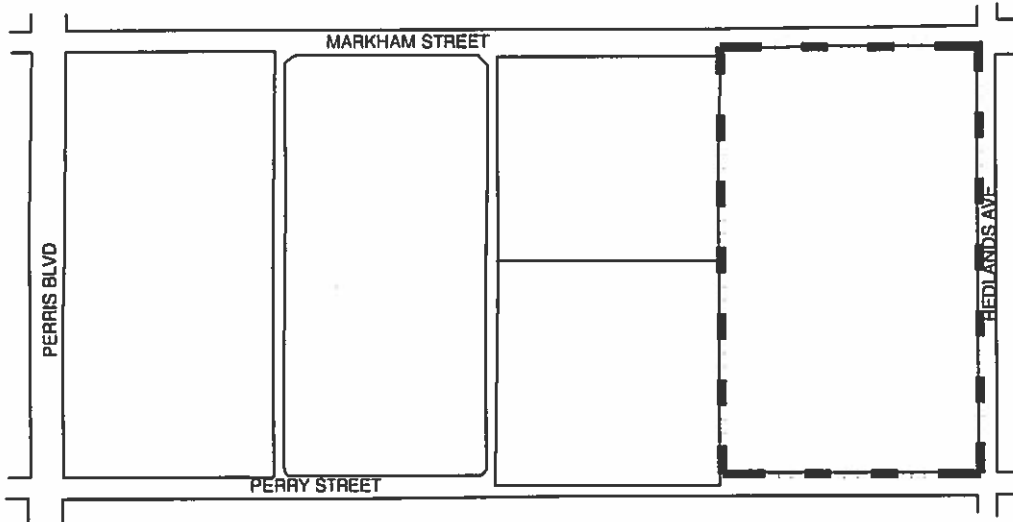
**Attachments:**

1. Location Map
2. Resolution Ordering the Annexation of DPR 05-0477 to MD 84-1, Giving Final Approval to the Engineer's Report, and the Levying of the 2016-2017 Assessments.
3. Resolution Ordering the Annexation of DPR 05-0477 to LMD 1, Giving Final Approval to the Engineer's Report, and the Levying of the 2016-2017 Assessments.
4. Resolution Ordering the Annexation of DPR 05-0477 to FCMD 1, Giving Final Approval to the Engineer's Report, and the Levying of the 2016-2017 Assessments.

**Public Hearing:**



ANNEXATION OF DPR 05-0477 TO CITY OF PERRIS  
 MAINTENANCE DISTRICT NO. 84-1, LANDSCAPE MAINTENANCE DISTRICT NO. 1 AND  
 FLOOD CONTROL MAINTENANCE DISTRICT NO. 1



21.81 ACRES

**MD 84-1**

**8 Street Lights**

Contribution towards traffic signals at the following intersections:

Harley Knox Boulevard and Indian Avenue	20%
Perris Boulevard and Harley Knox Boulevard	20%
Perris Boulevard and Markham Street	20%
Redlands Avenue and Markham Street	20%

**LMD 1**

- Markham Street medians and parkways along the north boundary
- Perry Street parkways along the south boundary
- Redlands Avenue medians and parkways along the east boundary

**FCMD 1**

Public flood control facilities including catch basins, inlets and outlets, 18" and 36" storm drain pipe, 18" x 42" reinforced concrete box and appurtenances.

<u>Facility</u>	<u>Maximum Annual Assessment</u>
Street Lights and Traffic Signals	\$ 4,239.25
Medians	9,527.74
Parkways	18,820.90
Flood Control Facilities	<u>1,914.04</u>
<b>Total Annual Assessments</b>	<b>\$ 34,501.93</b>

Standard Inflation Factors (SIF)

- 1) 'Common Labor, Construction Cost Index', ENR
- 2) Southern California Edison rate increases
- 3) Eastern Municipal Water District rate increases

MD 84-1 Assessments include SIF 1 and 2

LMD 1 & FCMD 1 Assessments include SIF 1, 2, and 3

**RESOLUTION NUMBER**

***A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ORDERING THE WORK IN CONNECTION WITH ANNEXATION OF DPR 05-0477 TO CITY OF PERRIS MAINTENANCE DISTRICT NUMBER 84-1, GIVING FINAL APPROVAL OF THE ENGINEER'S REPORT, AND LEVYING THE ASSESSMENT FOR FISCAL YEAR 2016-2017***

**WHEREAS**, the City Council of the City of Perris, County of Riverside, California ("the City Council") did on the 30th day of August 2016, adopt its Resolution of Intention Number 5034 to order the therein described work in connection with the annexation and assessment procedures in the City of Perris Maintenance District Number 84-1 (the "District"), which Resolution of Intention Number 5034 was duly and legally published in the time, form and manner as required by law, shown by the Affidavit of Publication of said Resolution of Intention on file in the office of the City Clerk; and

**WHEREAS**, after the adoption thereof, notice of the adoption of the Resolution of Intention, a Notice of Public Hearing and an Assessment Ballot were duly mailed to all persons owning real property proposed to be assessed for the improvements described in said Resolution of Intention Number 5034, according to the names and addresses of such owners as the same appears on the last equalized assessment roll for taxes of the County of Riverside or more recent information available to the City of Perris, which said documents were duly mailed in the time, form, and manner as required by law, as appears from the Affidavit of Mailing on file in the office of the City Clerk; and

**WHEREAS**, said City Council having duly received and considered evidence, oral and documentary, concerning the jurisdiction facts in this proceedings and concerning the necessity for the contemplated work and the benefits to be derived therefrom and said City Council having now acquired jurisdiction to order the proposed maintenance work; and

**WHEREAS**, said City Council has determined that a majority protest does not exist.

***NOW, THEREFORE, BE IT RESOLVED, ADOPTED, SIGNED and APPROVED*** by the City Council of the City of Perris, California, as follows:

***Section 1.*** That the public interest and convenience requires the annexation to the district and levying assessments for maintenance, and said City Council hereby orders that the work, as set forth and described in said Resolution of Intention Number 5034, be done and made.

**Section 2.** Be it further resolved that:

- A. The Riverside County assigned fund number for the Maintenance District No. 84-1 and the annexation thereto, is 68-2651.
- B. The assessments are in compliance with all laws pertaining to the levy of assessments in accordance with Section 53750 et seq. of the State of California Government Code.
- C. The assessments are in compliance with all laws pertaining to the levy of assessments in accordance with Section 22500 et seq. of the State of California Streets and Highways Code Code.
- D. The assessments are levied without regard to the property value.
- E. The purpose of the assessments is to provide for the energy and maintenance of streetlights and traffic signals that will benefit the parcels being assessed.

**Section 3.** That the report filed by the Engineer is hereby finally approved;  
and

**Section 4.** That pursuant to Sections 22640 and 22641 of the Code, the City Clerk shall file a certified copy of the diagram and assessment with the Riverside County Auditor-Controller not later than the third Monday in August.

**Section 5.** Be it finally resolved that the method of assessment in the Engineer's Report is hereby approved and the assessments for Fiscal Year 2016-2017 are hereby levied.

**ADOPTED, SIGNED and APPROVED** this 25th day of October 2016.

---

Mayor, Daryl R. Busch

ATTEST:

---

City Clerk, Nancy Salazar

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

I, Nancy Salazar, CITY CLERK OF THE CITY OF PERRIS, CALIFORNIA, DO HEREBY CERTIFY that the foregoing Resolution Number \_\_\_\_ was duly and regularly adopted by the City Council of the City of Perris at a regular meeting held the 25th day of October 2016, by the following called vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

---

City Clerk, Nancy Salazar

**RESOLUTION NUMBER**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ORDERING THE WORK IN CONNECTION WITH ANNEXATION OF DPR 05-0477 TO BENEFIT ZONE 121, CITY OF PERRIS LANDSCAPE MAINTENANCE DISTRICT NUMBER 1, GIVING FINAL APPROVAL OF THE ENGINEER'S REPORT, AND LEVYING THE ASSESSMENT FOR FISCAL YEAR 2016-2017**

**WHEREAS**, the City Council of the City of Perris, County of Riverside, California ("the City Council") did on the 30th day of August 2016, adopt its Resolution of Intention Number 5037 to order the therein described work in connection with the annexation and assessment procedures in the City of Perris Landscape Maintenance District Number 1 (the "District"), which Resolution of Intention Number 5037 was duly and legally published in the time, form and manner as required by law, shown by the Affidavit of Publication of said Resolution of Intention on file in the office of the City Clerk; and

**WHEREAS**, after the adoption thereof, notice of the adoption of the Resolution of Intention, a Notice of Public Hearing and an Assessment Ballot were duly mailed to all persons owning real property proposed to be assessed for the improvements described in said Resolution of Intention Number 5037, according to the names and addresses of such owners as the same appears on the last equalized assessment roll for taxes of the County of Riverside or more recent information available to the City of Perris, which said documents were duly mailed in the time, form, and manner as required by law, as appears from the Affidavit of Mailing on file in the office of the City Clerk; and

**WHEREAS**, said City Council having duly received and considered evidence, oral and documentary, concerning the jurisdiction facts in this proceedings and concerning the necessity for the contemplated work and the benefits to be derived therefrom and said City Council having now acquired jurisdiction to order the proposed maintenance work; and

**WHEREAS**, said City Council has determined that a majority protest does not exist.

**NOW, THEREFORE, BE IT RESOLVED, ADOPTED, SIGNED and APPROVED** by the City Council of the City of Perris, California, as follows:

**Section 1.** That the public interest and convenience requires the annexation to the district and levying assessments for maintenance, and said City Council hereby orders that the work, as set forth and described in said Resolution of Intention Number 5037, be done and made.

**Section 2.** Be it further resolved that:

- A. The Riverside County assigned fund number for the Landscape Maintenance District No. 1 and the annexation thereto, is 68-2652.
- B. The assessments are in compliance with all laws pertaining to the levy of assessments in accordance with Section 53750 et seq. of the State of California Government Code.
- C. The assessments are in compliance with all laws pertaining to the levy of assessments in accordance with Section 22500 et seq. of the State of California Streets and Highways Code Code.
- D. The assessments are levied without regard to the property value.
- E. The purpose of the assessments is to provide landscape maintenance on those lands that will benefit the parcels being assessed.

**Section 3.** That the report filed by the Engineer is hereby finally approved;

and

**Section 4.** That pursuant to Sections 22640 and 22641 of the Code, the City Clerk shall file a certified copy of the diagram and assessment with the Riverside County Auditor-Controller not later than the third Monday in August.

**Section 5.** Be it finally resolved that the method of assessment in the Engineer's Report is hereby approved and the assessments for Fiscal Year 2016-2017 are hereby levied.

**ADOPTED, SIGNED and APPROVED** this 25th day of October 2016.

---

Mayor, Daryl R. Busch

ATTEST:

---

City Clerk, Nancy Salazar

RESOLUTION NUMBER

Page 3

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

I, Nancy Salazar, CITY CLERK OF THE CITY OF PERRIS, CALIFORNIA, DO HEREBY CERTIFY that the foregoing Resolution Number \_\_\_\_ was duly and regularly adopted by the City Council of the City of Perris at a regular meeting held the 25th day of October 2016, by the following called vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

---

City Clerk, Nancy Salazar

**RESOLUTION NUMBER**

***A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ORDERING THE WORK IN CONNECTION WITH ANNEXATION OF DPR 05-0477 TO BENEFIT ZONE 90, CITY OF PERRIS FLOOD CONTROL MAINTENANCE DISTRICT NUMBER 1, GIVING FINAL APPROVAL OF THE ENGINEER'S REPORT, AND LEVYING THE ASSESSMENT FOR FISCAL YEAR 2016-2017***

**WHEREAS**, the City Council of the City of Perris, County of Riverside, California ("the City Council") did on the 30th day of August 2016, adopt its Resolution of Intention Number 5038 to order the therein described work in connection with the annexation and assessment procedures in the City of Perris Flood Control Maintenance District Number 1 (the "District"), and which a Notice of Public Hearing was duly and legally published in the time, form and manner as required by law, shown by the Affidavit of Publication of said Notice on file in the office of the City Clerk; and

**WHEREAS**, after the adoption of Resolution Number 5038, said Resolution was duly posted in the time, form and manner as required by law, shown by the Affidavit of Posting on file in the office of the City Clerk; and

**WHEREAS**, after the adoption thereof, notice of the adoption of the Resolution of Intention, a Notice of Public Hearing and an Assessment Ballot were duly mailed to all persons owning real property proposed to be assessed for the improvements described in said Resolution of Intention Number 5038, according to the names and addresses of such owners as the same appears on the last equalized assessment roll for taxes of the County of Riverside or more recent information available to the City of Perris, which said documents were duly mailed in the time, form, and manner as required by law, as appears from the Affidavit of Mailing on file in the office of the City Clerk; and

**WHEREAS**, said City Council having duly received and considered evidence, oral and documentary, concerning the jurisdiction facts in this proceedings and concerning the necessity for the contemplated work and the benefits to be derived therefrom and said City Council having now acquired jurisdiction to order the proposed maintenance work; and

**WHEREAS**, said City Council has determined that a majority protest does not exist.



**NOW, THEREFORE, BE IT RESOLVED, ADOPTED, SIGNED and APPROVED** by the City Council of the City of Perris, California, as follows:

**Section 1.** That the public interest and convenience requires the annexation to the district and levying assessments for maintenance, and said City Council hereby orders that the work, as set forth and described in said Resolution of Intention Number 5038, be done and made.

**Section 2.** Be it further resolved that:

- A. The Riverside County assigned fund number for the Flood Control Maintenance District No. 1 and the annexation thereto, is 68-2657.
- B. The assessments are in compliance with all laws pertaining to the levy of assessments in accordance with Section 53750 et seq. of the State of California Government Code.
- C. The assessments are in compliance with all laws pertaining to the levy of assessments in accordance with Section 22500 et seq. of the State of California Streets and Highways Code Code.
- D. The assessments are levied without regard to the property value.
- E. The purpose of the assessments is to provide flood control facility maintenance on those lands that will benefit the parcels being assessed.

**Section 3.** That the report filed by the Engineer is hereby finally approved;

and

**Section 4.** Be it finally resolved that the method of assessment in the Engineer's Report is hereby approved and the assessments for Fiscal Year 2016-2017 are hereby levied.

**ADOPTED, SIGNED and APPROVED** this 25th day of October 2016.

\_\_\_\_\_  
Mayor, Daryl R. Busch

ATTEST:

\_\_\_\_\_  
City Clerk, Nancy Salazar

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

I, Nancy Salazar, CITY CLERK OF THE CITY OF PERRIS, CALIFORNIA, DO HEREBY CERTIFY that the foregoing Resolution Number \_\_\_\_ was duly and regularly adopted by the City Council of the City of Perris at a regular meeting held the 25th day of October 2016, by the following called vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

\_\_\_\_\_  
City Clerk, Nancy Salazar

CITY COUNCIL  
AGENDA SUBMITTAL

Meeting Date: October 25, 2016

**SUBJECT:** Development Plan Review 15-00012, Planned Development Overlay 15-05197, Zone Change 15-05198, General Plan Amendment 15-05199, and Tentative Tract Map 36797 - Proposal to subdivide an existing vacant 20 acre parcel into a 76-unit planned residential development, General Plan Amendment and Zone Change to change the land use designation from R-20,000 to R-10,000-PDO, located at the northwest corner of Murrieta Road and Water Avenue. Applicant: Tom Mungari, Nova Homes.

**REQUESTED**

**ACTION:** **ADOPT Resolution No. (Next in order)** approving Development Plan Review 15-00012, General Plan Amendment 15-05199 and Tentative Tract Map 36797, subject to the information contained in the staff report and conditions of approval, and making findings in support thereof.

**Introduce First Reading of Ordinance No. (next in order)** to approve Zone Change 15-05198 and Planned Development Overlay Zone 15-05197 to rezone 20 acres of land from R-20,000 to R-10,000-PDO Single Family Residential Planned Development Overlay Zone, located at the northwest corner of Murrieta Road and Water Avenue.

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



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**BACKGROUND/DISCUSSION:**

On October 5, 2016, the Planning Commission unanimously (7-0) recommended approval of the proposed 76-unit planned residential development with conditions. The Planning Commission expressed concern about the community club house being too small for a community of this size and recommended that the project eliminate one lot in order to increase the size of the club house. The project originally proposed 77 residential lots. The applicant had no objection to eliminating one lot and increased the size of the club house from 1,500 s.f. to 2,500 s.f. The site plan has been revised to show a total of 76 residential lots and a larger common open space lot with a larger club house.

This project proposes to subdivide an existing undeveloped 20 acre area into a 76-unit gated planned residential development. The project is proposing to change the existing general plan and zoning designation from R-20,000 to R-10,000. Due to density constraints in that the site is located within Zones B2 and C1 of the March ARB Land Use Compatibility Plan, the project proposes a density compatible with the R-10,000 Zone which yields a much lesser density than an R-6000 Zone. However, the applicant is proposing to include a Planning Development (PD) Overlay zone with R-6,000 development standards in order to allow flexibility in the site design. The PD overlay zone allows flexibility in development criteria that are traditionally prohibited by conventional zoning.

The Tentative Tract Map 36797 is proposed with a minimum lot size of 6,000 square feet, a maximum lot size of 9,054 square feet, and an average lot size of 6,260 square feet. The single family units will be detached and each unit will include a 2 to 3-car garage and an enclosed private yard. There will be 4 product type plans, each with 3 building elevations featuring Spanish, Tuscan, Santa Barbara and Craftsmen themes. The project includes a recreational facility designated as Lot AA within the center of the project site providing access for all community residents. Recreational amenities consist of a tot lot, shade structure with barbecues and seating, club house with gathering area equipped with full kitchen, exercise room and a swimming pool and spa.

On June 14, 2016, the City Council overruled the Riverside County Airport Land Use Commission's (ALUC) decision of inconsistency for the project. Staff is recommending that the City Council approve the proposed project, as recommended and conditioned by the Planning Commission. A mitigated negative declaration 2323 has been prepared for this project.

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**BUDGET (or FISCAL) IMPACT:** Cost for staff preparation of this item, cost of construction and payment of development impact fees are borne by the applicant.

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Prepared by: Ilene Lundfelt, Associate Planner  
Reviewed by: Clara Miramontes, Director of Development Services

Assistant Director of Finance: Jennifer ~~Edwin~~   
Erwin

City Attorney: N/A

**Public Hearing: October 25, 2016**

- Attachments:
1. Resolution – DPR 15-0001, GPA 15-05199 and TTM 36797
  2. First Reading of Ordinance - Zone Change 15-05198 and PDO 15-05197
  3. Conditions of approval
  4. Revised Site Plan and Elevations
  5. October 5, 2016 Planning Commission Submittal and Staff Report
  6. Mitigated Negative Declaration

**RESOLUTION NUMBER XXXX**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, RECOMMENDING TO APPROVE TENTATIVE TRACT MAP 36797 TO SUBDIVIDE 20 GROSS ACRES INTO 76 SINGLE FAMILY LOTS AND TWO LETTERED LOTS, GENERAL PLAN AMENDMENT 15-05199 TO AMEND THE PROJECT AREA FROM R 20-000 TO R-10,000 FROM THE CITY OF PERRIS GENERAL PLAN LAND USE ELEMENT, AND DEVELOPMENT PLAN REVIEW 15-00012 LOCATED WEST ALONG MURRIETA ROAD, EAST OF WILSON AVENUE, NORTH OF WATER AVENUE, AND SOUTH OF LISBON STREET, AND MAKING FINDINGS IN SUPPORT THEREOF.**

**WHEREAS**, the applicant filed Tentative Tract Map 36797 to subdivide 20 gross acres into 76 single family lots and two (2) lettered lots (AA and BB); and

**WHEREAS**, the applicant filed General Plan Amendment 15-05199 to amend the project area from R-20,000 to R-10,000 from the City of Perris General Plan Land Use Element; and

**WHEREAS**, this Tentative Tract Map, Zone Change, and General Plan Amendment has been duly noticed; and

**WHEREAS**, a public hearing was held on October 5, 2016 at which time all interested persons were given full opportunity to be heard and to present evidence.

**WHEREAS**, prior to taking action, the City Council 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.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Perris as follows:

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

**Section 2.** The City Council has reviewed and considered the environmental documentation for the project prior to taking action on the applications. Based on the analysis contained in the Initial Study and accompanying environmental information, the City Council finds that:

- A. No potentially significant environmental impacts were identified and a Mitigated Negative Declaration (2323) has been prepared.
- B. The City has complied with the California Environmental Quality Act (CEQA).
- C. Determinations of the City Council reflect the independent judgment of the City.

**Section 3.** Based upon the information contained within the staff report and accompanying attachments, with respect to Tentative Tract Map 36797, the City Council finds that:

- A. The proposed Tentative Tract Map will not result in a significant adverse effect on the environment.
- B. The project site is physically suitable for type and density of the proposed residential development.
- C. As conditioned, the proposed Tentative Tract Map is consistent with City standards, ordinances, and policies.
- D. The project is a subdivision for future residential development that is compatible with the surrounding land use and zoning designations in to the east.
- E. The proposed Tentative Tract Map will not have a negative effect on public health, safety, or general welfare.
- F. Tentative Tract Map is in compliance with the Subdivision Map Act.

**Section 4.** Based upon the information contained within the staff report and accompanying attachments, with respect to the General Plan Amendment, the City Council hereby finds the following:

- A. The proposed project is consistent with the goals and policies of the Land Use Element of the General Plan, whereas the proposed change in land use designation is compatible with the surrounding area (Goal 1) and adjoining land uses to develop a community identity (Goal 3).
- B. The proposed project is compatible with the existing dominant land uses in the project area and in the surrounding properties, whereas the adjoining land uses are currently designated R-10,000 and R-6,000 to the south, and existing single family neighborhood to the east and west.

- C. The proposed project is a logical extension of the existing zoning pattern to the south, whereas the abutting property to the east and west is designated residential.

**Section 5.** Based upon the information contained within the staff report and accompanying attachments, with respect to Development Plan Review 15-00012 the City Council finds that:

- A. The proposed Development Plan Review will not result in a significant adverse effect on the environment.
- B. The project site is physically suitable for type and density of the proposed residential development.
- C. As conditioned, Development Plan Review is consistent with City standards, ordinances, and policies.
- D. The project is a subdivision for future residential development that is compatible with the surrounding land uses.
- E. The proposed Development Plan Review will not have a negative effect on public health, safety, or general welfare.

**Section 6.** That for the foregoing reasons the City Council hereby approves Tentative Tract Map 3679, General Plan Amendment 15-050199, and Development Plan Review 15-00012 to subdivide 20 gross acres into 76 single family lots and two (2) lettered lots (AA and BB), a General Plan Amendment to amend the project area from R-20,000 to R-10,000 from the City of Perris General Plan Land Use Element, and a Zone Change to re-zone the project area from R-20,000 to R-10,000. The project is located west of Murrieta Road, east of Wilson Avenue, north of Water Avenue and south Lisbon Street, based on the information and findings presented in the staff report and subject to the attached Conditions of Approval (Attachment A).

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

**Section 8.** The Mayor shall sign and the City Clerk shall certify to the passage and adoption of this Resolution.

**ADOPTED, SIGNED, and APPROVED** this 25<sup>th</sup> day of October 2016.

\_\_\_\_\_  
Daryl R. Busch, Mayor

ATTEST:

\_\_\_\_\_  
Nancy Salazar, City Clerk

**Attachment:**    General Plan Amendment

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

I, Nancy Salazar, City Clerk of the City of Perris, do hereby certify that the foregoing Resolution No. \_\_\_\_\_ was duly and regularly adopted by the City Council of the City of Perris at a regular meeting thereof held on the 25<sup>th</sup> day of October 2016, by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

\_\_\_\_\_  
Nancy Salazar, City Clerk



# Proposed General Plan



**ORDINANCE NUMBER \_\_\_\_\_**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA APPROVING ZONE CHANGE 15-05198 AND PLANNED DEVELOPMENT OVERLAY ZONE 15-05197 TO REZONE 20 ACRES OF LAND FROM R-20,000 TO R-10,000-PDO SINGLE FAMILY RESIDENTIAL PLANNED DEVELOPMENT OVERLAY ZONE LOCATED WEST ALONG MURRIETA ROAD, EAST OF WILSON AVENUE, NORTH OF WATER AVENUE, AND SOUTH OF LISBON STREET, AND MAKING FINDINGS IN SUPPORT THEREOF.**

**WHEREAS**, the applicant filed Zone Change 15-05198 and Planned Development Overlay 15-05197 to re-zone the project area from R-20,000 to R-10,000/PDO located west of Murrieta Road, east of Wilson Avenue, north of Water Avenue and south Lisbon Street; and

**WHEREAS**, on October 5, 2016, the Planning Commission conducted a duly noticed public hearing on the Zone Change and at the meeting recommended approval of the SPA after considering public testimony and materials in the staff report and accompanying documents; and

**WHEREAS**, on October 25, 2016, the City Council conducted a duly noticed public hearing on the project, at which time all interested persons were given full opportunity to be heard to present evidence; and

**WHEREAS**, prior to taking action, the City Council 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 Ordinance have occurred.

**NOW, THEREFORE**, City Council of the City of Perris hereby ordains as follows:

**Section 1.** The above recitals are all true and correct and are incorporated herein as if set forth in full.

**Section 2.** City Council Resolution No. \_\_\_ reviewed and considered the environmental documentation for the project prior to taking action on the applications. Based on the analysis contained in the Initial Study and accompanying environmental information, the City Council finds that:

- A. No potentially significant environmental impacts were identified and a Mitigated Negative Declaration (2323) has been prepared.
- B. The City has complied with the California Environmental Quality Act (CEQA).
- C. Determinations of the City Council reflect the independent judgment of the City.

**Section 3.** The City Council further finds, based upon the information contained within the staff report and accompanying attachments, as well as all oral and written testimony made at the public hearing, with respect to the Perris Estates PDO, the following regarding Zone Change 15-05198:

- A. The proposed project is consistent with the goals and policies of the Land Use Element of the General Plan, whereas the proposed change in land use designation is compatible with the surrounding area (Goal 1) and adjoining land uses to develop a community identity (Goal 3).
- B. The proposed project is compatible with the existing dominant land uses in the project area and in the surrounding properties, whereas the adjoining land uses are currently designated R-10,000 and R-6,000 to the south, and existing single family neighborhood to the east and west.
- C. The proposed project is a logical extension of the existing zoning pattern to the south, whereas the abutting property to the east and west is designated residential.

**Section 3.** The City Council further finds, based upon the information contained within the staff report and accompanying attachments, as well as all oral and written testimony made at the public hearing, with respect to the Perris Estates PDO, the following regarding Planned Development Overlay 15-05197:

- A. The proposed project is well designed and will create a superior environment than could otherwise be achieved by strict application of the underlying conventional zone.
- B. The project incorporates appropriate amenities necessary to create and maintain a desirable environment for residents (e.g., recreation buildings or facilities, guest parking, common area landscaping, enhanced architectural standards, etc.).
- C. The proposed planned development is harmonious with surrounding development and does not create internal incompatibilities do to improper design, allowed land uses, or density/intensity of development.

- D. The proposed circulation system is adequate to carry the anticipated traffic volume.
- E. The existing or proposed public infrastructure is suitable to meet the needs of the planned development, and does not create capacity issues in other areas of the community.

**Section 4.** The City Council hereby approves Zone Change 15-05198 and Planned Development Overlay 15-05197 to change approximately 20 acres from R-20,000 to R-10,000/PDO to enable the Perris Estates PDO.

**Section 5.** The City Council declares that should any provision, section, paragraph, sentence, or word of this Ordinance 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 Ordinance shall remain in full force and effect.

**Section 6.** The Mayor shall sign this Ordinance and the City Clerk shall certify to the adoption of this Ordinance, and shall cause the same to be published and posted pursuant to the provisions of law in this regard, and this Ordinance shall take effect thirty days after its final passage.

**ADOPTED, SIGNED and APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2016.**

\_\_\_\_\_  
Mayor, Daryl R. Busch

ATTEST:

\_\_\_\_\_  
City Clerk, Nancy Salazar

STATE OF CALIFORNIA )  
COUNTY OF RIVERSIDE ) §

CITY OF PERRIS )

I, **Nancy Salazar**, CITY CLERK OF THE CITY OF PERRIS, CALIFORNIA, DO HEREBY CERTIFY that the foregoing Ordinance Number \_\_\_\_ was duly and regularly adopted by the City Council of the City of Perris at a regular meeting held the \_\_\_\_ day of \_\_\_\_\_ 2016, by the following called vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

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City Clerk, Nancy Salazar

**Attachment:** Zone Change

# Proposed Zoning Map



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

**FINAL CONDITIONS OF APPROVAL**

**Tentative Tract Map 36797**

**Planned Development Overlay 15-05197**

**Zone Change 15-05198**

**General Plan Amendment 15-05199**

**Development Plan Review 15-00012**

**Planning Commission October 5, 2016**

**PROJECT:** Development Plan Review 15-00012, Planned Development Overlay 15-05197, Zone Change 15-05198, General Plan Amendment 15-05199, and Tentative Tract Map 36797 is a proposal to subdivide existing vacant 20 acre parcel into 76 residential units gated community with two lettered lots to include a 2,500 square foot club house. The applicant is also requesting a General Plan Amendment 15-05199 and Zone Change 15-05198 from R-20,000 to R-10,000, located at the northwest corner of Murrieta Road and Water Avenue. Applicant: Tom Mungari, Nova Homes.

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

The Mitigation Monitoring and Reporting Program (MMRP) Checklist is attached to reduce potential traffic, noise, air quality, biological and cultural resource impacts, and shall be implemented in accordance with the timeline, reporting and monitoring intervals listed in the MMRP. The applicant is required to meet all the mitigation measures as conditions of approval.

**General Requirements:**

- 1. Mitigation Monitoring Program.** The project shall at all times comply with all provisions of the adopted Mitigation Monitoring and Reporting Program (MMRP) of the Mitigated Negative Declaration.
- 2. Development Standards.** The project shall conform to all requirements of the City of Perris Municipal Code Title 19.
- 3. Conformance to Approved Plans.** Development of the project site, building elevations, and conceptual landscaping shall conform substantially to the approved set of plans presented at the October 5, 2016 Planning Commission hearing, or as amended by these conditions and as approved by the City Council. 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, or any agency or instrumentality thereof, or any of its officers, employees and agents, to attack, set aside, void, annul, or seek monetary damages resulting from an approval of the City, or any agency or instrumentality thereof, advisory agency, appeal board or legislative body including actions approved by the voters of the City, concerning TTM 36797, PDO 15-05197, ZC 15-05198, GPA 15-05199, and DPR 15-00012. 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. **Fish and Game Fee.** Within three (3) days of City Council approval, the applicant shall submit a check to the City Planning Division, payable to "Riverside County Clerk-recorder," for a \$2,260.25 for payment of State Fish and Game fees and County documentary handling fee. In accordance with Section 711.4 of the State Fish and Game Code, no project shall be operative, vested, or final until the filing fees have been paid.
10. **Engineering Conditions.** The project shall comply with all requirements of the City Engineer as indicated in the Conditions of Approval dated September 26, 2016 .
11. **Class III Bike Lane.** A Class III bike lane shall be included per the Perris Trail Master Plan along Murrieta Road to all off-site improvement plans subject of the approval of Planning Division and City Engineer. A copy of the street improvement plans shall be submitted to the Planning Division.
12. **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.



13. **Utilities.** All utilities such as cable TV and electrical distribution lines (including those which provide direct service to the project site and/or currently exist along public right-of-ways) adjacent to the site shall be placed underground, except for electrical utility lines rated at 65kv or larger. All utility facilities attached to buildings, including meters and utility boxes, shall be painted to match the wall of the building to which they are affixed. These facilities shall also be screened from the public right-of-way by landscaping.
14. **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.
15. **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.
16. **City-Approved Waste Hauling.** The developer shall use only the City-approved waste hauler for all construction and other waste disposal.
17. **Energy Conservation.** To improve local air quality, the applicant shall incorporate the following energy-conservation features into the project (as feasible):
  - Low NO<sub>x</sub> water heaters per specifications in the Air Quality Attainment Plan;
  - Heat transfer modules in furnaces;
  - Light colored water-based paint and roofing materials;
  - Passive solar cooling/heating; and,
  - Energy efficient appliances and lighting.

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

18. **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.**

- 19. Final Tract Map Approval.** Prior to issuance of grading permits, a final map application shall be submitted to the Planning Division with payment of appropriate fees for review and approval concurrently with application to the City Engineer. No precise grading permit shall be approved prior to final tract map approval. The developer shall obtain the following clearances or approvals prior to Final Map Recordation:
- a. Verification from the Planning Division that all pertinent conditions of approval have been met, including any Development Plan Review approvals, as mandated by the Perris Municipal Code.
  - b. Planning Commission approval of all proposed street names through a Street Name application.
  - c. Any other required approval from an outside agency.
  - d. **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. North or South Perris Community Facilities Assessment District; and
    - v. Transportation Uniform Mitigation Fee.
- 20. CC&Rs and Homeowner's Association.** Prior to recordation of the Final Map, the developer shall submit and obtain approvals for any Covenants, Conditions, and Restrictions (CC&Rs) and Homeowner's Association to the Department of Planning and Community Development and the City Attorney's office. Approved CC&Rs shall be recorded with the final map. The CC&Rs shall include maintenance requires for all common open spaces area and parkways.

**Prior to Issuance of Grading Permits**

21. **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.
22. **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.
23. **Floodway.** Prior to receiving a grading permit, no residential units shall be developed within Floodway unless otherwise approved by FEMA. All building pads shall be a minimum of 12” inches and finished floors shall be elevated a minimum of 18 inches above the 100-year flood plain.

**Prior to Issuance of Building Permits**

24. **Building Plans.** All Planning, Public Works Administration, and Engineering Conditions of Approval shall be copied onto the approved building plans. Such conditions shall be annotated, directing the receiver to the sheet and detail(s) indicating satisfaction of the conditions. Also, the Mitigation and Monitoring Reporting Plan (MMRP) shall be listed and included with the "General Notes" on the construction drawings, and implemented in accordance with the timeline, reporting and monitoring intervals listed in the MMRP.
25. **Property Liens.** The applicant shall pay all liens owed to the city prior to the issuance of building permits.
26. **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.
27. **March Air Reserve Base.** Prior to building permit issuance, in accordance with conditions by the Airport Land Use Commission (ALUC), the following measures shall be implemented to address the project’s location within Airport Influence Area:
  - a. Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflections into the sky. Outdoor lighting shall be downward facing.
  - b. The following uses shall be prohibited:
    - i. Any uses which would direct a steady light or flashing light of red, white, green or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following take of or toward an aircraft

- engage in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
- ii. Any use which would 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 vapors or which would attract large concentrations of birds, or which may otherwise affect a safe air navigation within the area. (such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflowers, and row crops, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris centers, fly ash disposal and incinerators.)
  - iv. Any uses which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
  - v. Residential care facilities, churches and religious institutions, convalescent and senior home facilities, schools and educational institutions, childcare facilities, and homes for the aged.
- c. Prior to recordation of the final map, issuance of any building permits, or sale to an entity exempt from the Subdivision Map Act, whichever occurs first, the landowners shall convey and have recorded an aviation easement to the March Inland Port Airport Authority, Contact March Joint powers Authority at (951) 656-7000 for additional information.
  - d. The Notice of Airport in Vicinity shall be provided to all prospective purchasers of the property and tenants and/or lessees of the proposed buildings, and shall be recorded as a deed notice.
  - e. Any proposed detention basins shall be designed so as to provide for a maximum 48-hours detention period following the conclusion of the storm event for the design storm (maybe less, but not more), and to remain totally dry between rainfalls, Vegetation in and around the detention basin that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
  - f. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air base radio communications could result. Sources of electromagnetic radiation include radio waves transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.
  - g. The proposed residences must have sound attenuation features sufficient to reduce interior noise levels from exterior aviation-related sources to no more than CNEL 40dB. The City of Perris shall require an acoustical study to ensure compliance

with this requirement.

28. **Walls and Fences.** Prior to issuance of building permits, the developer shall submit and obtain approval from the Planning Division of a block wall/ fence plan. At a minimum, this plan shall include the following items:
- a. **Decorative Perimeter Walls.** The design of all 6' foot high split-face block wall with decorative cap around the community shall include split-face block wall with stone veneer pilasters every 100' feet.
  - b. **Reverse Frontages Perimeter Walls and Side Street Walls:** All reverse frontage walls along Wilson Avenue, Waters, and Lisbon shall be setback at least 5-feet from the sidewalk and shall be landscaped subject to LMD requirements. All interior side street lots shall be revised to provide the parkway in front of the wall in order to landscape with a combination of hardscape/landscape materials to be maintained by the HOA, except for lots 73 and 72. Lots 72 and 73 shall be revised to provide at least 5 -feet of landscaping in front of the wall behind the sidewalk on Street A, to be maintained by the HOA.
  - c. Six-foot high, decorative split face block wall shall be installed inside the project site and side yard returns visible from the street. This shall include decorative stone veneer pilasters.
  - d. **Interior fencing (not visible from public view).** Six-foot high, u.v. protected vinyl fence on side and rear property lines interior to the project.
  - e. **Height of Block Walls.** All split face walls shall not be higher than 6' feet in height. If a combination wall exceeds 6' feet, then a landscape berm or retaining wall is required to conceal the height of the wall.
  - f. **Detention Basins.** All enclosed detention basins or storm drain facilities shall have decorative wrought iron fencing with decorative pilasters every 50' feet. If the detention basin abuts a residential property, a 6' foot decorative block wall is required.
  - g. **Tract Identification.** The developer shall provide community entry statements, including theme walls, monumentation and enhance landscaping at each entrance to the tract along Water Avenue. Theme walls and monuments shall not occur within the public right-of-way. The design of entry statements shall be subject to the review and approval of the Planning Division.
  - h. **Graffiti.** Graffiti located on site shall be removed within 48 hours. All tract perimeter block walls shall be treated with a graffiti resistant coat.
29. **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.
- 30. 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.
- 31. Fees.** The developer shall pay the following fees according to the timeline noted.
- Prior to the issuance of building permits, the applicant shall pay:
- a. Stephen's Kangaroo Rat Mitigation Fees of \$500.00 per acre;
  - b. Multiple Species Habitat Conservation Plan fees currently in effect;
  - c. Current statutory school fees to all appropriate school districts;
  - d. Any outstanding liens and development processing fees owed to the City;
  - e. Appropriate City Development Impact Fees in effect at the time of development; and
  - f. Appropriate Transportation Uniform Mitigation Fees (TUMF) in effect at the time of development.
- 32. Landscaping Plans.** Prior to issuance of building permits, three (3) copies of

Construction Landscaping and Irrigation Plans shall be submitted to the Planning Department for approval and shall be accompanied by the appropriate filing fee. The landscape and irrigation plan shall be prepared by a registered landscape architect and conform to the requirements of Chapter 19.70 of the Municipal Code. The location, number, genus, species, and container size of the plants shall be shown. The landscaping shall be consistent with the conceptual landscape plan. The following shall apply:

- a. **Street Trees.** All street trees shall be 24-inch box size or larger, and planted a maximum of 30 feet on center within the parkway. Corner lots have three (3) street trees, minimum of one (1) street tree for every 30 lineal feet of street frontage.
- b. **Parkway Landscape and Irrigation.** All parkways shall be provided with landscape and automatic irrigation.
- c. **Front Yard Trees.** A minimum of two (2) fifteen (15) gallon front yard trees shall be provided for each residential lot.
- d. **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.
- e. **Slopes.** Slopes that are 3:1 or steeper and 4 feet or higher, shall have one approved tree for every 400 square feet, with 70% of trees 10 gallon sized, and 30% being 5 gallon sized. All slopes shall include automatic irrigation and erosion control fabric.
- f. **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).
- g. **Maintenance.** All required landscaping shall be maintained in a viable growth condition.
- h. **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.
- i. **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:**

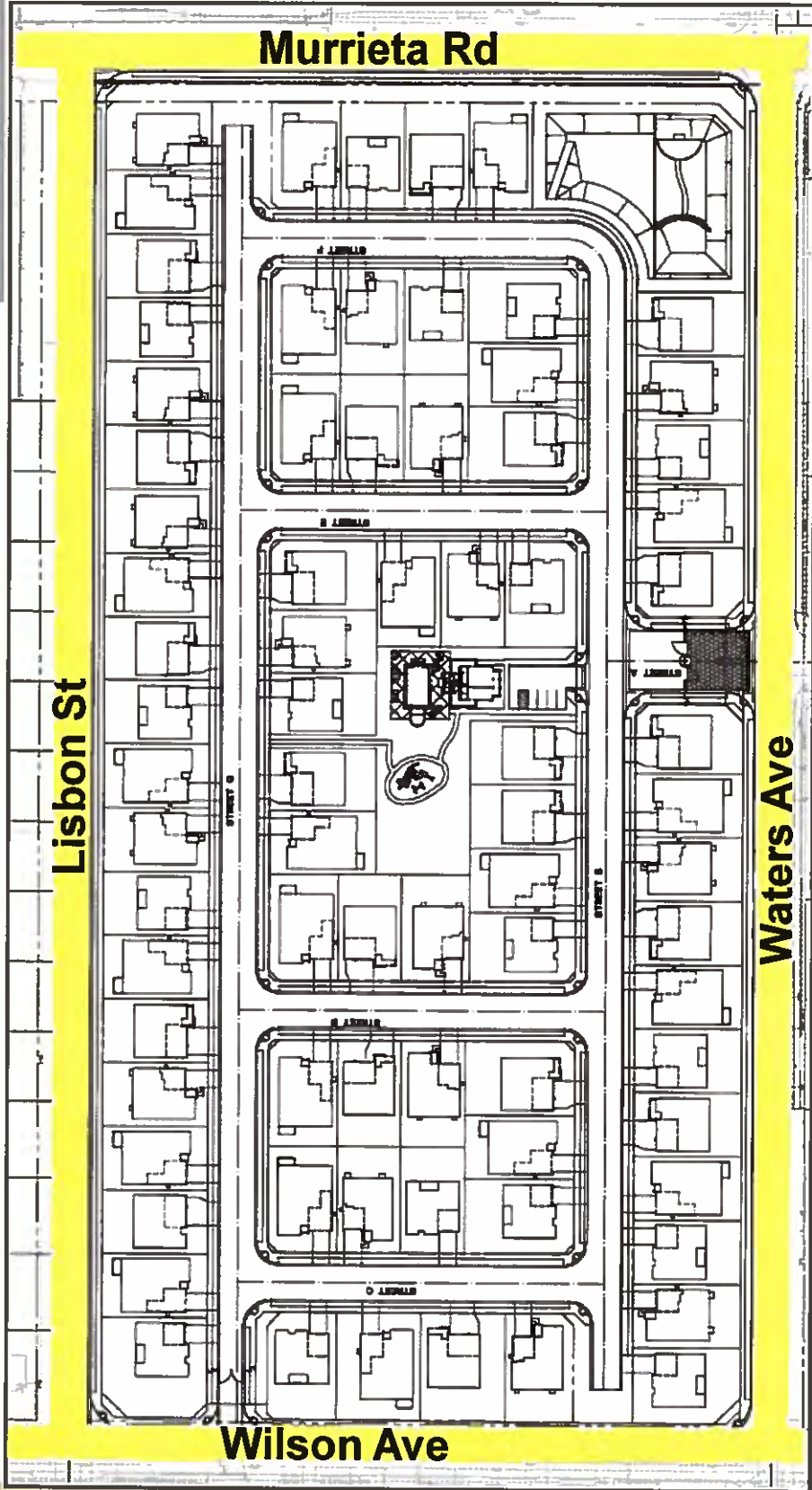
33. **Disclosure Statements.** Developer shall record a disclosure on each lot and provide a disclosure to the purchaser of each lot that the project is within a dam inundation area and is subject to flooding in the event of a dam failure and shall provide an acknowledgement of this disclosure by each purchaser to the City. A similar disclosure shall be made in recognition of potential noise impacts from March Air Reserve Base and the aviation

easement granted to the City of Perris and to the March Inland Port Airport Authority.

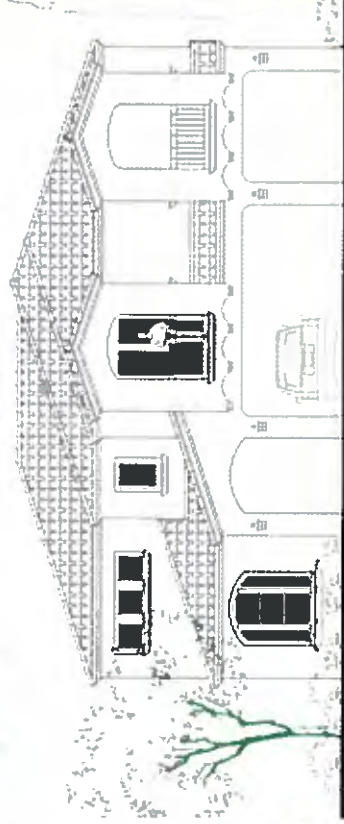
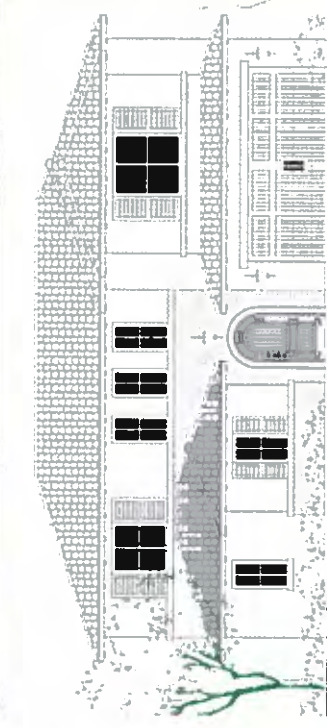
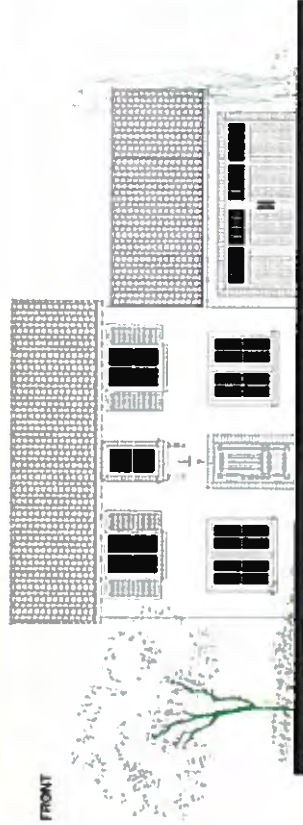
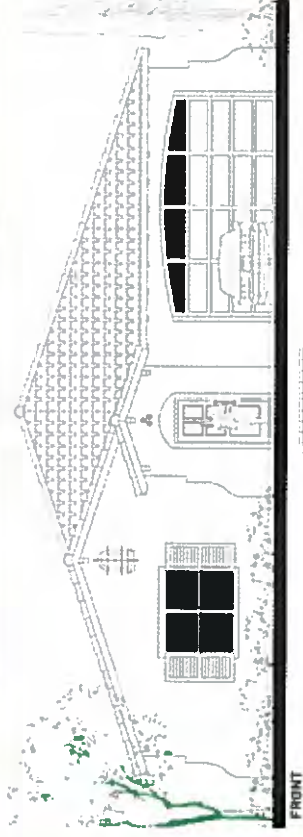
34. **Final Inspection.** The applicant shall obtain occupancy clearance from the Planning Division by scheduling a final Planning inspection after final sign-offs from the Building Division and Engineering Department. Planning Staff shall verify that all Conditions of Approval have been met.



# Site Plan



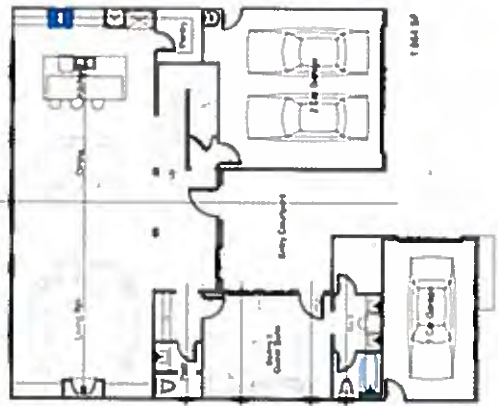
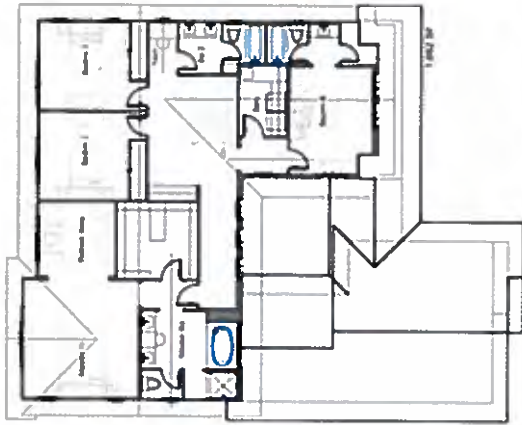
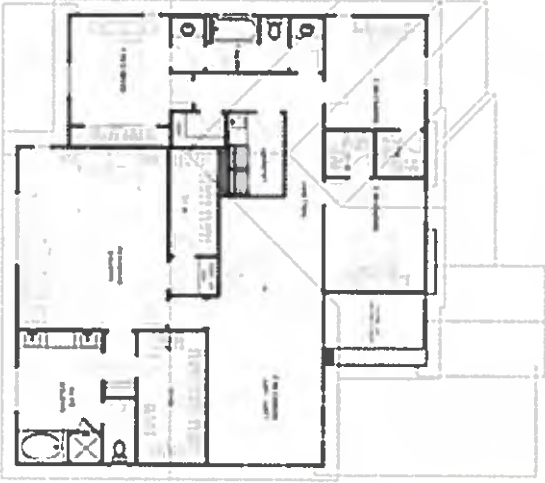
# Elevations – 4 Plans, 3 Architectural Styles



Plans include:

- Entry courtyards
- Front porches
- Patio covers in rear elevation
- Decorative garage doors
- Articulated windows
- Decorative materials
- Enhanced doorway entries with a loggia

# Floor Plans



# FLOOR PLANS





PLANNING COMMISSION  
AGENDA SUBMITTAL

Meeting Date: October 5, 2016

**SUBJECT:** A. Development Plan Review 15-00012, Planned Development Overlay 15-05197, Zone Change 15-05198, General Plan Amendment 15-05199, and Tentative Tract Map 36797 - Proposal to subdivide an existing vacant 20 acre parcel into a 77-unit planned residential development with site plan and elevations review and a General Plan Amendment and Zone Change to change the land use designation from R-20,000 to R-10,000, located at the northwest corner of Murrieta Road and Water Avenue. Applicant: Nova Homes Inc. Applicant: Tom Mungari, Nova Homes. (Continue from September 21, 2016)

**REQUESTED**

**ACTION:** ADOPT Resolution No. 16-20 recommending to the City Council approval of Development Plan Review 15-00012, Planned Development Overlay 15-05197, Zone Change 15-05198, General Plan Amendment 15-05199, and Tentative Tract Map 36797, subject to the information contained in the staff report and the Conditions of Approval, and making findings in support thereof.

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

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**BACKGROUND/DISCUSSION:**

Development Plan Review 15-00012, Planned Development Overlay 15-05197, Zone Change 15-05198, General Plan Amendment 15-05199, and Tentative Tract Map 36797 a proposal to subdivide an existing undeveloped 20 acre area into a 77-unit gated planned residential development. The project is proposing to change the existing general plan and zoning designation from R-20,000 to R-10,000. Due to density constraints in that the site is located within Zones B2 and C1 of the March ARB Land Use Compatibility Plan, the project proposes a density compatible with the R-10,000 Zone which yields a much lesser density than an R-6000 Zone. However, the applicant is proposing to include a Planning Development (PD) Overlay zone with R-6,000 development standards in order to allow flexibility in the site design. The PD overlay zone allows flexibility in development criteria that are traditionally prohibited by conventional zoning.

The Tentative Tract Map 36797 is proposed with a minimum lot size of 6,000 square feet, a maximum lot size of 9,054 square feet, and an average lot size of 6,260 square feet. The single family units will be detached and each will include a 2 to 3-car garage and an enclosed private yard. There will be 4 product type plans, each with 3 building elevations featuring Spanish, Tuscan, Santa Barbara and Craftsmen themes. The project includes a recreational facility designated as Lot AA within the center of the project site providing access for all community residents. Recreational amenities consist of a tot lot, shade structure with barbecues and seating, club house with gathering area, exercise room and a swimming pool and spa. The attached staff report discusses in detail project description, development standards, building elevations, access, drainage, conceptual landscaping, and environmental considerations.

On June 14, 2016, the City Council overruled the Riverside County Airport Land Use Commission's (ALUC) decision of inconsistency for the project. The proposed site is one of the remaining large undeveloped parcels for residential development in the area. The site had a previous application for a residential development; however, the tract map was never completed due to the housing market downturn in 2007. Other residential developments with similar densities in the same Compatibility Zones B2 and C1 exist within the surrounding area. Tract Map 32428 "Skylark" is located just south of this project and has a density of 4.4 dwelling units per acre. Tract Map 31241 is north of the project site and has a density of 5.1 dwelling units per acre. The proposed land use change will be compatible with surrounding residential development in the vicinity. For these reasons, the City Council was able to make

finding in support of the overrule. Staff is recommending that the Planning Commission approve the project, subject to the attached conditions of approval. A mitigated negative declaration 2323 has been prepared for this project.

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**BUDGET (or FISCAL) IMPACT:** Cost for staff preparation of this item, cost of construction and payment of development impact fees are borne by the applicant.

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**Prepared by:** Ilene Lundfelt, Associate Planner

**City Attorney:** N/A

**Public Hearing:** October 5, 2016

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

**PROJECT REPORT**

**CASE NUMBERS:** Development Plan Review 15-00012, Planned Development Overlay 15-05197, Zone Change 15-05198, General Plan Amendment 15-05199, and Tentative Tract Map 36797

**Date:** October 5, 2016

**Project Planner:** Ilene Lundfelt, Associate Planner

**Project Description:** Perris Estate PDO proposal to subdivide existing vacant 19.9 acre parcel into 77 unit gated community with two lettered lots. The applicant is also requesting a General Plan Amendment 15-05199 and Zone Change 15-05198 from R-20,000 to R-10,000.

**Location:** Northwest corner of Murrieta Road and Water Avenue.

**Assessor's Parcel Number:** 300-190-001,002,003 and 004

**Applicant** Nova Homes Inc  
245 Fisher Dr Unit A-8A  
Costa Mesa, CA 92626

**Owner:** SA REFKA  
**Address:** 245 Fisher Dr Unit A-8A  
Costa Mesa, CA 92626

**Environmental Determination:** Negative Declaration No. 2323

***EXISTING ZONING AND LAND USE:***

**Existing Zoning:** R-20,000

**Surrounding Zoning:**

<i>Direction</i>	<i>Zoning</i>
North	R-20,000
South	R- 10,000 and R-6,000
East	R-20,000
West	R-20,000

**Existing Land Use:** Vacant, undeveloped Land



Surrounding Land Uses:

<i>Direction</i>	<i>Land Use</i>
North	Vacant
South	Single Family Residential
East	Single Family Residential
West	Single Family Residential

**PROJECT REVIEW:**

*Project Description/Background*

Tentative Tract Map 36797 is a proposal to subdivide 19.9 gross acres into a 77-lot single family residential gated subdivision with recreational amenities. The applicant is applying for a Planned Development Overlay with R-6,000 development standards and Tentative Tract Map to subdivide the property into 77 residential lots and 2 lettered lots (Lot AA for common open space and Lot BB for the detention basin), and a Development Plan Review to construct single family detached units within a gated community. The project site is currently vacant and undeveloped. Surrounding land uses include existing residential homes zoned R-20,000 to the east and west, and existing residential homes zoned R-10,000 and R-6,000 to the south.

*General Plan Amendment and Zone Change*

The subject site is currently designated R-20,000 Residential. This designation generally allows agricultural (including animal hospitals, raising of large animals and kennels), and low density residential uses (20,000 square foot minimum lot size). The R-20,000 designation has an allowed density of 2.2 dwelling units per acre. Under the current zoning designation a maximum of 44 units would be allowed. The proposed R-10,000 Residential designation allows a maximum density of 4.3 dwellings per net acre which would allow up to 86 units. The applicant is proposing a total of 77 units.

The project site is located within the March Airport Land Use Plan Zones B2 and C1. Compatibility Zone B2 does not allow any new residential lands uses and Compatibility Zone C1 allows residential densities at or below 3.0 dwelling units per acre. In an effort to reduce density and be consistent with surrounding development, the R-10,000 density requirements would still allow the applicant to construct a feasible development. This yields a much lesser density than an R-6000 Zone. However, the applicant is proposing to include a Planning Development (PD) Overlay zone with R-6,000 development standards in order to allow flexibility in the site design. The PD overlay zone allows flexibility in development criteria that are traditionally prohibited by conventional zoning, provided there is a diversification of architectural design, open spaces and site layout.

The proposed site is one of the remaining large undeveloped parcels for residential development in the area. The site had a previous application for a residential development; however, the tract map was never completed due to the housing market downturn in 2007. Other residential developments with similar densities in the same Compatibility Zones B2 and C1 exist within the

surrounding area. Tract Map 32428 "Skylark" is located just south of this project and has a density of 4.4 dwelling units per acre. Tract Map 31241 is located just north of the project site and has a density of 5.1 dwelling units per acre. The proposed land use change will be compatible with surrounding residential development in the vicinity.

### ***Planned Development Overlay***

The planned development overlay is designed to provide for those uses or combinations of uses which are most appropriately developed in a comprehensive and coordinated fashion. It is intended to be applied only to those areas which by reason of their proximity to other zoning districts, existing development, topography, geographic location, size, or shape require special consideration to be properly integrated into the community and adjacent developed districts. In this instance, the site is constrained due to its location within Zones B2 and C1 of the March ARB Land Use Compatibility Plan. Under the planned development overlay zone, the site layout has been designed in accordance with the development standards of the R-6,000 requirements since it does not meet the minimum lot size or lot width requirements of the -10,000 zoning requirements. However, the development does include common open spaces such as a club house, park and pool in order to justify the application of the R-6000 development standards. As well, the floor plans include courtyards for plan 3, porches for plan 4 and entry courts for plan 1. The interior of the development includes curb-adjacent landscaped parkways to create a pedestrian friendly neighborhood. This amenities are not typical of a conventional R-6000 subdivision.

### **DEVELOPMENT STANDARDS**

The Tentative Tract Map 36797 is proposed with a minimum lot size of 6,000 square feet, maximum lot size of 9,054 square feet, and average lot size of 6,260 square feet. The density is 3.8 dwelling units per gross acre, which falls within the permitted density of the R-10,000 zoning designation. As shown on the Typical Lot Diagram found on the site plan, side yard setbacks range from 5 to 10 feet, front yard setback for dwelling units fronting interior streets is 20 feet, and rear yard setbacks range from 20 to 35 feet.

<b><i>Development Standard</i></b>	<b><i>R-6,000</i></b>	<b><i>Complies</i></b>
<b>Minimum Lot Size</b>	6,000 sq. ft.	<b>Yes</b>
<b>Minimum Lot Width</b>	60 feet (65 feet corner lots)	<b>Yes</b>
<b>Minimum Lot Depth</b>	100 feet	<b>Yes</b>
<b>Lot Frontage</b>	60' feet (45' feet cul-de-sac)	<b>Yes</b>
<b>Density (Units/Acre)</b>	4 to 7 units/Acre	<b>No (3.8 DU/acres)</b>

The project includes a recreational facility designated as Lot AA within the center of the project site providing access for all community residents. Recreational amenities consist of a tot lot, shade structure with barbecues and seating, club house with gathering area, exercise room and a

swimming pool and spa. In accordance with the City Building Official, disabled parking spaces are required for the proposed recreation facility.

### ***Building Elevations and Floor Plans***

The single family units will be detached, one and two-story and each will include an attached 2 or 3-car garage and an enclosed private yard. Decorative garage doors will be installed for all units as shown on building elevations. There will be 4 product type plans, each with 3 building elevations featuring Spanish, Tuscan, Santa Barbara, and Craftsman themes. The total living area square footage is 2,500 square feet for Plan 1; 3,149 square feet for Plan 2; 3,326 square feet for Plan 3; and 3,859 square feet for Plan 4.

### ***Access and Circulation***

The project is located on the northwest corner of Murrieta Road and Water Ave. Primary access is designated on Water Avenue and secondary access is designated on Orange Avenue for residents exit and emergency access. The City Engineer is requiring full street improvements (new paving, curb, gutter, sidewalk, and street lights) on Water Avenue, Lisbon Street, Wilson Avenue and Murrieta Road, and the project will be conditioned accordingly. Streets and drives within the community are private and will be maintained by the Home Owners Association. In accordance with the City Fire Marshal, 20-foot wide paved access shall be maintained for private streets and private drives shall not exceed 150 feet in length, therefore, all proposed private drives and streets are in compliance with fire access requirements.

### ***Drainage***

Development of the project site would result in an increase in the amount of impervious surfaces in the form of new single family homes, roadways and sidewalks. Conditions resulting from this change will increased rain runoff and reduce infiltration. To reduce and mitigate runoff the proposed tract map will provide detentions basin, which are labeled lot "BB" (28,284 sq. ft.)

Currently, the easterly portion of the project site is within the AE zone. The base flood elevation contours have been plotted on the preliminary grading plan and the pad elevation for the affected area have been designed to be at least one foot about the base flood elevation. A CLOMR-F will need to be prepared and processed through FEMA to remove the affected lots from the flood zone. The development of this tract will necessitate the design and construction of the master planned facility line A-D from the intersection of Water Avenue and Murrieta Road east to the Perris Valley Storm Channel.

The applicant is required to submit a detailed hydrology report and hydraulic calculations to the City Engineer (for review and approval) that will address the offsite flow, cumulative onsite runoff that would impact adjacent downstream properties. All drainage and flood control facilities and improvements shall meet with accordance to *Riverside County Flood Control* requirements and standards.

### ***Conceptual Landscaping***

The applicant is required to provide landscaping with irrigation systems for all units. Front yard landscaping shall be provided for all production units, however the model homes shall have both front and rear yard landscaping. Final landscaping plans shall be submitted prior to the issuance of building permits for review and approval by the Planning Division, and the project is conditioned accordingly. The required landscaping and irrigation plans shall include:

- a. Streetscape landscaping for Murrieta Road, Lisbon Street, Wilson Avenue, Water Avenue, private drives and streets
- b. Typical front yard landscaping for production units with street tree treatments.
- c. Front and rear yard landscaping for model home units.
- d. Full landscaping for detention basin (Lot BB).
- e. Enhanced landscape materials for project entries and theme wall.
- f. Ornamental landscaping and decorative surface pavement for project entries.

### ***Conceptual Fencing***

A wall and fencing plan shall be submitted for review and approval to the Planning Division. The fencing plan shall include a site plan, elevations, and construction details for all proposed fencing and walls. The wall and fencing plan shall be included with the landscape plan check application submittal. Wall and fencing required on site consists of:

- a. Six-foot high, decorative split face block wall shall be installed along the perimeter of the project site and side yard returns visible from the street. Stone veneer pilasters with rolled stone cap shall be installed at all block ends and meeting points and between lots.
- b. Decorative theme walls shall be installed at project entries designated on Water Avenue.
- c. Six-foot high, U.V. protected vinyl fencing shall be installed on all interior side property lines.
- d. A six-foot high, decorative block wall shall be required for all residential property lines where side or rear yards adjoin a public street. This shall include decorative stone veneer pilasters.
- e. Walls and fencing atop retaining walls that extend along differences in grade behind the right of way shall require an additional landscape setback area equal to 1 foot in width for every 1 foot in height in excess of a 6 foot wall height as measured from the natural grade. The additional landscape setback shall be measured from the property line, and be provided in addition to the right of way landscaping area. This additional landscape area may or may not incorporate a split wall design, and shall extend the full length of the street frontage.

### ***Agency Comments***

The project was also subject to SB 18 government to government consultation regarding the project as required by state law when a General Plan Amendment is considered. Staff mailed letters

to all tribes provided by NAHC (Native American Heritage Commission) list and received consultation letters from Pechanga Tribe (March 9, 2016 dated) and Soboba Tribe (dated February 29, 2016).

Both tribes requested a cultural resource study be provided with mitigation measures that included monitoring the site during ground disturbance activities. Staff provided both tribes with a cultural resource study with no request to follow up with a government to government consultation. Staff has included mitigation measures that will only apply if a cultural resource is discovered during grading.

### ***March Air Airport Land Use Plan***

On June 14, 2016, the City Council overruled the Riverside County Airport Land Use Commission's (ALUC) decision of inconsistency for the project. The proposed land use change will be compatible with surrounding residential development in the vicinity. For these reasons, the City Council was able to make finding in support of the overrule.

### ***Public Comment***

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

### ***Environmental Consideration***

An Initial Study was prepared for the project in accordance with the City's guidelines implementing the California Environmental Quality Act. This Initial Study was undertaken for the purpose of deciding whether the project may have a significant effect on the environment. On the basis of such an Initial Study, staff has concluded that all potential significant effects on the environment can be reduced to a less than significant level through mitigation measures, the design of the development, the zoning code and standard requirements of the City, therefore a Mitigated Negative Declaration (2323) has been prepared.

## **FINDINGS**

### ***Findings Recommending Approval of Tentative Tract Map 36797***

1. The proposed Tentative Tract Map will not result in a significant adverse effect on the environment.
2. The project site is physically suitable for type and density of the proposed residential development.
3. As conditioned, the proposed Tentative Tract Map is consistent with City standards, ordinances, and policies.
4. The project is a subdivision for future residential development that is compatible with the

surrounding land use and zoning designations in to the east.

5. The proposed Tentative Tract Map will not have a negative effect on public health, safety, or general welfare.
6. Tentative Tract Map is in compliance with the Subdivision Map Act.

***Findings Recommending Approval of Zone Change 15-05198 and General Plan Amendment 15-05199:***

1. The proposed project is consistent with the goals and policies of the Land Use Element of the General Plan, whereas the proposed change in land use designation is compatible with the surrounding area (Goal 1) and adjoining land uses to develop a community identity (Goal 3).
2. The proposed project is compatible with the existing dominant land uses in the project area and in the surrounding properties, whereas the adjoining land uses are currently designated R-10,000 and R-6,000 to the south, and existing single family neighborhood to the east and west.
3. The proposed project is a logical extension of the existing zoning pattern to the south, whereas the abutting property to the east and west is designated residential.

***Finding recommending approval of Planned Development (PD) Overlay Zone 15-05197:***

1. The proposed project is well designed and will create a superior environment than could otherwise be achieved by strict application of the underlying conventional zone.
2. The project incorporates appropriate amenities necessary to create and maintain a desirable environment for residents (e.g., recreation buildings or facilities, guest parking, common area landscaping, enhanced architectural standards, etc.).
3. The proposed planned development is harmonious with surrounding development and does not create internal incompatibilities do to improper design, allowed land uses, or density/intensity of development.
4. The proposed circulation system is adequate to carry the anticipated traffic volume.
5. The existing or proposed public infrastructure is suitable to meet the needs of the planned development, and does not create capacity issues in other areas of the community.

***Findings recommending approve of Development Plan Review 15-00012:***

1. The proposed Development Plan Review will not result in a significant adverse effect on the environment.
2. The project site is physically suitable for type and density of the proposed residential

development.

3. As conditioned, Development Plan Review is consistent with City standards, ordinances, and policies.
4. The project is a subdivision for future residential development that is compatible with the surrounding land uses.
5. The proposed Development Plan Review will not have a negative effect on public health, safety, or general welfare.

**RECOMMENDATION:**

Staff recommends that the Planning Commission:

**ADOPT** Resolution No. 16-20 recommending to the City Council approval of Development Plan Review 15-00012, Planned Development Overlay 15-05197, Zone Change 15-05198, General Plan Amendment 15-05199, and Tentative Tract Map 36797, subject to the information contained in the staff report and the Conditions of Approval, and making findings in support thereof.

- Exhibits:
- Exhibit A - Conditions of Approval
  - Exhibit B - Aerial View
  - Exhibit C- Existing General Plan and Zoning Map
  - Exhibit D - Proposed General Plan and Zoning Map
  - Exhibit E- Plans
  - Exhibit F - Resolution
  - Exhibit G - Initial Study and Mitigation and Monitoring Reporting Plan
  - Exhibit H- Public Agency Letters
  - Exhibit I - CC Submittal and Resolution for ALUC Overrule

<b>City of Perris</b> 135 North "D" Street, Perris, California 92570																	
<b>Project Title</b>	Development Plan Review 15-00012, Planned Development Overlay 15-05197, Zone Change 15-05198, General Plan Amendment 15-05199 Tentative Tract Map 36797																
<b>Lead Agency Name and Address</b>	City of Perris Planning Division, 135 North "D" Street, Perris, California 92570																
<b>Contact Person and Phone Number</b>	Ilene Lundfelt, Associate Planner, (951) 943-5003, ext. 253																
<b>Project Location</b>	This project is located at the northwest corner of Murrieta Road and Water Avenue. (APN: 300-190-001 thru 004)																
<b>Project Sponsor's Name and Address</b>	Thomas Mungari Nova Home Inc 245 Fischer Ave Unit A-8A Costa Mesa, CA 92646																
<b>General Plan Designation</b>	Existing: R-20,000 Proposed: R-10,000																
<b>Zoning</b>	Existing: R-20,000 Proposed: R-10,000																
<b>Description of Project</b>	This application is a proposal to subdivide existing vacant 20 acre parcel into 77 units gated community with two lettered lots. The applicant is also requesting a General Plan Amendment 15-05199 and Zone Change 15-05198 from R-20,000 to R-10,000.																
<b>Surrounding Land Uses and Setting</b>	<table border="1"> <thead> <tr> <th>Boundary</th> <th>General Plan Designation</th> <th>Existing Land Use</th> </tr> </thead> <tbody> <tr> <td>Eastern</td> <td>R-20,000</td> <td>R-20,000</td> </tr> <tr> <td>Northern</td> <td>R-20,000</td> <td>R-20,000</td> </tr> <tr> <td>Southern</td> <td>R-10,000 and R-6,000</td> <td>R-10,000 and R-6,000</td> </tr> <tr> <td>Western</td> <td>R-20,000</td> <td>R-20,000</td> </tr> </tbody> </table>		Boundary	General Plan Designation	Existing Land Use	Eastern	R-20,000	R-20,000	Northern	R-20,000	R-20,000	Southern	R-10,000 and R-6,000	R-10,000 and R-6,000	Western	R-20,000	R-20,000
Boundary	General Plan Designation	Existing Land Use															
Eastern	R-20,000	R-20,000															
Northern	R-20,000	R-20,000															
Southern	R-10,000 and R-6,000	R-10,000 and R-6,000															
Western	R-20,000	R-20,000															
<b>Other public agencies whose approval is required</b>																	



**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

- |  |  |  |
|--|--|--|
| <input type="checkbox"/> Aesthetic/Visual                  | <input type="checkbox"/> Agricultural Resources        | <input checked="" type="checkbox"/> Air Quality                        |
| <input type="checkbox"/> Biological Resources              | <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology/Soils                                 |
| <input type="checkbox"/> Greenhouse Gas Emissions          | <input type="checkbox"/> Hazards & Hazardous Materials | <input checked="" type="checkbox"/> Hydrology/Water Quality            |
| <input type="checkbox"/> Land Use/Planning                 | <input type="checkbox"/> Mineral Resources             | <input checked="" type="checkbox"/> Noise                              |
| <input type="checkbox"/> Population/Housing                | <input type="checkbox"/> Public Services               | <input type="checkbox"/> Recreation                                    |
| <input checked="" type="checkbox"/> Transportation/Traffic | <input type="checkbox"/> Utilities/Service Systems     | <input checked="" type="checkbox"/> Mandatory Findings of Significance |

**DETERMINATION**

On the basis of this initial evaluation:

- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** would be prepared.
- I find that although the proposed project could have a significant effect on the environment, there would not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** would be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
- I find that the proposed project **MAY** have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or **NEGATIVE DECLARATION** pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

\_\_\_\_\_  
Signature of Lead Agency Representative

Ilene Lundfelt

October 5, 2016  
Date

City of Perris

Printed name

Agency

1. <u>AESTHETICS</u>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Explanation of Checklist Answers**

- 1a.- b. **No Impact.** There are no designated scenic vistas within the vicinity or the project area per California Department of Transportation Scenic Highway Program. Therefore, the project would not significantly impact any designated State scenic resource. (Caltrans, 2011)
- 1c. **No Impact.** The proposed project will not substantially degrade the existing visual character or quality of the site and its surroundings. Also, the Perris General Plan (2030) does not identify any specific landform or scenic vistas that exist within the project area. The existing on-site topography is primarily flat, with no adjacent hills, valleys, waterways with non-native vegetation. (Perris, 2005a)
- 1d. **Less Than Significant Impact.** Perris is subject to the requirements of the Mount Palomar Lighting Ordinance for new development. The project site will utilize lighting fixtures with full cut-off features directed downward to prevent light above the horizontal plane of the bottom of the light fixture and minimize glare onto adjacent properties. The City of Perris' Master Environmental Assessment recognizes that as undeveloped areas are built up, light and glare will increase. Sources of light and glare include streetlights, which are required along all interior streets, and exterior illumination of the parking lot. Neither source is anticipated to cause significant adverse glare or light impacts. Therefore no significant effects from light and glare are anticipated.(Perris, 2005a)

2. <u>AGRICULTURE AND FORESTRY RESOURCES</u>	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impact to forest resources, including timberland, are significant environmental effect, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the states inventory of forest land, include the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provide in the Forest Protocol adopted by the California Air Resources Board. Would the project:

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Explanation of Checklist Answers:**

- 2a. **No Impact.** Important farmland maps are compiled by the California Department of Conservation, Farmland Mapping and Monitoring Program (FMMP). These maps utilize data from the United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) soil survey and current land use information using eight mapping categories and represent an inventory of agricultural resources within Riverside County. The project site is designated as "Farmland of Local Importance" by the FMMP and no farming operations currently exist on-site. Since no Prime, Unique, or Statewide Important farmland is located within the project limits, the proposed project would not result in the conversion of land designated as Prime, Unique, or Statewide Importance Farmland. Therefore, no impacts would occur and no mitigation is required. (FMMP, 2012)
- 2b. **No Impact.** No Williamson Act Conservation contract is in effect within the project area or in close proximity. Also, the project site is not within an agricultural zoned parcel per the General Plan (2030), therefore no impacts to farmland from this project would occur. (Perris, 2005a)
- 2c-e. **No Impact.** Whether or not adjacent agricultural land is developed depends on the confluence of several factors including (but not limited to): the adjacency of other agricultural operations, market demand, availability of property, profitability of the agricultural use, and the landowner's interest in continuing farming. Since the project site is urbanized and surrounded with single family development, the project would not

surround or otherwise isolate any existing adjacent agricultural properties to the point where agriculture activity is no longer feasible (none existent in the area).  
The City's vision for the project area as evidenced by the Perris General Plan (2030) and Zoning designations, and the approved and proposed development in the project area, it is reasonable to conclude that the conversion of any existing adjacent agricultural properties would occur with or without the development of the proposed project. Therefore, no impact with respect to conversion of agricultural lands to non-agricultural uses would occur. (Perris, 2005a)

3. <u>AIR QUALITY</u>	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
<b>Where available, the significance established by the applicable air quality management or air pollution control distinct may be relied upon to make the following determinations. Would the project:</b>				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Explanation of Checklist Answers**

**3a. Less than Significant Impact with mitigation.** CEQA requires that projects be consistent with the AQMP A consistency determination play an essential role in the local agency project review by linking local planning and unique individual projects to AQMP in the following ways: 1. It fulfills the CEQA goal of fully informing local agency decision-makers of the environmental cost of the project under consideration at a stage early enough to ensure that air quality concerns are fully addressed; and 2. It provides the local agency with ongoing information assuring local decision-makers that they are making real contributions to clean air goals.

The proposed project is for 77-unit residential development on 20 gross acres of land. The operations of the project is not projected to exceed the daily threshold values suggested by SCAQMD. Furthermore with the included mitigation, construction of the project would not result in significant regional or localized air quality impacts. As such the project is consistent with the goals of 2012 AQMP and in that respect, does not present a significant air quality impact. (Crale, 2014)

**3b. Less than Significant Impact with mitigation.** The potential air quality impacts associated with and attributable to the construction and operation of the project are addressed separately below. (Crale, 2014)

Air quality impacts may occur during site preparation and construction activities require to be implemented the proposed land uses. Major sources of emission during construction include exhaust emissions, fugitive dust generated as a result of solid and material disturbance during site preparation and grading activities, and the emission of ROG's during the painting of the structures.

### **3.1 Construction Phase - Thresholds of Significance**

The following significance thresholds for air quality have been established by the SCAQMD on a daily basis for construction emissions:

- 75 pounds per day for ROG
- 100 pounds per day for NO<sub>x</sub>
- 550 pounds per day for CO
- 150 pounds per day of SO<sub>x</sub>
- 150 pounds per day for PM<sub>10</sub>
- 55 pounds per day for PM<sub>2.5</sub>

### **3.2 Operational Phase - Thresholds of Significance**

Specific criteria air pollutants have been identified by the SCAQMD as pollutants of special regional concern. Based upon this categorization, the following significance thresholds have been established by the SCAQMD for project operations:

- 55 pounds per day of ROG
- 55 pounds per day of NO<sub>x</sub>
- 550 pounds per day of CO
- 150 pounds per day of SO<sub>x</sub>
- 150 pounds per day of PM<sub>10</sub>
- 55 pounds per day for PM<sub>2.5</sub>

SCAQMD's Rule 403 governs fugitive dust emission from construction projects. This rule set front a list of control measures that use be undertaken for all construction projects to ensure that no dust emission from the project are visible beyond the property boundaries. Adherence to Rule 403 is mandatory and as such, does not denote mitigation under CEQA. The following analysis assumes that use of the minimal measures specified in Rule 403 that overlap between the rule and the CalEEMod Model.

Table 5 includes the daily emissions projected for the site construction. As indicated in the table, ROG emission given off from the application of paints and coating could exceed the daily threshold during building construction and mitigation is warranted to reduce this impact to less than significant.

Table 5  
COMPARISON OF PROJECTED CONSTRUCTION EMISSIONS  
AND DAILY CRITERIA VALUES  
(pounds/day)<sup>1</sup>

Source	ROG	NOx	CO	SO <sub>2</sub>	PM <sub>10</sub> Dust	PM <sub>10</sub> Exhaust	PM <sub>10</sub> Total	PM <sub>2.5</sub> Dust	PM <sub>2.5</sub> Exhaust	PM <sub>2.5</sub> Total
<b>Site Preparation</b>										
Off Road Diesel	5.28	56.89	42.63	0.04	3.68	3.09	6.75	2.01	2.84	4.85
Worker Trips	0.07	0.10	1.14	0.00	0.20	0.00	0.20	0.05	0.00	0.05
<b>Totals</b>	<b>5.33</b>	<b>56.99</b>	<b>43.77</b>	<b>0.04</b>	<b>3.88</b>	<b>3.09</b>	<b>6.95</b>	<b>2.06</b>	<b>2.84</b>	<b>4.90</b>
<b>Grading</b>										
Off Road Diesel	6.78	79.05	50.84	0.06	1.76	3.80	5.56	0.73	3.50	4.23
Worker Trips	0.08	0.11	1.28	0.00	0.22	0.00	0.23	0.06	0.00	0.06
<b>Totals</b>	<b>6.86</b>	<b>79.16</b>	<b>52.10</b>	<b>0.06</b>	<b>1.98</b>	<b>3.80</b>	<b>5.79</b>	<b>0.79</b>	<b>3.50</b>	<b>4.29</b>
<b>Building Construction</b>										
Off Road Diesel	3.86	30.03	18.74	0.03	0.00	2.12	2.12	0.00	1.99	1.99
Vendor Trips	0.08	0.88	0.96	0.00	0.06	0.02	0.07	0.02	0.02	0.03
Worker Trips	0.12	0.16	1.89	0.00	0.34	0.00	0.34	0.09	0.00	0.09
<b>Totals</b>	<b>3.86</b>	<b>31.07</b>	<b>21.59</b>	<b>0.03</b>	<b>0.40</b>	<b>2.14</b>	<b>2.53</b>	<b>0.11</b>	<b>2.01</b>	<b>2.11</b>
<b>Asphalt Paving</b>										
Off Road Diesel	2.09	22.39	14.82	0.02	0.00	1.26	1.26	0.00	1.16	1.16
Worker Trips	0.06	0.07	0.85	0.00	0.17	0.00	0.17	0.04	0.00	0.05
<b>Asphalt Totals</b>	<b>2.15</b>	<b>22.46</b>	<b>15.67</b>	<b>0.02</b>	<b>0.17</b>	<b>1.26</b>	<b>1.43</b>	<b>0.04</b>	<b>1.16</b>	<b>1.21</b>

Table 5  
COMPARISON OF PROJECTED CONSTRUCTION EMISSIONS  
AND DAILY CRITERIA VALUES  
(pounds/day)<sup>1</sup>

<b>Coating</b>										
Off-Gas	96.92	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Off Road Diesel	0.37	2.37	1.88	0.00	0.00	0.20	0.20	0.00	0.20	0.20
Worker Trips	0.02	0.03	0.34	0.00	0.07	0.00	0.07	0.02	0.00	0.02
<b>Coating Totals</b>	<b>97.31<sup>2</sup></b>	<b>2.40</b>	<b>2.22</b>	<b>0.00</b>	<b>0.07</b>	<b>0.20</b>	<b>0.27</b>	<b>0.02</b>	<b>0.20</b>	<b>0.22</b>
Daily Threshold	75	100	550	150	→	→	150	→	→	55
Exceeds Threshold?	Yes	No	No	No			No			No
<b>Notes:</b>										
<sup>1</sup> The CalEEMod model projects summer and winter emissions and the higher of the two values is included in the table.										
<sup>2</sup> Bold value denotes a potentially significant impact.										

Both short-term and long-term emissions were compared to the applicable SCAQMD regional and localized significance thresholds (see Table 5). Air pollutant emissions associated with the project would not occur over the long term operational activity which include vehicle exhausts traveling to and from the proposed project. Also, Short term emissions from construction equipment exhaust would create a significant impact without implementing the recommended mitigation measure:

**MM AQ-01** Painting and surface coating shall be limited to an aggregated area of no more than 25,000 square feet per day during any phase of construction, or paints and surface coating shall be limited to not more than 38 milligrams per liter of VOC content.

- 3c. **Less Than Significant Impact with Mitigation.** In accordance with SCAMQ methodology, projects that do not exceed or can be mitigate to less than daily threshold values do not add significantly to a cumulative impact. With the included mitigation for

paint and coating emission, neither construction nor operation of the project would exceed the recommended SCAQMD threshold levels and this impact is less than significant.

**MM AQ-02:** The following measures shall be incorporated into the project plans and specification as implemented of SCAQMD Rule 403

- 3d. Less than significant with Mitigation.** In addition to the mass daily threshold standards discuss, project construction has the potential to release localized ambient pollutant concentration. This could be present a significant impact if these concentrations were to exceed the ambient air quality standards. (SCAQMD 2013)

The project is spread over an area of about 20 acres, because emission are spread over a larger area, there is more area for emission to dissipate before making their way offsite if it can be shown that the daily emissions do not exceed those included in the screening tables, than off-site concentration would be less than significant. (Crale 2014)

**MM AQ-03-** During site preparation, the contractor shall water the construction site a minimum of three times per day, rather than twice per day as required under Rule 403.

**MM AQ-04:** During site preparation, the contractor shall specify that all dozers use a minimum of Level 2 Diesel particulate filters.

- 3e. Less than Significant Impact.** The project construction would involve the use of heavy equipment creating exhaust pollutant from on-site earth movement and from equipment bringing concrete and other building materials to the site. With regards to nuisance odors, any air quality impacts will be confined to the immediate vicinity of the equipment itself. By the time such emission reach any sensitive receptor sites away from the project site, they will be diluted to well below any level of air quality concern. An occasional "whiff" of diesel exhaust from passing equipment and truck accessing the site from public roadways may result. Such brief exhaust odors are an adverse but less-than-significant, air quality impact. Additional some odor would be produced from the application of asphalt, paints, and coatings. Any exposure to this common odor would be short-term duration and, while potentially adverse, are less than significant. (Crale 2014)

4. <u>BIOLOGICAL RESOURCES</u>	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
a) Have a substantial adverse effect, either directly or through habitat modification, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

4. <u>BIOLOGICAL RESOURCES</u>	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Explanation of Checklist Answers**

**4a-b. Less than significant impact with Mitigation.** The proposed project is located within the Mead Valley Area Plan of the MSHCP, but is not located within a Criteria Area or adjacent to a Criteria Area of Conservation Area. Thus, the proposed project is not subject to the Urban/Wildlands interface guidelines. No riparian/riverine/vernal pool resources are present. The project site is within the MSHCP survey areas for CCASSA and NEPSSA plants and the burrowing owl. (Soils Southwest, 2014b)

**MSHCP Plant Species**

Suitable soils and/or habitat conditions for these target species do not occur on site; therefore, focused surveys are not required. None of these species was observed during the August 2014 field survey.

**Burrowing Owl Habitat Assessment**

The project site falls within the MSCHP burrowing owl survey area. Burrowing owls are found in open, dry grasslands, agricultural and range lands, and desert habitat often associated with burrowing animals, they can also inhabit grass, forb, and shrub stages of pinyon, and ponderosa pine habitats. They nest in abandoned burrow of ground squirrels or other animals, in pipes, under pile of rock or debris, and in other similar features. They nest in abandoned burrows of ground squirrels or other animals, in pipes, under piles of rock or debris, and other similar features.

A habitat site assessment for burrowing owl was conducted on August 21, 2014. The project site does not contain suitable habitat for burrowing owl due to the dense ruderal vegetation present on site and the absence of potential nesting sites. No burrowing owls or burrowing owl signs were observed during the habitat assessment survey.



Focused burrowing owl surveys were not conducted for the proposed project due to the absence of suitable habitat for burrowing owl on the proposed project site at this time.

**MM BIO 1:** Per the MSCHP 30-day Pre-Construction Burrowing Owl Survey Guidelines, an additional pre-construction survey may be required within 30 days prior to beginning of site grading in the event that site conditions change to create more suitable habitat. If burrowing owls are found to be present, for compliance with the MSHCP, project-specific mitigation we be developed and authorized through consultation with the City of Perris and the CDFW. (Soils Southwest, 2014b)

**Migratory/Nesting Birds**

Because of the highly ruderal habitat conditions, habitat for migratory/nesting birds is considered to be of low value. However, to avoid any potential effects to nesting birds and raptors protect by the MBTA and the California Fish and Game Code, vegetation-clearing and preliminary ground-disturbance work should be complete out of the bird breeding season.

**MM BIO 2:** In the event that initial ground work cannot be conducted outside the bird breeding season, pre-construction surveys would be required within 30 days prior to construction, should nesting birds be found, an exclusionary buffer will be established by the biologist. The buffer may be marked in the field by construction personnel under guidance of the biologist, and construction or clearing will not be conducted within this zone until the biologist determine that the young have fledged or the nest is no longer active. (Soils Southwest, 2014b)

- 4c. **No Impact.** No potential jurisdictional water was identified on the proposed project site. Thus the project is not subject to the regulatory authority of the USACE under section 404 of the CWA, the RWQCB under the Section 401 of The CWA, or the CDFW under Section 1600 et seq. of the California Fish and Game Code. (Soils Southwest, 2014b)
- 4d. **No Impact.** The project area is vegetated by highly disturbed, ruderal vegetation and small areas of non-native grasses. Impacts to these plat communities are not considered significant.

Based on the disturbed habitat conditions, the project will have no impacts to any listed as endangered or threatened species or any non-listed special status species. Suitable habitat for the burrowing owl is not present on the proposed project site at this time; therefore, focused burrowing owl surveys are not required for the proposed project. (Soils Southwest, 2014b)

5. <u>CULTURAL RESOURCES</u>	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Explanation of Checklist Answers**

**5a-d Less Than Significant With Mitigation** The project per the City of Perris General Plan Conservation Element (Exhibit CN-7) is located in area of the City considered to have low to high sensitivity for encountering cultural resources. The geologic formations beneath the project site are younger alluvium overlying older valley alluvium at depth, which have low to high resource sensitivity. However, grading/excavation are expected to be more than five feet below the existing ground surface as import fill will need to be transported to the site to raise the grade elevation.

A cultural resources record search, additional research and a field survey were conducted for the project area. No previously documented or undocumented cultural resources were identified as a result of these efforts therefore, due to the negative finding, lack of potential for cultural resources, and disturbance to the project area, no further cultural resources investigations or monitoring are recommended. In the event previously undocumented archaeological resources are identified during earthmoving activities, further work in the area should be halted until the nature and significance of the find can be assessed by a qualified archaeologist. (LSA, 2016)

Therefore, the following mitigation is proposed:

**MM Cult 1.** Prior to grading for projects requiring subsurface excavation that exceeds five (5) feet in depth, a phase I Cultural Resource Study is required to be conducted. If the study determines monitoring is required then the project shall retain a professional paleontologist to verify implementation of the mitigation measures (if any) identified in the Phase I Cultural Resources Study.

**MM Cult 2.** If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to PRC Section 5097.98. The County Coroner must be notified of the find immediately. In the event that human remains (or remains that may be human) are discovered at the implementing development project site during grading or earthmoving, the construction contractors shall immediately stop all activities in the immediate area of the find. The project proponent shall then inform the Riverside County Coroner and the City of Perris Planning Division and the coroner would be permitted to examine the remains. If the coroner determines that the remains

are of Native American origin, the coroner would notify the NAHC and the Commission would identify the "Most Likely Descendent" (MLD). Despite the affiliation of any Native American representatives at the site, the Commission's identification of the MLD would stand. The MLD shall be granted access to inspect the site of the discovery of the 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 their inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site. The disposition of the remains would be determined in consultation with the City of Perris, the project proponent, and the MLD. The City of Perris would be responsible for the final decision, based upon input from the various stakeholders. If the human remains are determined to be other than Native American in origin, but still of archaeological value, the remains would be recovered for analysis and subject to curation or reburial at the expense of the project proponent. If deemed appropriate, the remains would 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 specific locations of Native American burials and reburials would be proprietary and not disclosed to the general public. The locations would be documented by the consulting archaeologist in conjunction with the various stakeholders and a report of findings shall be filed with the Eastern Information Center (EIC).

6. <u>GEOLOGY AND SOILS</u>	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in onsite or offsite landslide, lateral spreading, subsidence, liquefaction, or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

6. <u>GEOLOGY AND SOILS</u>	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Explanation of Checklist Answers**

- 6a(i). No impact.** Based on the review of the information as published by the Department of Conservation, State of California, it is understood that the site is not situated within a Alquist-Priolo Special study zone and considering the historical groundwater dept as discuss and using the standard penetration blow-counts as recorded the soils encountered are considered non-susceptible to liquefaction as discussed in the following sections. (Soil Southwest, 2014a)
- a(ii). Less than significant impact.** Southern California being in a seismically risky area susceptible to strong monition earthquake thereby causing structural damages, it is recommended that implementation of the current California Building Code seismic design parameters should be considered with the intention to "reduce earthquake induced potential structural distress, if any. (Soil Southwest, 2014a)
- a(iii). Less than significant impact.** Liquefaction is caused by build-up of excess hydrostatic pressures in saturated cohesionless soils due to cyclic stress generated by ground shaking. The significant factors, on which liquefaction potential of a soil despite depends among other, include soil type, relative soil density, intensity of earth quake, duration of ground shaking, and dept of ground water, among others.
- Based on the soil liquefaction analyses using CivilTech software along with the shallowest ground as described and the standard penetration blow-counts as reordered during the borings, the site should be considered non-susceptible to soil liquefaction in event of a strong motion earthquake. (Soil Southwest, 2014a)
- a(iv). No impact.** Seismically induced landslides and other slope failures are common occurrences during or soon after an earthquake. Considering that the subject site and its adjacent being relatively flat, that the potential for a seismically induced landslides should be considered as "remote." (Soil Southwest, 2014a)
- 6b. No impact.** The existing topography and soil conditions at the site are not conducive to erosion since as the site is essentially flat (gradual slope from north to south) and does not consist of sandy (erosive) soils. The proposed site will be graded, paved and landscaped to prevent erosion. Therefore, on-site erosion and/or loss of top soil is not anticipated. (Soil Southwest, 2014a)
- 6c. No impact.** Seismically induced lateral spreading involved lateral movement of soils due to ground shaking. Lateral spreading is demonstrated by near vertical cracks with predominantly horizontal movement of the soil mass involved. The topography

of the site being near level, it is our opinion that the potential for seismically induced lateral spreading should be considered as "remote" (Soil Southwest, 2014a)

- 6d. **Less than significant Impact.** The site is situated at about 12.22 km from the San Jacinto, A fault. For foundation and structural design based on current CBC, the following seismic design parameters are suggested. (Soil Southwest, 2014a)
- 6e. **Less than significant Impact.** Based on the in-situ soils percolation testing completed by using the "double-Ring infiltrometer" as described at the location and at the dept as dictated by the address, it is our opinion that WQMP-BMP design a soil percolation rate of 0.62 inch/hr may be considered for the areas of testing and the depth of testing as described herein. During construction, in the event the soils explored appear considerably different from those as described herein it will be the responsibility of the addressees to notify Soils Southwest for revised/updated soil percolation rate. (Soil Southwest, 2014a)

<b>7. GREENHOUSE GAS EMISSIONS</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<b>Would the project:</b>				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Explanation of Checklist Answers**

- 7a. **Less than significant impact.** To provide guidance to local lead agencies on determining significance for GHG emission in their CEQA documents. SCAQMD adopted a threshold of 3,000 metic tons (MTtons) of CO2e per year for residential and commercial project for which it is the lead agency under CEQA.

Construction activities would consume fuel and result in the generation of green house gases. Construction CO2e emission are as projected using the CalEEMod computer model. All emission are within the threshold value and the impact is less than significant. If construction were to be complete in a sing calendar year, the total emissions (i.e. 573.09 Mton of Co2e), would remain within 3,000 Mtons threshold.

In the case of site operations, the majority of greenhouse gas emission, and specifically Co2 is due to vehicle travel and energy consumption. CalEEMod model projects that combined, mobile, areas source, energy, waste conveyance would generate 1,575.12 Mtons of Co2e on an annual basis. This value is under the suggested threshold of 3,000 Mtons per year and the impact is less than significant. (Crale, 2014)

- 7b. **Less than significant impact.** An impact can also be potentially significant if the project does not comply with the applicable plans necessary for the reduction of greenhouse gases. Like air quality impacts, projects that generate de minimus levels (ie less than 3,000 Mtons of CO<sub>2</sub>e per year) and don't result in a significant impact or can be mitigated to less than significant would be deemed to be in compliance of local policies with respect to GHG.

The peak year construction is estimated to generate about 404.56 Mtons of CO<sub>2</sub>e with total construction estimated at 57309 Mtons. These values are well below the 3,000 Mton threshold value and the cumulative impact to climate change is less than significant.

The operation of the project is anticipated to result in about 1,575.12 Mtons of CO<sub>2</sub>e on an annual basis and is less than the 3,000-Mton per year threshold suggested by the SCAQMD. (Cable, 2014)

8. <u>HAZARDS/HAZARDOUS MATERIALS</u>	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter-mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Explanation of Checklist Answers**

**8a. Less than significant impact.** The proposed project would allow for the development of up to 77 new single family units, which are generally not sources of significant hazard. The Zoning ordinance allows for home-based businesses, but prohibits the use of storage of flammable, explosive or hazardous materials.

Murrieta Road is a designated Truck Route, however screen walls should prevent any significant hazard from potential traffic accidents. Therefore this project would not create a significant risk of accidental explosion or release of hazardous substances.

**8b-c. No impact.** The proposed general plan amendment, zone change, tentative map, planned development overlay, and development plan review for 77 detached single-family homes will not result in hazard emission or involved the handling of hazardous or acutely hazardous material, substance, or waste. Further, the development will not have potential to create a significant hazard to the public or the environment through reasonable foreseeable upset and accidental conditions involving the release of hazardous material into the environment. No impacts are anticipated.

**8d. No impact.** The site is not included on the list of hazardous materials sites compile pursuant to Government Code Section 65962.5 No impacts are anticipated.

**8e. Less than significant impact.** As shown on Exhibit 3-3 and Map MA-1, Compatibility Map, of the MARB/IPA JLUS, and the 2014 ALUCP, respectively, the project site is within Compatibility Zone B2 and C1 which is within the Flight Corridor Buffer. (Mead & Hunt 2013).

The proposed project incorporates and would comply with all applicable conditions specified by the Riverside County ALUC, the proposed project would result in a less than significant impact due to proximity to the MARB.

**8f. No impact.** The project is not in the vicinity of private airstrip. No impacts are anticipated.

**8g. No impact.** The proposed project will not interfere with adopted emergency response or evaluation plans. No impacts are anticipated.

**8h. No impact.** The project site is almost completely surrounded by roadways and residential development. Therefore, the project is not at risk from wild land fires and nor impacts are anticipated.

9. <u>HYDROLOGY AND WATER QUALITY</u>	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

9. <u>HYDROLOGY AND WATER QUALITY</u>	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation onsite or offsite?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding onsite or offsite?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of pollutant runoff?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Explanation of Checklist Answers**

9a. **Less than Significant Impact with Mitigation.** Development of the project site would involve grading of more than one acre; therefore, the project proponent would be required to obtain a NPDES General Construction permit and comply with permit requirements effective at the time of construction. To address post-construction erosion and discharge impacts, the project proponent would be required to prepare a project-specific Water Quality Management Plan (WQMP). The WQMP would identify measures to treat and/or limit the entry of contaminants into the storm drain system. (Prizm 2016b)

**MM HYD 1** Prior to the issuance of a stock pile permit/grading permit, the project proponent shall file a Notice of Intent (NOI) with the Santa Ana Regional Water



Quality Control Board to be covered under the State National Pollutant Discharge Elimination System (NPDES) General Construction Permit for discharge of stormwater associated with construction activities. The project proponent shall submit the Waste Discharge Identification Number to the City of Perris as proof that the project's Notice of Intent (NOI) has been filed with the Santa Ana Regional Water Quality Control Board.

- 9b. **Less Than Significant Impact.** Potable water service is provided to the City of Perris by the Eastern Municipal Water District (EMWD). Groundwater was encountered in borings that went to 36 feet below existing grade (Soils Southwest 2014a). Groundwater would not be used to serve the proposed project (EMWD 2011a); the proposed project would not involve direct or indirect withdrawals of groundwater.

Although implementation of the proposed project would reduce the pervious areas available for potential natural recharge (due to the construction of roadway improvements, and sidewalks, among others), the area of the project site is relatively small (20 acres) in relation to the total size of the groundwater subbasin, and the project site's only source of water is from direct precipitation, providing little opportunity to recharge under existing conditions. Additionally, the project site is not within a recharge area.

The proposed project would not deplete groundwater supplies or interfere with groundwater recharge. This impact would be less than significant and no mitigation is required. (Soils Southwest, 2014)

- 9c, 9d, 9e. **Less than Significant Impact with Mitigation.** There are no drainage courses within the project site; therefore, the proposed project would not alter the course of a stream or river. However, as previously discussed, development of the proposed project would result in the conversion of on-site permeable surfaces to impermeable surfaces, which would alter the current drainage pattern of the project site. By increasing the amount of impervious surfaces on the site, more surface runoff would be generated and the rate of runoff could increase. To manage surface runoff, the proposed project would incorporate Site Design BMPs. A preliminary WQMP was submitted and approved for the project site. (Prizm 2016b)

**MM HYD 2** Prior to the first issuance of a stock pile permit/grading permit by the City for the project, the project design shall receive approval from the City of Perris a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP shall include a surface water control plan and erosion control plan citing specific measures to control on-site and off-site erosion during the entire grading and construction period. In addition, the SWPPP shall emphasize structural and nonstructural best management practices (BMPs) to control sediment and non-visible discharges from the site. Some of the BMPs to be implemented may include (but shall not be limited to the following:

- Sediment discharges from the site may be controlled by the following: sandbags, silt fences, straw wattles and temporary debris basins (if deemed necessary), and other discharge control devices. The construction and condition of the BMPs would be periodically inspected during construction, and repairs would be made when necessary as required by the SWPPP.

- All materials that have the potential to contribute non-visible pollutants to stormwater must not be placed in drainage ways and must be contained, elevated, and placed in temporary storage containment areas.
- All loose piles of soil, silt, clay, sand, debris, and other earthen material shall be protected in a reasonable manner to eliminate any discharge from the site. Stockpiles would be surrounded by silt fences.
- The SWPPP would include inspection forms for routine monitoring of the site during the construction phase to ensure NPDES compliance.
- Additional BMPs and erosion control measures would be documented in the SWPPP and utilized if necessary.
- The SWPPP would be kept on site for the entire duration of project construction and will also be available to the local RWQCB for inspection at any time.

**9f. Less than Significant Impact with Mitigation.** As discussed under Thresholds 9c and 9d above, the proposed project would result in the conversion of permeable surfaces to impermeable surfaces, which would alter the current drainage pattern of the project site. The proposed project would be required to comply with applicable regulations for the protection of water quality, including the development of a WQMP. The WQMP identifies structural and non-structural BMPs to treat any pollutants generated on site, and impacts associated with this threshold are expected to be less than significant.

**MM HYD 3**The Construction Contractors shall be responsible for performing and documenting the application of BMPs identified in the SWPPP. Weekly inspections shall be performed on sediment control measures called for in the SWPPP. Monthly reports shall be maintained by the Contractors and available for City inspection. In addition, the Contractors will also be required to maintain an inspection log and have the log onsite

**9g-h. Less than Significant with mitigation.** The project is within the 100-year floodplain, as shown on the current Feral Emergency Management Agency Flood Insurance rate Map. To address this potential impact, the applicant prepared a Hydrology report with detailed Hydrology Calculations.

The development of this tract will necessitate the design and construction of the master planned facility line A-D from the intersection of Water Avenue and Murrieta Road east to the Perris Valley Storm Channel.

The project site is within a 100-year flood hazard area and would place structures within such an area that would potentially impede or redirect flood flows. However, the City requires all development projects within flood areas to adhere to standards of construction specifically designed to reduce impacts associated with flooding events as indicated in Section 15.09 (Floodplain Management) of the City's Municipal Code. Such standards include the use of materials resistant to flood damage, the placement of drainage paths around structures to guide floodwaters around and away from proposed structures, and the placement of the lowest floor of any structure at or above the base flood elevation.

However, the proposed project design includes placement of fill material to raise the ground surface elevation of the building footprint to above the 100-year flood zone, which would ultimately be documented in a Conditional Letter of Map Revision - Fill (CLOMR-F). The CLOMR-F would document the property as being removed from the 100-year flood zone map. The grading details specifying fill material placement is part of the CLOMR-F application process. (Prizm 2016a)

**MM HYD4** Prior to issuance of grading permits for each phase of the project, the project proponent shall submit evidence to the City that all requirements identified in Chapter 15.09 (Floodplain Management) of the City's Municipal Code have been fulfilled to the City floodplain administrator's satisfaction.

**MM HYD 5** Prior to the issuance of grading permits for the project site, the project applicant shall submit to the City supporting evidence of compliance with FEMA CLOMR-F specifications and requirements including the discussion and analysis of fill material placement, elevation changes, and hydromodification impacts.

**9i. Less than significant.** The subject site is within the dam inundation area from the Perris Dam as identified in the General Plan EIR and the Master Environmental Assessment. However, the Perris Dam has been built to with a major earthquake. Dam failure and subsequent inundation is considered unlikely. The Pigeon Pass reservoir is located upstream of the Perris Valley Storm Drain in the Moreno Valley are, north of the Planning area. The Pigeon Pass Watershed is a flood control facility and is normally dry. Imposition of the standard City requirements for drainage and flood control will reduce potentially significant impacts from dam failure and water inundation to less than significant levels. (Perris, 2005a)

**9j. No impact.** The project are is not adjacent to water bodies that would be source of these impacts and therefore, no significant effects are expected.

<b>10. <u>LAND USE AND PLANNING</u></b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<b>Would the project:</b>				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Explanation of Checklist Answers**

**10a. No Impact.** The project side is currently undeveloped. Residential development borders the project. The proposed project would expand this development pattern toward the north without significant impact on the surround community. Therefore, this project would not divide any established communities and not significant environmental effects are expected. (Perris, 2005a)

**10b. Less than significant impact.** The proposed project is a General Plan Amendment and Zone Change to increase residential density from R-20,000 to R-10,000 on a 20 acre property between Murrieta Road and Wilson Avenue, south of unimproved Lisbon Street. The R-20,000 designation has an average development of 2 dwelling units per acre, which could generate 40 dwelling units on the subject property. The proposed project also included a Tentative Tract Map 36797 and Planned Development Overlay 15-05197 that would subdivide the project site into 77 single-family dwelling units. Thus, the net effect of the proposed project would be increase the residential development of the subject property by 37 dwelling units.

The General Plan anticipates providing public services according to existing densities. Therefore, the proposed project could have a small, but incremental impact to land use and planning based on increase in density. This potential impact is offset by Development Impact Fees. For single family dwelling this fee is 13,670 per unit. No other conflict with general plan goals, policies, and action items has been identified. Therefore no significant conflict with Land Use Planning is expected from the project. (Perris, 2005a)

**10c. No impact.** LSA Associates, Inc prepared a Narrow Endemic Plant Habitat Assessment for the project in September 2014. This assessment determined that there are no narrow endemic plant species, and no suitable habitats, soils or hydrology necessary for the potential support of narrow endemic plants, or other special status plant or animal species on the subject property. Therefore no conflicts with habitat conservation plans are expected. (LSA, 2014)

11. <u>MINERAL RESOURCES</u>	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Explanation of Checklist Answers**

**11a, 11b. No Impact.** Based on the Mineral Resource Zones (MRZ) established by California Department of Conservation, the project site is not located within an MRZ area. The California Department of Conservation is primarily interested in preservation of access to significant mineral resources in MRZ areas. Lands within the City of Perris and Its Sphere of Influence are designated MRZ3 and MRZ4, which are not defined as significant resource areas. Therefore, the project will not impact any land with known mineral resource value, and would not impact the availability of valuable mineral resources. (Perris, 2005a)

12. <u>NOISE</u>	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
<b>Would the project result in:</b>				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Explanation of Checklist Answers**

- 12a. Less than Significant Impact.** The project will generate short-term increases in existing noise levels. Short-term increases will result from construction activities. However, standard City conditions of approval for construction noise will reduce these impacts to less than significant levels. (Perris, 2005a)
- 12 b. No Impact.** The project site is not adjacent or in close proximity of railroad tracks. No significant increase in ground borne vibration or noise is anticipated.
- 12c. Less than Significant Impact.** The project will generate short-term increases in existing noise levels. Short-term increases will result from construction activities. However, standard City conditions of approval for construction noise will reduce these impacts to less than significant levels
- 12d. Less Than Significant Impact with Mitigation.** Temporary construction activity will increase ambient noise above levels existing without the project. However, standard City requirements for noise attenuation at construction sites will adequately address this potential impact. Such measures include:

**MM NOISE 1:** Construction activity and equipment maintenance is limited to the hours between 7:00 a.m. and 7:00 p.m. Per Zoning Ordinance, Noise Control, Section 7.34.060, it is unlawful for any persons between the hours of 7:00 p.m. of any day and 7:00 a.m. of the following day, or on a legal holiday, or on Sundays to erect, construct, demolish, excavate, alter or repair any building or structure in a manner as to create

disturbing excessive or offensive noise. Construction activity shall not exceed 80 dBA in residential zones in the City.

**MM NOISE 2:** Stationary construction equipment that generates noise in excess of 65 dBA at the project boundaries must be shielded and located at least 100 feet from occupied residences. The equipment area with appropriate acoustic shielding shall be designated on building and grading plans. Equipment and shielding shall remain in the designated location throughout construction activities.

**MM NOISE 3:** Construction routes are limited to City of Perris designated truck routes. The applicant must provide property owners within 300' feet of the project site a construction activity schedule and construction routes 30 days in advance of construction activities. The applicant must submit copy of schedule and mailing list to the City prior to initiation of any earth movement

**12 e-f. Less Than Significant Impact with Mitigation.** The site is located approximately 4 mile southeast of the March Air Reserve Base and outside the main approach and influence areas. The project site is located inside the 60 CNEL and 65 DNL noise contour areas.

**MM NOISE 4:** An analysis and design report signed by and prepared under the supervision of a qualified architect or engineer shall be submitted with the application for building permits. The report shall comply with the requirements of [Section 16.22.070](#) and shall identify the noise sources and characteristics, provide the predicted noise spectra, indicate the basis for the prediction (measured or obtained from published data), and quantify the effectiveness of the proposed building construction to ensure that the CNEL standard of forty dB is met within the interior living spaces.

**MM NOISE 5:** Residential development will be considered acceptable by the city's building official for mitigating interior noise exposures if it incorporates the features described in [Section 16.22.060](#) of the chapter. Alternative materials and methods of construction may be permitted provided such alternatives are demonstrated to the satisfaction of the city's building official to be equivalent to those described in this chapter.

13. <u>POPULATION AND HOUSING</u>	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through the extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Explanation of Checklist Answers**

**13a. Less than significant impact.** The proposed project is a General Plan Amendment and Zone Change to increase residential density from R-20,000 to R-10,000 on a 20 acre property between Murrieta Road and Wilson Avenue, south of unimproved Lisbon Street. The R-20,000 designation has an average development of 2 dwelling units per acre, which could generate 40 dwelling units on the subject property. The proposed project also included a Tentative Tract Map 36797 and Planned Development Overlay 15-05197 that would subdivide the project site into 77 single-family dwelling units. Thus, the net effect of the proposed project would be increase the residential development of the subject property by 37 dwelling units. This increase in dwelling units and population is not considered significant. (Perris, 2005a)

**13b-c. No impact.** The entire site is currently vacant and developed. No housing or people will be displaced and not significant impacts are anticipated.

14. <u>PUBLIC SERVICES</u>	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
<p>Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:</p>				
a) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Explanation of Checklist Answers**

**14a. Less Than Significant Impact.** Fire protection services in the City of Perris are provided by the California Department of Forestry and Fire Protection (CalFire), under contract with and operating as the Riverside County Fire Department (RCFD) for fire and emergency services. The City has firefighters assigned to two fire stations: Fire Station 90 and Fire Station 1. Fire Station 90, located at 333 Placentia Avenue, is approximately 1/2 mile northwest of the project site. It is anticipated to be the fire station with first response to the proposed project. Fire Station 1, located at 210 West San Jacinto Avenue, is approximately 2.5 miles south of the project site and is also anticipated to serve the proposed project.

The proposed project would be designed in compliance with all applicable ordinances and standard conditions established by the RCFD and/or the City or State including, but not limited to, those regarding fire prevention and suppression measures, water improvement plans, fire hydrants, automatic fire extinguishing systems, fire access, access gates, combustible construction, water availability, and fire sprinkler systems. Compliance with applicable regulations would be confirmed by the RCFD during its review of development plans to ensure they are able to provide proper fire protection to the development.

The project applicant would be required to pay the Transportation Uniform Mitigation Fee (the TUMF) and City's Developer Impact Fee (the DIF) programs. The DIF provides a funding source to construct the police, fire, community amenities, government facilities, and roadway infrastructure necessary to mitigate the impacts of the growth expected in the City of Perris over the next 25 years (Perris 2008).

The development of the proposed project would not cause fire staffing, facilities, or equipment to operate at a deficient level of service. Additionally, the proposed project would be required to pay into the City's DIF, which provides a funding source for construction of fire facilities as a result of impacts related to future growth in the City.



The proposed project would not require the construction of new or expanded fire protection facilities. Therefore, no significant impacts related to the construction of fire protection facilities would result with implementation of the project, and no mitigation is required.

- 14b. Less Than Significant Impact.** The Riverside County Sheriff Department (RCSD) provides municipal police services for the City of Perris. The Perris Station is commanded by a Captain. This Station is located at 137 North Perris Boulevard, approximately 2.5 miles south of the project site.

As stated in Threshold 14a, the proposed project would be required to pay into the City's DIF, which provides a funding source to construct the police, fire, community amenities, government facilities and roadway infrastructure necessary to mitigate the impacts of the growth expected in the City of Perris over the next 25 years.

The proposed project would be designed and operated per applicable standards required by the City, the RCSD in regards to public safety. In addition, the project would be required the City's DIF, which provides a funding source for construction of police facilities as a result of impacts related to future growth in the City. The proposed project would not require the construction of new or expanded police protection facilities. Therefore, no significant impacts to the environment related to the construction of police protection facilities would result with implementation of the project, and no mitigation is required.

- 14c. Less Than Significant Impact.** The proposed project is located within the boundaries of the Val Verde Unified School District (VVUSD). Appropriate developer impact fees, as required by State law, shall be assessed and paid to the school district. Section 65995(b) of the *California Government Code* establishes the base amount of allowed developer fees and allows increases in the base fee every two years. School districts are placed into a specific "level" based on school impact fee amounts that are imposed on the development. With the payment of these required fees no significant impacts to school services would result. The proposed project would not require the construction of new or expanded school facilities and no environmental impacts would result; no mitigation is required.

- 14d. Less Than Significant Impact.** The City's Community Services Department provides community services and recreational and leisure time opportunities and is responsible for the planning, development, and maintenance of the City's parks and recreational facilities. In addition, the project would be required the City's DIF, which provides a funding source for construction of recreational facilities as a result of impacts related to future growth in the City.

- 14e. Less Than Significant Impact.** The City of Perris contracts with the Riverside County Public Library System and provides library services at Cesar E. Chavez Library located at 163 East San Jacinto Boulevard, approximately four miles south of the proposed project site (RCLS 2014). The project would be required the City's DIF, which provides a funding source for construction of other facilities as a result of impacts related to future growth in the City

15. <u>RECREATION</u>	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
<b>Would/does the project:</b>				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Explanation of Checklist Answers**

15a, 15b. **Less Than Significant Impact.** The proposed single-family tract project will increase the need for City and regional parks. The project is required to be conditioned to pay into a CFD (Community Facilities District) thru the DIF (Development Impact Fee) program which would be used to pay for future parks. The project is subject to Perris Ordinance No. 953 for additional park fees. No impacts are anticipated.

16. <u>TRANSPORTATION/TRAFFIC</u>	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

16. <u>TRANSPORTATION/TRAFFIC</u>	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Explanation of Checklist Answers**

**16 a-b. Less than Significant with mitigation.** The project will widen Murrieta Road, and improve the southern portion of Lisbon Street and northern portion of Water Avenue(along project boundary). The project will not create an impact that would cause traffic congestion to the adjacent streets if they meet the City of Perris Standards for circulation, review sight distance at all project access points and Cal Trans Standards, and participate in adopted public improvement fee programs. The City Engineer will condition the project and therefore no impact to the traffic or reduction of LOS is anticipated with mitigation.

**MM TRF 1:** Construct full width improvements on all internal roadways.

**MM TRF 2:** Construct partial width improvements on the easterly side of Murrieta Road at its ultimate cross-section as a secondary arterial adjacent to project boundary line.

**MM TRF 3:** Construct partial width improvements on the southern side of Lisbon Street at its ultimate cross-section as a local street adjacent to project boundary line.

**MM TRF 4:** Construct partial width improvements on the northern side of Water Avenue at its ultimate cross-section as a local street adjacent to project boundary line.

**16c. No impact.** The proposed project will not result in change in air traffic patterns.

**16d. No impact.** The proposed general plan amendment and zone change do not have the potential to substantially increase hazards due to design features or incompatible uses. The new streets, intersection and access points proposed as part of the Tentative Tract map must comply with City of Perris Caltrans Standards. Therefore no impacts are expected.

**16e. No impacts.** It is anticipated that at least two paved access points to paved access roads will be provide for the future residential development. Therefore, no lack of emergency access is anticipated.

**16f. No impacts.** The proposed project consists of a proposed general plan amendment, zone change, tentative tract map, planned development overlay, and development plan review. Potential impacts stemming from individual development standards will be

evaluated at such time that the individual units are proposed. Therefore no impact is anticipated.

- 16g. **No impacts.** The proposed project will no conflict with any adopted alternative transportation plans, policies or programs that support alternative transportation and no impact is anticipated.

17. <u>UTILITIES AND SERVICE SYSTEMS</u>	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Explanation of Checklist Answers:**

- 17a. **Less than Significant Impact.** The NPDES permit system requires all existing and future municipal and industrial discharges to surface waters within the City to be subject to requirements specified in the Santa Ana River Basin Plan (Region 8) and in project permits. Operational discharge flows would be treated at the Perris Valley Regional Water Reclamation Facility (PVRWRF), which is required to comply with their associated waste discharge requirements (WDRs.) Compliance with the NPDES, the condition or permit requirements established by the City and EMWD, and WRDs at the PVRWRF will ensure that discharges into the sewer system resulting from the operation of the proposed project do not exceed applicable RWQCB wastewater treatment requirements. Therefore, a less than significant impact would occur and no mitigation is required.

- 17b. **Less Than Significant Impact.** The City Engineer will require that the project connect to the City's existing infrastructure (water, sewer) system to serve the area, and comply with Fire Department and Health Department requirements. The preliminary hydrology and drainage study confirms that the infrastructure improvement plans will meet all standards of rainstorm protection as adopted by the City of Perris and County of Riverside Flood Control. Therefore, the project will not exceed the wastewater treatment requirements of the Santa Ana Regional Water Quality Control Board and no impact is anticipated. Thus, no significant impact is anticipated.
- 17c. **No impact.** All new construction is required to conform to SB 610 for water supply assessment. Per SB 610 a "Project" under Water Code Section 10912(a) is defined as meeting any of the following criteria:
1. a proposed residential development of more than 500 dwelling units;
  2. a proposed shopping center or business establishment employing more than 1,000 persons or having more than 500,000 square feet of floor space;
  3. a proposed commercial office building employing more than 1,000 persons or having more than 250,000 square feet of floor space;
  4. a proposed hotel or motel, or both, having more than 500 rooms;
  5. a proposed industrial, manufacturing, or processing plant, or industrial park planned to house more than 1,000 persons, occupying more than 40 acres of land, or having more than 650,000 square feet of floor area;
  6. a mixed-use project that includes one or more of the projects defined above; or
  7. a project that would demand an amount of water equivalent to, or greater than, the amount of water required by a 500 dwelling unit project. The project is not defined as a "Project" under the Water Code Section 10912(a) will not require a water supply assessment. Also, the project site is within the Eastern Municipal Water District area which provides services to all single family development. No impact
- 17d. **Less Than Significant Impact.** Although the proposed project will increase the need for water supplies, this need can be handled from existing entitlements, resources, and City Engineer requirements. Therefore, no significant impact is anticipated.
- 17e-f. **No impact.** The proposed project will comply with all federal, state and local statutes and regulations related to solid waste. Development will increase the amount of solid waste being sent to landfills, thereby incrementally shortening the lives of those landfills. However, potential impacts from solid waste created by this development can be mitigated through participation in source reduction and recycling programs, which are implemented by the City. Therefore, no significant impacts are anticipated as a result of this project
- 17g. **Less Than Significant Impact.** Federal, State, and local statutes and regulations regarding solid waste generation, transport, and disposal are intended to decrease solid waste generation through mandatory reductions in solid waste quantities (e.g., through recycling and composting of green waste) and the safe and efficient transport of solid waste. The proposed project would be required to coordinate with CR&R Waste Services to develop a collection program for recyclables, such as paper, plastics, glass and aluminum, in accordance with local and State programs, including the California Solid Waste Reuse and Recycling Act of 1991. Additionally, the proposed project would be required to comply with applicable practices enacted by the City under the California Integrated Waste Management Act of 1989 (AB 939) and any other applicable local, State, and federal solid waste management

regulations. AB 939 requires all counties to prepare a County Integrated Waste Management Plan. The County of Riverside adopted its *Countywide Integrated Waste Management Plan (CIWMP)* in 1998. The CIWMP includes the Countywide Summary Plan; the Countywide Siting Element; and the Source Reduction and Recycling Elements, the Household Hazardous Waste Elements, and Nondisposal Facility Elements for Riverside County and each city in Riverside County. In summary, the proposed project would comply with all regulatory requirements regarding solid waste.

18. <u>MANDATORY FINDINGS OF SIGNIFICANCE</u>	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
<b>Does the project:</b>				
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Does the project have environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Explanation of Checklist Answers**

**18 a-c. *Less than Significant with Mitigation Incorporated.*** All potentially significant adverse impacts identified in this assessment are readily and feasibly offset by mitigation measures, standard City practices, and/or conditions of approval that will reduce each impact to less than significant levels

## **REFERENCES**

- California Department of Conservation, Farmland Mapping and Monitoring Program (FMMP). 2012. Farmland Mapping and Monitoring Program (FMMP) Farmland Map: Riverside County, California. Sacramento, CA: FMMP.
- California Department of Resources Recycling and Recovery (CalRecycle). 2016a (January, last accessed). Solid Waste Information System: Facility/Site Summary Details: Badlands Sanitary Landfill (33-AA-0006). Sacramento, CA: CalRecycle. <http://www.calrecycle.ca.gov/SWFacilities/Directory/33-AA-0006/Detail/>.
- California Department of Resources Recycling and Recovery (CalRecycle). 2016b (January, last accessed). Solid Waste Information System: Facility/Site Summary Details: El Sobrante Landfill (33-AA-0217). Sacramento, CA: CalRecycle. <http://www.calrecycle.ca.gov/SWFacilities/Directory/33-AA-0217/Detail/>.
- California Department of Transportation (Caltrans). 2011 (September 7, last updated). Officially Designated State Scenic Highways and Officially Designated County Scenic Highways. Sacramento, CA: Caltrans. [http://dot.ca.gov/hq/LandArch/16\\_livability/scenic\\_highways/index.htm](http://dot.ca.gov/hq/LandArch/16_livability/scenic_highways/index.htm).

CITY COUNCIL  
AGENDA SUBMITTAL

**Meeting Date: October 25, 2016**

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

**REQUESTED  
ACTION:**

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

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

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

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**BACKGROUND/DISCUSSION:**

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

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

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

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




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

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**PREPARED BY:** Diane Sbardellati, Associate Planner

**City Attorney:** N/A

**Assistance Director of Finance:** Jennifer Erwin 

**Public Hearing:** October 25, 2016

**Attachments:**

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

**RESOLUTION NO. next in order**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING MITIGATED NEGATIVE DECLARATION 2325 FOR GENERAL PLAN AMENDMENT 15-05207, TENTATIVE PARCEL MAP 37014, AND DEVELOPMENT PLAN REVIEW 15-00014 FOR THE DEVELOPMENT OF A 202-UNIT APARTMENT COMPLEX TO BE LOCATED NORTH OF ORANGE AVENUE, SOUTH OF PLACENTIA AVENUE, BETWEEN PERRIS BLVD. AND BARRETT AVENUE.**

**WHEREAS**, the City of Perris received applications for Development Plan Review 15-00014, General Plan Amendment 15-05207, and Tentative Parcel Map 37014, for the development of a 202-unit multifamily apartment complex to be located north of Orange Avenue, South of Placentia Avenue, between Perris Blvd. and Barrett Avenue; and

**WHEREAS**, the General Plan Amendment will change the land use designation of a 0.92 acre parcel from Community Commercial to MFR-14 for consistency with the adjacent 16 acres that comprise the development area; and

**WHEREAS**, the proposed location of the 202-unit apartment complex is in accordance with the objectives of the Zoning Ordinance and the purpose of the MFR-14 (Multifamily) zoning district; and

**WHEREAS**, the Tentative Parcel Map will reconfigure seven lots into two parcels to separate existing commercial uses along Perris Blvd from the proposed apartment complex site; and

**WHEREAS**, the project is located on a 16.9 acre undeveloped site surrounded by residential, commercial and industrial development to the east, north, and south, with an approved vested specific plan to the west; and

**WHEREAS**, the proposed project is located in the March Air Reserve Base Compatibility Zone C2, and was subject to ALUC review because, at the time, the City's General Plan has not been determined to be fully consistent with the Airport Land Use Compatibility Plan ("ALUCP") adopted in 2014 by the Riverside County Airport Land Use Commission ("ALUC") for the March Air Reserve Base ("March ARB"); and

**WHEREAS**, at the scheduled hearing on March 10, 2016, ALUC found proposed Development Plan Review 15-00014, General Plan Amendment 15-05207, and Tentative Parcel Map 37014 to be inconsistent with the 2014 March Air Reserve Base Airport Land Use Compatibility Plan ("ALUCP"), based on the applicant's proposed density of 13.49 units per acre, which exceeded the allowable density of six dwelling units per acre in Compatibility Zone C2, and the maximum permissible infill density of

12 dwelling units per acre under Infill Policy 3.3.1 of the Countywide Policy Document;  
and

**WHEREAS**, the project was reduced to a density of 12 dwelling units per acre to comply with the Infill provision of the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (Section 3.3.1); and

**WHEREAS**, a public hearing was held on August 30, 2016, at which time all interested persons were given full opportunity to be heard and to present evidence; and the City Council voted unanimously to overrule ALUC's determination of inconsistency due to the proposed project's allowable density of 12 dwelling units per acre under Infill Policy 3.3.1 of the Countywide Policy Document; and

**WHEREAS**, the following conditions were applied to the project by the City Council as part of the Overrule by the City, as recommended by ALUC:

1. Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflections into the sky. Outdoor lighting shall be downward facing.
2. The following uses shall be prohibited:
  - b. Any use which would direct a steady light or flashing light of red, white, green or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following take off or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
  - c. Any use which would direct sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
  - d. Any use which would generate excessive smoke or water vapors or which would attract large concentrations of birds, or which may otherwise affect a safe air navigation within the area.
  - e. Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. An aviation easement shall be dedicated to the March Inland Port Airport Authority.
4. A Notice of Airport in Vicinity shall be provided to all prospective purchasers of the property and tenants and/or lessees of the proposed

buildings, and shall be recorded as a deed notice.

5. Any new detention basin(s) on the site shall be designed so as to provide for a maximum 48-hours detention period following the conclusion of the storm event for the design storm, and to remain totally dry between rainfalls, Vegetation in and around the detention basin that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy when mature.
6. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air base radio communications could result. Sources of electromagnetic radiation include radio waves transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.
7. The proposed residences must have sound attenuation features sufficient to reduce interior noise levels from exterior aviation-related sources to no more than 40dB(A) CNEL. The City of Perris shall require an acoustical study to ensure compliance with this requirement.
8. Per the MARB, this site and project is compatible with guidance found in AFI 32-7063 dated December 18, 2015 titled Air Installation Compatible Use Zones Program.
9. As shown in the above findings, the proposed project is consistent with the public safety purpose stated in the Public Utilities Code.
10. As shown in the above findings, the proposed project promotes the overall goals and objectives of the California Airport noise standards and prevents the creation of new noise and safety problems.
11. As shown in the above findings, the proposed project protects the public, health, safety and welfare by minimizing the public's exposure to excessive noise and safety hazards in the area around public airports.

**WHEREAS**, a Planning Commission hearing was held on October 5, 2016, at which time all interested persons were given full opportunity to be heard and to present evidence; and

**WHEREAS**, at the scheduled hearing on October 5, 2016, the Planning Commission recommended approval of Development Plan Review 15-00014, General Plan Amendment 15-05207, Zone Change 15-05206, and Tentative Parcel Map 37014 to the City Council by a vote of 7-0-0-0; and

**WHEREAS**, Development Plan Review 15-00014, General Plan Amendment 15-05207, Zone Change 15-05206, and Tentative Parcel Map 37014 have been duly noticed; and

**WHEREAS**, a City Council hearing was held on October 25, 2016, at which time all interested persons were given full opportunity to be heard and to present evidence; and

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Perris as follows:

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

**Section 2.** The City Council has determined that although the proposed project could have a significant effect on the environment, there would not be an adverse effect by this project because revisions in the project have been made by or agreed to by the project proponent, and a Mitigated Negative Declaration has been prepared pursuant to the California Environmental Quality Act (CEQA).

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

Tentative Parcel Map 37014 (TPM 16-05205)

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

**Section 4.** Based upon the information contained within the staff report and accompanying attachments, with respect to the proposed General Plan Amendment, the City Council hereby finds:

General Plan Amendment 16-05207

1. The proposed General Plan land use designation is consistent with the applicable General Plan objectives, policies, and programs.
2. The proposed General Plan land use designation is compatible with adjoining uses.

3. The proposed General Plan land use designation is a logical extension of the existing pattern.

**Section 5.** Based upon the information contained within the staff report and accompanying attachments, with respect to the Development Plan Review, the City Council hereby finds:

Development Plan Review 16-00014

1. The location, size, design, density and intensity of the proposed development and improvements are consistent with the City's General Plan, the purposes and provisions of this Title, the purposes of the zone in which the site is located, and the development policies and standards of the City.
2. The subject site is physically suitable, including but not limited to parcel size, shape, access, and availability of utilities and services, for the type of development proposed.
3. The proposed development and the conditions under which it would be operated or maintained is compatible with the zoning code and will therefore not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.
4. The architecture proposed is compatible with community standards and protects the character of adjacent development.
5. The landscaping plan ensures visual relief and provides an attractive environment for the public's enjoyment.
6. The safeguards necessary to protect the public health, safety and general welfare have been required for the proposed project.

**Section 6.** For the foregoing reasons the City Council hereby approves Development Plan Review 15-00014, General Plan Amendment 15-05207, Zone Change 15-05206, and Tentative Parcel Map 37014, for a 202-unit multifamily apartment complex on 16.9 acres of vacant land, based on the information and findings presented in the staff report and subject to the attached Conditions of Approval (Exhibit A and the Mitigation Monitoring and Reporting Plan (Exhibit G).

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

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

**ADOPTED, SIGNED, and APPROVED** this 25<sup>th</sup> day of October 2016.

\_\_\_\_\_  
Daryl R. Busch, Mayor

ATTEST:

\_\_\_\_\_  
Nancy Salazar, City Clerk

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

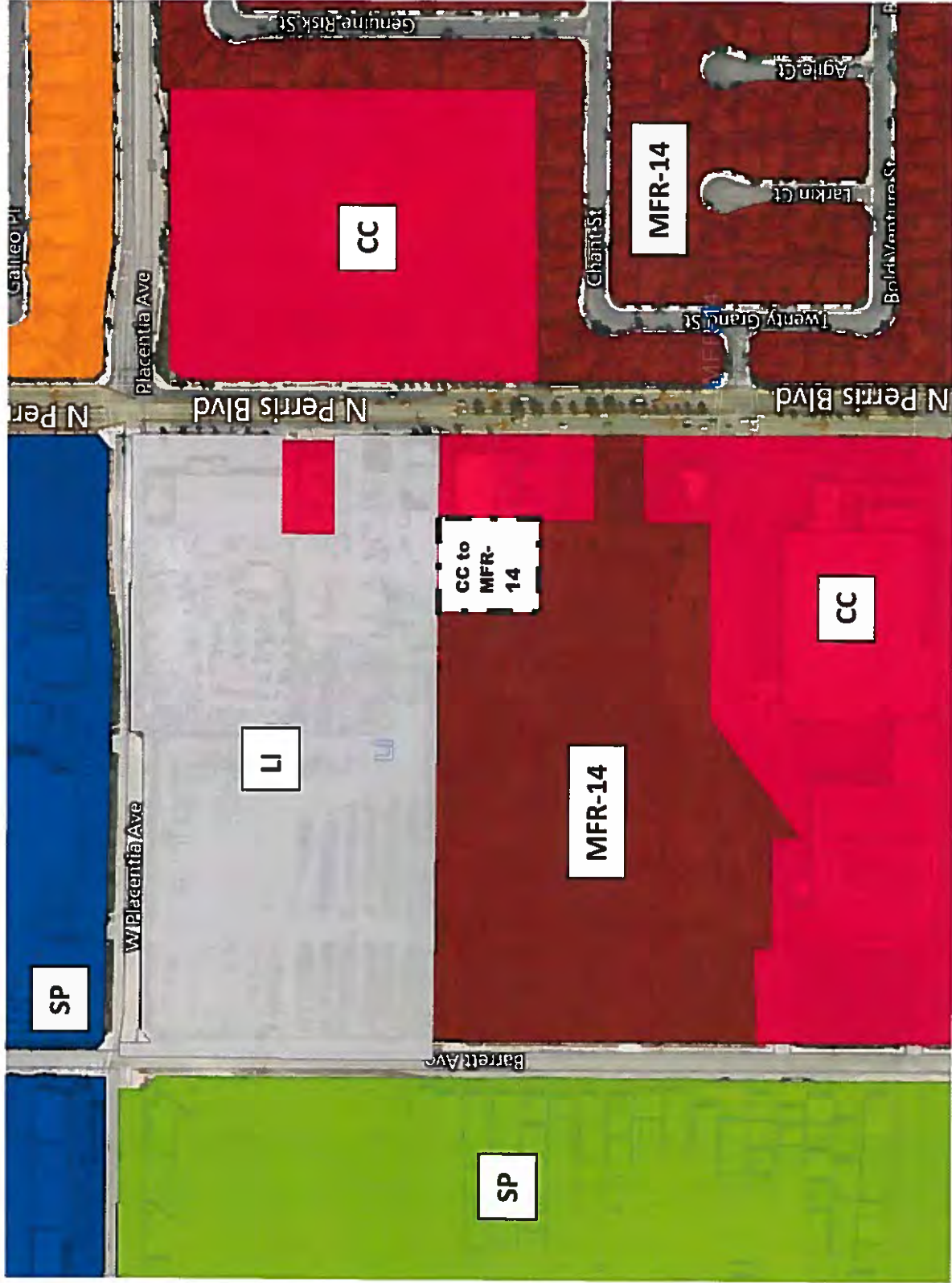
I, Nancy Salazar, City Clerk of the City of Perris, do hereby certify that the foregoing Resolution No. \_\_\_\_\_ was duly and regularly adopted by the City Council of the City of Perris at a regular meeting thereof held on the 25<sup>th</sup> day of October 2016, by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

\_\_\_\_\_  
Nancy Salazar, City Clerk

EXHIBIT A : General Plan Amendment 15-05207

General Plan Amendment 15-05207





**ORDINANCE NUMBER \_\_\_\_\_**

***AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING A ZONE CHANGE 15-05206 TO REZONE A .92 ACRE PARCEL FROM CC-COMMUNITY COMMERCIAL TO MFR-14 – MULTI-FAMILY RESIDENTIAL TO FACILITATE A 202-UNIT APARTMENT COMPLEX, LOCATED BETWEEN BARRETT AVENUE AND PERRIS BOULEVARED AND MITIGATED NEGATIVE DECLARATION 2325, AND MAKING FINDINGS IN SUPPORT THEREOF.***

***WHEREAS***, the City of Perris received an application for a Zone Change ZC 15-05206 for the development of a 202-unit multifamily apartment complex to be located north of Orange Avenue, South of Placentia Avenue, between Perris Blvd. and Barrett Avenue; and

***WHEREAS***, the proposed location of the 202-unit apartment complex is in accordance with the objectives of the Zoning Ordinance and the purpose of the MFR-14 (Multifamily) zoning district; and

***WHEREAS***, the project is located on a 16.9 acre undeveloped site surrounded by residential, commercial and industrial development to the east, north, and south, with an approved vested specific plan to the west; and

***WHEREAS***, the proposed project is located in the March Air Reserve Base Compatibility Zone C2, and was subject to ALUC review because, at the time, the City's General Plan has not been determined to be fully consistent with the Airport Land Use Compatibility Plan ("ALUCP") adopted in 2014 by the Riverside County Airport Land Use Commission ("ALUC") for the March Air Reserve Base ("March ARB"); and

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

***WHEREAS***, the project was reduced to a density of 12 dwelling units per acre to comply with the Infill provision of the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (Section 3.3.1); and

**WHEREAS**, a public hearing was held on August 30, 2016, at which time all interested persons were given full opportunity to be heard and to present evidence; and the City Council voted unanimously to overrule ALUC's determination of inconsistency due to the proposed project's allowable density of 12 dwelling units per acre under Infill Policy 3.3.1 of the Countywide Policy Document; and

**WHEREAS**, a Planning Commission hearing was held on October 5, 2016, at which time all interested persons were given full opportunity to be heard and to present evidence; and

**WHEREAS**, at the scheduled hearing on October 5, 2016, the Planning Commission recommended approval of Development Plan Review 15-00014, General Plan Amendment 15-05207, Zone Change 15-05206, and Tentative Parcel Map 37014 to the City Council by a vote of 7-0-0-0; and

**WHEREAS**, Development Plan Review 15-00014, General Plan Amendment 15-05207, Zone Change 15-05206, and Tentative Parcel Map 37014 have been duly noticed; and

**WHEREAS**, a City Council hearing was held on October 25, 2016, at which time all interested persons were given full opportunity to be heard and to present evidence; and

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Perris as follows:

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

**Section 2.** The City Council has determined that although the proposed project could have a significant effect on the environment, there would not be an adverse effect by this project because revisions in the project have been made by or agreed to by the project proponent, and a Mitigated Negative Declaration has been prepared pursuant to the California Environmental Quality Act (CEQA).

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

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

**Section 4.** The City Council hereby approves Zone Change 15-05206 based on the information and findings presented in the staff report.

**Section 5.** The City Council declares that should any provision, section, paragraph, sentence, or word of this Resolution be rendered or declared invalid by any court of competent jurisdiction, or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences, and words of this Resolution shall remain in full force and effect.

**Section 6.** The Mayor shall sign this Ordinance and the City Clerk shall certify to the adoption of this Ordinance, and shall cause the same to be published and posted pursuant to the provisions of law in this regard, and this Ordinance shall take effect thirty days after its final passage.

**ADOPTED, SIGNED, and APPROVED** this 25<sup>th</sup> day of October 2016.

\_\_\_\_\_  
Daryl R. Busch, Mayor

ATTEST:

\_\_\_\_\_  
Nancy Salazar, City Clerk

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

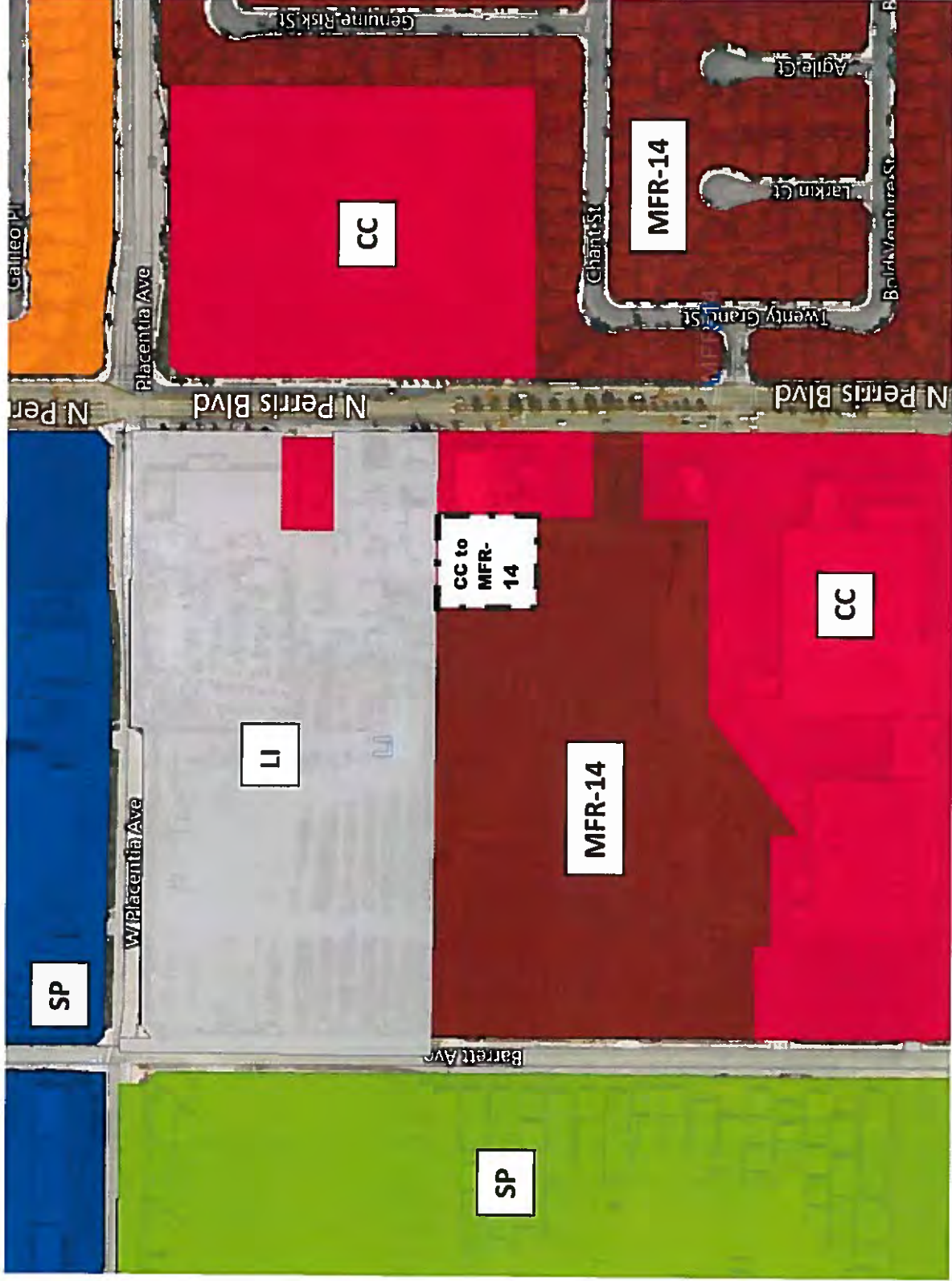
I, Nancy Salazar, City Clerk of the City of Perris, do hereby certify that the foregoing Resolution No. \_\_\_\_\_ was duly and regularly adopted by the City Council of the City of Perris at a regular meeting thereof held on the 25<sup>th</sup> day of October 2016, by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

\_\_\_\_\_  
Nancy Salazar, City Clerk

EXHIBIT A : Zone Change 15-05206

Zone Change 15-05206



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

**CONDITIONS OF APPROVAL**

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

**October 25, 2016  
City Council**

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**PROJECT:** To develop a 202-unit multifamily apartment complex on 16.9 undeveloped acres, with a 3,979 s.f. recreation/leasing building and amenities, with a density of 12 dwelling units per acre. A GPA and Zone Change are required to change the land use of a .92 acre parcel from CC to MFR-14 for consistency, and Tentative Parcel Map 37014 will reconfigure seven lots into two parcels to separate existing commercial uses along Perris Blvd from the proposed apartment complex. The project is located north of Orange Avenue, between Barrett Avenue and Perris Boulevard. (APNs: 305-080-044, 046, 047, 048, 049, 061, 062)  
**Applicant:** Peter Kulmaticki, Perris Group LLC

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**General Requirements:**

- 1. Mitigation, Monitoring and Reporting Program (MMRP):** The project shall comply with all provisions of the adopted Mitigation Monitoring and Reporting Program (MMRP) of the Mitigated Negative Declaration. The MMRP is attached to reduce potential noise and air quality impacts, and shall be implemented in accordance with the timeline, reporting and monitoring intervals listed in the MMRP. The applicant shall comply with all mitigation measures as Conditions of Approval.
  
- 2. Approvals.** The following approvals are required for the 202-unit apartment project:
  - General Plan Amendment 15-05207** – to change the land use designation of one 0.92 acre parcel from Community Commercial to MFR-14.
  - Zone Change 15-05206** – to change the zoning of one 0.92 acre parcel from Community Commercial to MFR-14.
  - Tentative Parcel Map 15-05205** – to reconfigure seven lots into two parcels separating existing commercial uses along Perris Blvd from the proposed apartments.
  - Development Plan Review 15-00014** – to approve the architectural and site plan review of 34 apartment buildings and a 4,813 square foot recreation/leasing center, and recreational amenities on 16.9 acres.
  - Minor Adjustment** – to allow the height of the apartments, recreation/leasing building, and monument tower to exceed the height limit of 30 feet by no more than 25% in the MFR-14 Zone.
  
- 3. Development Standards.** The project shall conform to all requirements of Perris Municipal Code Title 19, including all provisions of Chapter 19.26, MFR-14, Multifamily Residential.

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4. **Conformance to Approved Plans.** Development of the premises, building elevations, colors and materials shall conform substantially to the approved set of plans labeled October 5, 2016, except as amended by these conditions. Any deviation from approved plans or Conditions of Approval shall require the appropriate Planning Division review and approval.
  5. **Residential Use and Development Restrictions.** The physical development of all structures and individual units shall be reviewed and approved by the City. Any use, activity, and/or development occurring on the site without appropriate City approvals shall constitute a code violation and shall be treated as such. Placement of any temporary leasing trailer shall require separate review and approval by the City.
  6. **Expansion of Use.** Any future expansion of use will require Planning review and approval.
  7. **Term of Approval.** This approval shall be used within three (3) years of approval date; otherwise it shall become null and void. By use is meant the beginning of substantial construction contemplated by this approval within the three (3) year period which is thereafter diligently pursued to completion, or the beginning of substantial utilization contemplated by this approval. A maximum of three (3) one-year time extensions shall be permitted.
  8. **Building Official/Fire Marshal.** The proposed project shall adhere to all requirements of the Building Official/Fire Marshal. The applicant shall submit a fire access and underground fire plan prior to construction drawings. Water, gas, sewer, electrical transformers, power vaults and fire/water supply lines must be shown on the final set of construction plans pursuant to the requirements of the Building Official.
  9. **Engineering Conditions.** The project shall comply with all requirements of the City Engineer as indicated in the Engineering Conditions of Approval dated September 26, 2016.
  10. **Public Works Conditions.** The project shall comply with all requirements of the Public Works Department as indicated in the Memorandum dated October 3, 2016.
  11. **SCE.** The applicant shall contact the Southern California Edison (SCE) area service planner (951 928-8323) to discuss energy conservation opportunities for the project and to complete the required forms prior to commencement of construction.
  12. **Unit Identification.** Each building in the development shall include a lighted address fixture approved by the Fire Marshal. There must also be directional signs showing unit number intervals. Fixtures shall allow for replacement of light bulbs.
  13. **Exterior Downspouts.** Exterior downspouts are not permitted on the front or side elevations of any building, unless architecturally enhanced and approved by the Planning Division.
  14. **Utilities.** All utility facilities attached to buildings, including meters and utility boxes, shall be enclosed within cabinets, as appropriate, and/or painted to match the building to which they are affixed.

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- 15. Waste Hauling.** The developer shall use only the City-approved waste hauler for all construction and other waste disposal.
- 16. Graffiti** located on site shall be removed within 48 hours. The site shall be maintained in a graffiti-free state at all times.
- 17. Indemnification.** The developer/applicant shall indemnify, protect, defend, and hold harmless, the City and any agency or instrumentality thereof, and/or any of its officers, employees and agents from any and all claims, actions, or proceedings against the City, or any agency or instrumentality thereof, or any of its officers, employees and agents, to attack, set aside, void, annul, or seek monetary damages resulting from an approval of the City, or any agency or instrumentality thereof, advisory agency, appeal board or legislative body including actions approved by the voters of the City, concerning DPR 15-00014, ZC 15-05206, GPA 15-05207 and TPM 15-05205. The City shall promptly notify the developer/applicant of any claim, action, or proceeding for which indemnification is sought and shall further cooperate fully in the defense of the action.

**Construction Practices:**

- 18. Construction Practices.** To reduce potential and air quality nuisances, the following items shall be listed as "General Notes" on the construction drawings:
- Construction activity and equipment maintenance is limited to the hours between 7:00 a.m. and 7:00 p.m. Per Zoning Ordinance, Noise Control, Section 7.34.060, it is unlawful for any persons between the hours of 7:00 p.m. of any day and 7:00 a.m. of the following day, or on a legal holiday, or on Sundays to erect, construct, demolish, excavate, alter or repair any building or structure in a manner as to create disturbing excessive or offensive noise. Construction activity shall not exceed 80 dBA in residential zones in the City. If these requirements are in conflict with the UWIG Mitigation Measures, the more restrictive shall apply.
  - Stationary construction equipment that generates noise in excess of 65 dBA at the project boundaries must be shielded and located at least 100 feet from occupied residences. The equipment area with appropriate acoustic shielding shall be designated on building and grading plans. Equipment and shielding shall remain in the designated location throughout construction activities.
  - Construction routes are limited to City of Perris designated truck routes.
  - Water trucks or sprinkler systems shall be used during clearing, grading, earth moving, excavation, transportation of cut or fill materials and construction phases to prevent dust from leaving the site and to create a crust after each day's activities cease. At a minimum, this would include wetting down such areas in the later morning and after work is completed for the day and whenever wind exceeds 15 miles per hour.
  - A person or persons shall be designated to monitor the dust control program and to order increased watering as necessary to prevent transport of dust off-site. The name and telephone number of such persons shall be provided to the City.

- Project applicants shall provide construction site electrical hook-ups for electric hand tools such as saws, drills, and compressors, to eliminate the need for diesel powered electric generators or provide evidence that electrical hook ups at construction sites are not practical or prohibitively expensive.

**19. Construction Plans.** All Planning Division and Engineering Department Conditions of Approval, Mitigation Monitoring Plan, Security Plan and Landscape Plan Requirements shall be reproduced in full on construction drawings and grading plans, immediately following the cover sheet of such plans. Applicant shall annotate each Condition on the construction plans to indicate the manner by which each condition has been met (i.e., sheet and detail numbers).

**Project-Specific Requirements:**

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

- a) Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflections into the sky. Outdoor lighting shall be downward facing.
- b) The following uses shall be prohibited:
  - i. Any use which would direct a steady light or flashing light of red, white, green or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following take off or toward an aircraft engage in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
  - ii. Any use which would direct sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
  - iii. Any use which would generate excessive smoke or water vapors or which would attract large concentrations of birds, or which may otherwise affect a safe air navigation within the area. (such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflowers, and row crops, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris centers, fly ash disposal and incinerators.
  - iv. Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
- c) An avigation easement shall be dedicated to the March Inland Port Airport Authority.
- d) A Notice of Airport in Vicinity shall be provided to all prospective purchasers of the property and tenants and/or lessees of the proposed buildings, and shall be recorded as a deed notice.



- e) Any new detention basin(s) on the site shall be designed so as to provide for a maximum 48-hours detention period following the conclusion of the storm event for the design storm, and to remain totally dry between rainfalls. Vegetation in and around the detention basin that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy when mature.
- f) March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air base radio communications could result. Sources of electromagnetic radiation include radio waves transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.
- g) The proposed residences shall have sound attenuation features sufficient to reduce interior noise levels from exterior aviation-related sources to no more than 40 dB(A) CNEL. The City of Perris shall require an acoustical study to ensure compliance with this requirement.

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

**22. Roof-Mounted Equipment.** No roof-mounted equipment is permitted.

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

**24. Architectural Requirements.** The following is required:

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

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

- a. Pet cats shall be kept indoors at all times.
- b. Pet dogs shall be licensed per requirements of the City of Perris.

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

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

**27. Interior Noise Reduction.** To reduce noise impacts to acceptable interior noise levels, the following City standard conditions of approval are required per PMC 16.22, Construction Located near Arterials, Railroads, and Airports:

- a) An analysis and design report signed by and prepared under the supervision of a qualified architect or engineer shall be submitted with the application for building permits. The report shall comply with the requirements of Section 16.22.070 and shall identify the noise sources and characteristics, provide the predicted noise spectra, indicate the basis for the prediction (measured or obtained from published data), and quantify the effectiveness of the proposed building construction to ensure that the CNEL standard of 40 dB is met within the interior living spaces. In the event that the analysis and design report includes a challenge to the March Airport Land Use Compatibility Plan noise contours, it shall also comply with the requirements and procedures for a challenge study.
- b) **Development Restrictions.** Residential development will be considered acceptable by the City's Building Official for mitigating interior noise exposures if it incorporates the features described in Section 16.22.060 of the chapter. Alternative materials and methods of construction may be permitted provided such alternatives are demonstrated to the satisfaction of the Building Official to be equivalent to those described in this chapter.

**28. City Ordinances.** The applicant shall maintain compliance with all local and City ordinances, including but not limited to an annual fire inspection and maintenance of a City business license. In addition, the project shall comply with Perris Municipal Code (PMC) 7.06 regarding Landscape Maintenance, and Chapter 7.42 regarding Property Maintenance.

**Prior to Building Permit Issuance:**

**29. Preliminary Water Quality Management Plan (PWQMP).** Prior to the City Council project hearing, the PWQMP shall be in substantial compliance, in concept, with the requirements of the Riverside County WQMP Manual. The project shall comply with the following requirements:

- a. The development shall be subject to all provisions of the City of Perris Ordinance No. 1194 which establishes stormwater/urban runoff management and discharge controls to improve water quality and comply with federal regulations, and any subsequent amendments, revisions or ordinances pertaining thereto.

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- b. The structural BMPs selected for this project have been approved in concept. The owner shall submit a final WQMP that includes plans and details for the elevations, slopes, and details for the proposed structural BMPs including the infiltration basin and porous pavement. The Public Works Department shall review and approve the final WQMP text, plans and details.

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

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

- a. Landscaping plans shall substantially conform to the approved conceptual landscape plans, except as described herein.
- b. Landscape plans shall be submitted to Eastern Municipal Water District (EMWD) for approval after the City's approval, and comply with required EMWD inspections.
- c. Landscaping of the public right of way on Barrett Avenue will include installation of street trees no more than 30 feet on center with shrubs and groundcover. All street trees shall be minimum 24" box size.
- d. Landscape planter on north boundary shall be a minimum of 6 feet in width and include half diamonds for trees.
- e. The applicant shall enter into a landscape maintenance agreement with the City of Perris for the public right of way. The developer shall maintain the landscaped parkways for a period of one (1) year. The one-year period shall commence when the landscape improvements pass inspection by the Public Works Department.
- f. A minimum of one tree per six (6) parking stalls, or the number of trees necessary to ensure 50% shade cover in parking areas within five (5) (based on the species), years shall be provided. 75% of carport and open parking trees shall be 24" box size trees.
- g. Trash enclosures shall be easily accessible to all tenants, and be screened by landscaping from the public view. The trash enclosure shall be treated with an overhead trellis treatment, and elevations shall be included on final landscape and fencing plans for review and approval by the Planning Division.
- h. Accent landscaping featuring tiered California Friendly and drought-resistant landscaping planting and 24" box or larger trees shall be provided at project entrances at Gallant Fox Street and Perris Blvd., and Barrett Avenue.
- i. Water Quality BMPs (vegetated swales, detention basins, etc.) shall be indicated on the landscape plans with appropriate planting and irrigation.
- j. A non-potable water source shall be used for landscape irrigation, including public areas. If not yet available at the site, appropriate irrigation equipment ("purple pipe") shall be installed for future conversion and connection to the reclaimed water source.

- 32. Plans for Walls, Fences and Gates.** Building plans shall include the site location, elevations, and construction details for these items. The dog park shall be fenced with decorative tubular steel, not chain link fencing. These plans shall be included and reviewed with the landscape plan check application submittal and approved by the Planning Division.
- 33. Anti-Graffiti Coating** is required for perimeter walls and pilasters.
- 34. Decorative Paving.** Decorative pavement is required in the following areas: entrances, and as provided on the site plan for interior walkways.

**Fees and Assessments:**

- 35. Assessment and Community Facilities Districts.** The project shall be annexed into any assessment, community facilities, or similar district that provides funding for maintenance, services, or public improvements that benefit the project. The costs and benefits shall be described in the applicable district and annexation documents. The developer shall complete all actions required to complete such annexation prior to issuance of a Certificate of Occupancy. This condition shall apply only to districts existing at the time the project is approved (or all requirements have been met for a certificate of occupancy, as applicable). Such districts may include but are not limited to the following:
- a. Landscape Maintenance District No. 1;
  - b. Flood Control Maintenance District No. 1;
  - c. Maintenance District No. 84-1;
- 36. Fees.** The developer shall pay the following fees according to the timeline noted herein:
- a. Prior to the issuance of building permits, the applicant shall pay Stephen's Kangaroo Rat Mitigation Fees of \$500.00 per acre;
  - b. Prior to the issuance of building permits, the applicant shall pay City Development Impact Fees in effect at the time of development;
  - c. Prior to the issuance of building permits, the applicant shall pay Multiple Species Habitat Conservation Plan fees;
  - d. Prior to issuance of building permits, the applicant will pay statutory school fees in effect at issuance of building permits to all appropriate school districts; and
  - e. Prior to issuance of Certificate of Occupancy, the developer shall pay Transportation Uniform Mitigation Fees (TUMF); and
  - f. Any outstanding processing fees or property liens owed to the City of Perris.
- 37. Future Obligation of Buyers and Lessees.** All future buyers and lessees shall be informed of their obligation to comply with these Conditions of Approval. The applicant shall further inform the buyer or lessee of their obligation to maintain compliance with all local and City ordinances, including but not limited to an annual fire inspection and maintenance of a City business license.
- 38. Prior to the issuance of grading permits,** the developer shall obtain the following clearances or approvals:

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

**Prior to Issuance of Occupancy Permits:**

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



# CITY OF PERRIS

HABIB MOTLAGH, CITY ENGINEER

## CONDITIONS OF APPROVAL

P8-1268

September 26, 2016

DPR 15-00014 – Barrett APT Complex

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

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

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

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

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

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

2. Existing traffic signal at Gallant Fox and Perris Boulevard may require timing adjustment and upgrade to comply with new City/County Standards. The applicant shall engage the services of a Traffic Engineer to evaluate this signal, coordinate with City and County and recommend timing and other changes at Developer's expense.
3. Existing power poles within the project site or along the project boundary (under 65kv), if any, shall be removed and cables undergrounded. All other utility poles, if any, shall be removed and utilities undergrounded.
4. On and offsite street, drainage, water, sewer, striping, signing, streetlight, grading, paving and erosion control plans along with hydrology and hydraulic reports shall be submitted to the City Engineer's office for review and approval.
5. Access shall be restricted along Barrett Avenue to one as shown on the site plan. Access to Perris Boulevard is proposed at intersection of Gallant Fox and supported by applicant's Traffic Consultant, TJW. Reference is made to the reports dated August 30, 2016 and February 2, 2016, reference is also made to the Perris Boulevard entry detail dated August 31, 2016 prepared by RHA. The developer shall comply with recommendation of the above mentioned reports and exhibits. The applicant shall engage the services of the Traffic Engineer to review the entry design and propose detailed plans for City review.

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

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



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

Habib Motlagh  
Habib Motlagh  
City Engineer



# CITY OF PERRIS

## PUBLIC WORKS DEPARTMENT

Engineering Administration

• NPDES •

Special Districts (Lighting, Landscape, Flood Control)

# MEMORANDUM

**Date:** October 3, 2016

**To:** Diane Sbardellati, Associate Planner

**From:** Michael Morales, CIP Manager 

**Subject:** DPR 15-00014–Conditions of Approval

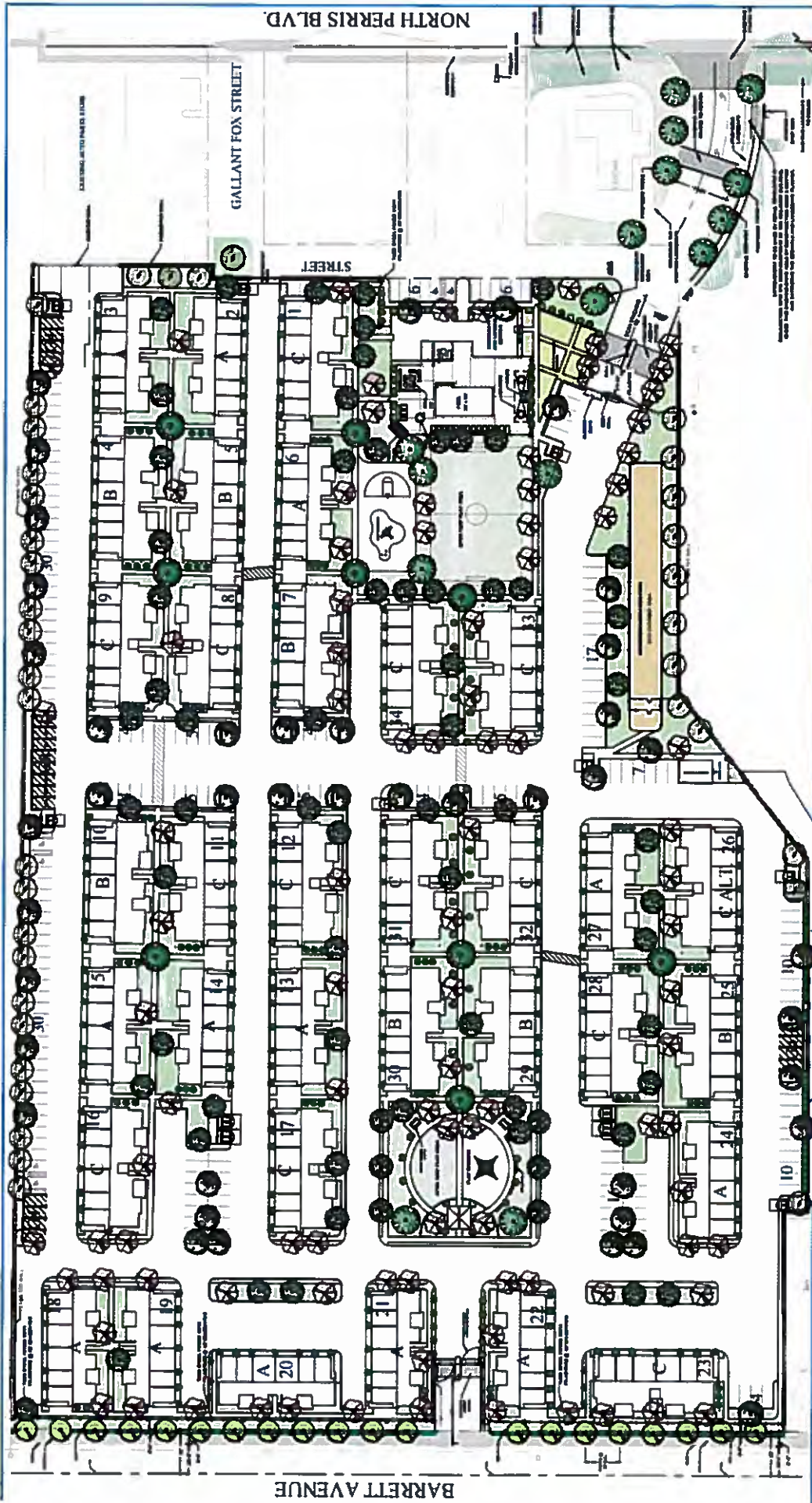
Proposal to construct a 202-unit multi-family apartment complex on 16.9 undeveloped acres, with associated General Plan Amendment and Zone Change. North of Orange Avenue between Barratt Avenue and Perris Blvd.

- 
1. **Dedication and Landscape Easement.** Offer of dedication and/or landscape easements for City maintenance shall be provided as follows:
    - a. **Perris Blvd** –Provide offer of dedication as needed to provide for full half width Street, curb gutter, sidewalk and off-site landscaping requirements, per City General Plan, including minimum 17' parkway from back of curb.
    - b. **Barratt Avenue**- Provide additional landscape easement as needed to provide for a landscape parkway and sidewalk to match the area provided by the existing development to the south. The design shall include a minimum 14' landscaped parkway and 6' sidewalk extending 20' back from face of curb.
  
  2. **Landscaping Plans.** Three (3) copies of Construction Landscaping and Irrigation Plans shall be submitted to the Planning Department for approval and shall be accompanied by the appropriate filing fee. The landscape and irrigation plan shall be prepared by a registered landscape architect and conform to the requirements of Chapter 19.70 of the Municipal Code. The location, number, genus, species, and container size of the plants shall be shown. This landscape plan shall be titled "LMD Off-site Landscape Plan DPR 15-00014," and shall be mutually exclusive of any private property, on-site landscaping. Elements of this Conceptual Landscape Plan shall include but not be limited to:
    - a. **Landscape Limits** – Limits of right-of-way areas or easement areas, defined by concrete mow curb, fully dimensioned, that are to be annexed into the Landscape Maintenance District. A planting palette and hardscape plan intended to meet the design intent of the Landscape Guidelines in effect for the area; or if no such guidelines exist the design intent of neighboring development, as determined by the Engineering Administration and Special Districts Division, including:
      - **Perris Blvd** – Street Tree-Magnolia Grandiflora 'Samuel Sommer' "Southern Magnolia". Use drought resistant shrubs and ground cover intended to compliment the existing City median on Perris Blvd, including but not limited to the following Kangaroo Paw, Nolla Grasses, Agave, Lantana yellow/purple, Red Yucca, Red Hot Poker and hardscape such as creek bed, round stone.

- **Barratt Avenue- Street Tree**-"Koelreuteria Bipinnata" "Chinese Flam Tree." Use drought resistant shrubs and ground including but not limited to Kangaroo Paw, Nolia Grasses, Agave, Lantana yellow/purple, Red Yucca, Red Hot Poker and hardscape such as creek bed, round stone.
  
  - b. Irrigation** –A list of irrigation system components intended to meet the performance, durability, water efficiency, and anti-theft requirements for Special District landscape areas as determined by the Engineering Administration and Special Districts Division. Components shall include, but not be limited to Salco or GPH flexible PVC risers, Sentry Guard Cable Guard and Union Guard, and backflow Wilkens Model 375 (or equal). Controller shall include an ET based controller with weather station that is centrally controlled capable and wi-fi ready (Calsense or equal). At the discretion of the Engineering Administration and Special Districts Division public landscape areas utilizing no more than 8 valves/stations, programmed to irrigate consecutively, and none simultaneously, may propose the use of an alternative ET based controller with weather station that is centrally controlled capable and wi-fi ready, such as the Weathermatic System or equal. Proposed system shall be complete with wireless weather station, aircard with flow, one year bundle service, blade antenna and flow sensor.
  - c. Benefit Zone Quantities** – Include a Benefit Zone quantities table (i.e. SF of planting areas, turf, number of trees, SF. of hardscape, etc.) in the lower right hand corner of the cover sheet for off-site landscape areas, indicating the amount of landscaping the district will be required to maintain.
  - d. Meters** – Each District is required to be metered separately. Show location of separate water and electrical utility meters intended to serve maintenance district areas exclusively. Show locations of water and electrical meter for landscape district. Show location of water and electrical meter for flood control district. Show location of electrical meter for Traffic signal and street lighting, on respective plans. Coordinate location of meters on conceptual landscape and civil engineering plan. Electrical meter pedestals are to be located in locations that are easily accessible to maintenance staff while not visually obtrusive in the street scene, and away from street intersections.
  - e. Controllers**-The off-site irrigation controller, electrical meter, and water meter are to be located within the right of way (preferably within the off-site landscape area). All point of connection equipment including irrigation controller pedestals, electrical meter pedestals, and backflow preventers are to be located in locations that are easily accessible to maintenance staff while not visually obtrusive in the street scene, and away from street intersections. Backflow preventers are to be screened on all sides with (5) gallon plant material.
  - f. Recycled Water**-If applicable. The landscape architect shall coordinate with EMWD to verify if the site will be served with recycled water. If required, provide additional irrigation components as needed.
- 3. Water Quality Management Plans.** The applicant shall submit a Preliminary and Final WQMP, accompanied by the appropriate filing fee to the Planning Department and City Engineering Department, respectively. Details for treatment control facilities shall meet both the Riverside County WQMP Design Guidelines, and the additional requirements of the Engineering and Special Districts Division intended to reduce long term maintenance costs and longevity of improvements. Components shall include, but not be limited to:
- Storm Drain Screens**-Connector pipe screens shall be included in new catch basins to reduce sediment and trash loading within storm pipe.

4. **Assessment Districts.** Prior to permit issuance, developer shall deposit \$5,250 per district, \$15,750 total due. Payment is to be made to the City of Perris, and the check delivered to the City Engineer's Office. Payment shall be accompanied by the appropriate document for each district indicating intent and understanding of annexation, to be notarized by property owner(s):
- **Consent and Waiver for Maintenance District No. 84-1**  
-In addition to new street lighting proposed by the project, the project shall pay its proportional fair share of maintenance for existing traffic signals, as determined by the City Engineer
  - **Consent and Waiver for Landscape Maintenance District No. 1**  
-In addition to off-site parkway landscape proposed by this development at Barrett Ave. and Perris Blvd., the project shall pay its fair share of maintenance for the existing landscape median located on Perris Boulevard.
  - **Petition for Flood Control Maintenance District No. 1**  
-In addition to the public storm drain facilities proposed by the project, the project shall pay its proportional fair share of maintenance for existing downstream facilities, including catch basins, storm pipe, within Barrett, Orange and Perris Blvd
  - Original notarized document(s) to be sent to:  
Roxanne Shepherd  
Shepherd & Staats Incorporated  
2370 Edgehill Road  
Vista, CA 92084
- a. Prior to final map recordation or final certificate of occupancy the developer shall annex into the aforementioned districts, posting an adequate maintenance performance bond to be retained by the City as required by the City Engineer. Upon receipt of deposit and Consent and Waiver Forms, the developer shall work with City to meet all required milestones for annexations.
- i. City prepares the Engineer's Reports which includes a description of the improvements to be maintained, an annual cost estimate and annual assessment amounts.
- ii. Reports are reviewed and approved by the property owner. The assessment ballots will be based on these Reports.
- iii. The Reports and corresponding resolutions are placed, for approval, on the City Council Meeting Agenda. City Council action will include ordering the assessment ballots and setting a Public Hearing for no sooner than 45 days. Property owner attendance at this City Council Meeting is not required.
- iv. The assessment ballots are sent to the property owner and are opened by the City Clerk at the close of the Public Hearing. With a "YES" vote by the property owner the City Council can move forward with the Resolution that Confirms the Annexation. Property owner attendance at this Public Hearing is not required.
- v. Confirmation by the City Council completes the annexation process and the condition of approval has been met.

# Site Plan

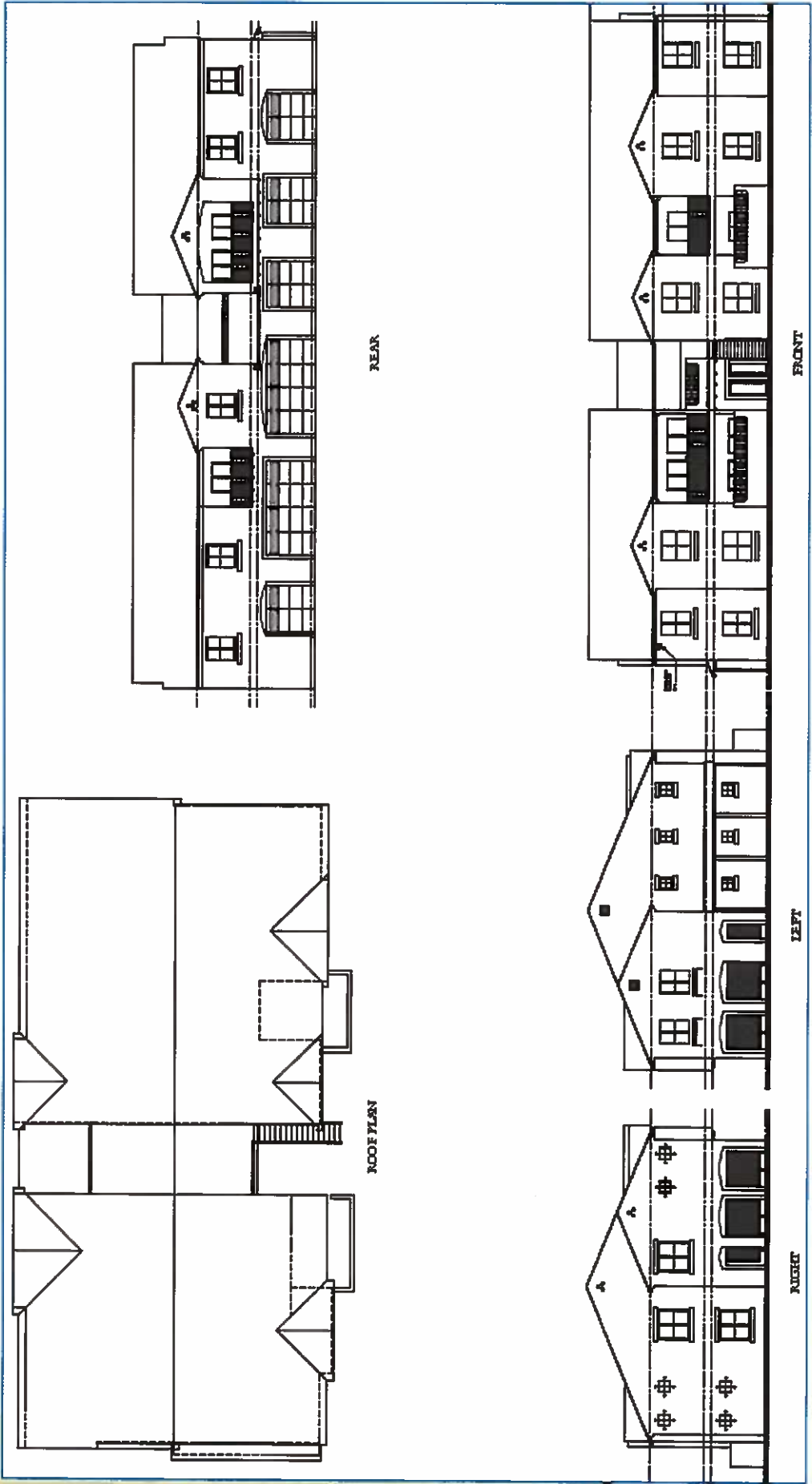


# Elevations



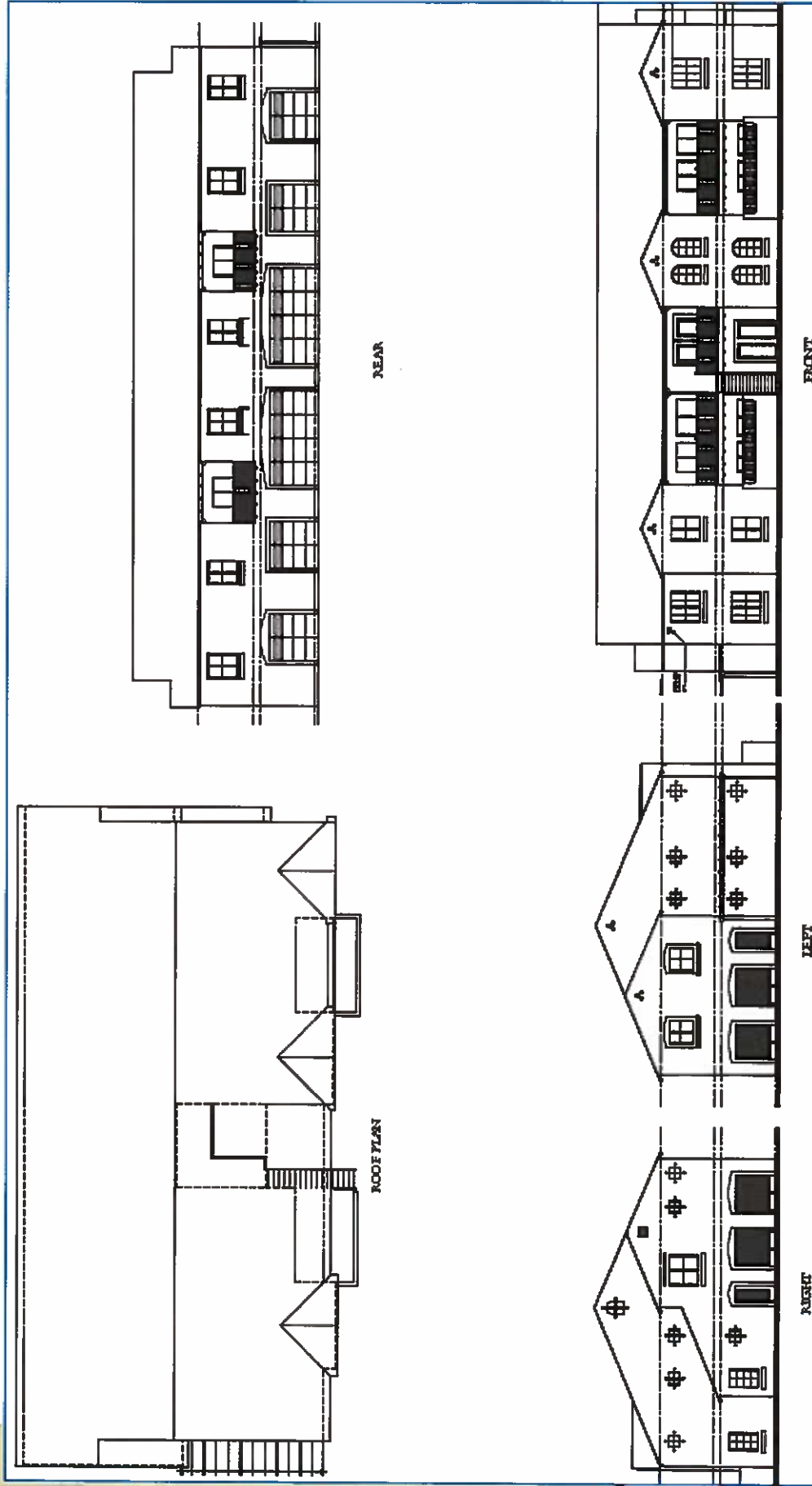
Building A

# Elevations



Building B

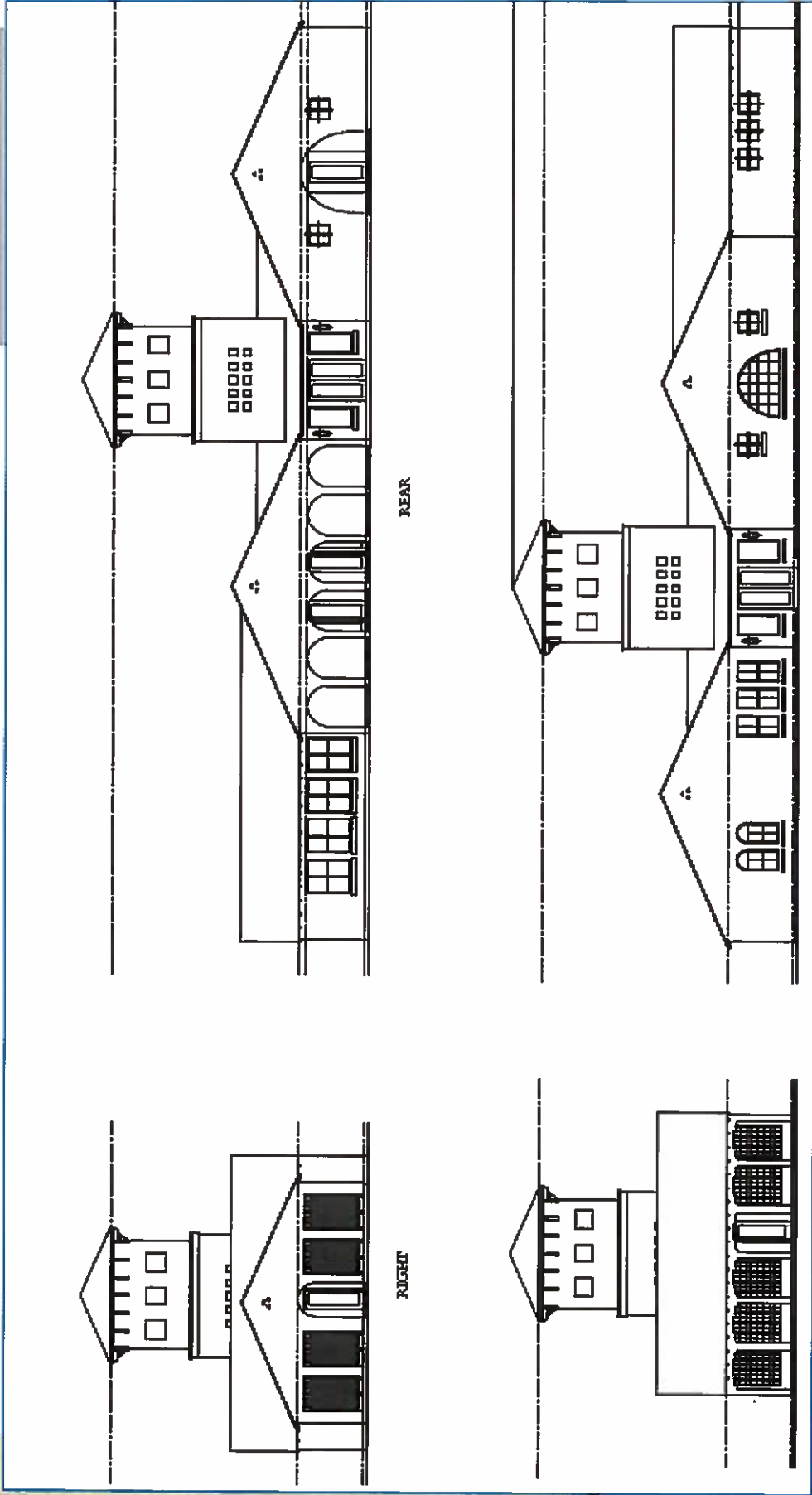
# Elevations



Building C



# Recreation Center & Leasing Office



CITY COUNCIL  
AGENDA SUBMITTAL

**Meeting Date: October 25, 2016**

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

**REQUESTED**

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

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

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

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**BACKGROUND/DISCUSSION:**

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

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

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

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

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

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**PREPARED BY:** Diane Sbardellati, Associate Planner

**City Attorney:** N/A

**Deputy City Manager:** Darren Madkin

**Public Hearing:** **October 25, 2016**

**Attachments:**

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

PLANNING COMMISSION  
AGENDA SUBMITTAL

**Meeting Date: October 5, 2016**

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

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

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

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**BACKGROUND/DISCUSSION:**

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

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

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

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

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

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**PREPARED BY:** Diane Sbardellati, Associate Planner

**Public Hearing:** **October 5, 2016**

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

**PROJECT REPORT**

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

**Planning Commission Date:** October 5, 2016

**Project Planner:** Diane Sbardellati, Associate Planner

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

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

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

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

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

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

***EXISTING ZONING AND LAND USE:***

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

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

Existing Land Use: Vacant, undeveloped land

Surrounding Land Uses:

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

**PROJECT BACKGROUND/DESCRIPTION:**

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

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

**ANALYSIS AND REVIEW:**

**GENERAL PLAN AND ZONING CONSISTENCY**

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

**MARB AIRPORT LAND USE COMPATIBILITY PLAN**

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

## DEVELOPMENT STANDARDS

### Setbacks and Lot Coverage

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

<i>Table 1. MFR-14 Development Standards</i>			
<i>Development Standard</i>	<i>Required</i>	<i>Provided</i>	<i>Complies</i>
<b>Lot Coverage</b>	40 % max	25.4%	Yes
<b>Structure Height</b>	30 feet max	30 feet or less	Yes
<b>Front Setback</b>	20 feet min	20 feet (Barrett Av.)	Yes
<b>Side Setback (accessory structure)</b>	5 feet	6 feet	Yes
<b>Rear Setback</b>	15 feet	NA	NA

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

### Site Design

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

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

### Architecture

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

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

Parking/Circulation

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

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

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

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



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

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

#### Perimeter Wall and Landscaping

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

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

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

### Project Amenities

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

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

### **TENTATIVE PARCEL MAP 15-05205**

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

### **PUBLIC/AGENCY COMMENTS**

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

### **ENVIRONMENTAL DETERMINATION**

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

## **FINDINGS**

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

### Tentative Parcel Map 37014 (TPM 16-05205)

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

### General Plan Amendment 16-05207

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

### Zone Change 16-05206

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

### Development Plan Review 16-00014

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

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

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

## RECOMMENDATION

Staff recommends that the Planning Commission:

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

### EXHIBITS:

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

<b>City of Perris</b> <b>135 North D Street</b> <b>Perris, CA 92570</b>			
Project Title	General Plan Amendment 15-05207 Zone Change 15-05206 Tentative Tract Map 15-05205 (TPM 37014) Development Plan Review 15-00014		
Lead Agency Name and Address	City of Perris Planning Division, 135 North "D" Street, Perris, CA 92570		
Contact Person and Phone Number	Diane Sbardellati, Associate Planner, (951) 943-5003, ext. 252		
Project Location	Northwest corner of Gallant Fox Drive and Perris Blvd. (APN: 305-080-044, 046, 047, 048, 049, 061, 062)		
Project Sponsor's Name and Address	Peter Kulmaticki, Perris Group LLC 2222 Martin Street, Suite 100 Irvine, CA 92612		
General Plan Designation	Existing: Multifamily Residential (MFR)-14 and Community Commercial (CC) Proposed: MFR-14		
Zoning	Existing: MFR-14 and Community Commercial (CC) Proposed: MFR-14		
Description of Project	Proposal to develop a 202-unit apartment complex with clubhouse and recreational amenities with a density of 12 dwelling units per acre. A GPA and Zone Change are required to change the land use of one .92 acre parcel from CC to MFR-14 for consistency. Tentative Parcel Map 37014 will reconfigure seven lots into two parcels to separate existing commercial uses along Perris Blvd from the proposed apartment complex. Project is located in MARB ALUCP Zone C2. The Riverside County Airport Land Use Commission (RCALUC) ruled the project to be inconsistent with the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (MARB ALUCP) as a result of the project density exceeding 6 du/acre. The Perris City Council overruled the ALUC determination and allowed the project to proceed at double the density (12 du/ac) in accordance with the infill provision of the MARB ALUCP.		
Surrounding Land Uses and Setting	<b>Boundary</b>	<b>General Plan Designation</b>	<b>Existing Land Use</b>
	East	Specific Plan – Harvest Landing	Modular building storage
	North	Light Industrial	Light Industrial uses
	South	Community Commercial	Commercial center
	West	Multifamily Residential MFR-14	Single family tract homes
Other public agency approvals required	None		
Setting	The site is an irregularly shaped property of approximately 16.9 acres located approximately 500 feet northwest of the intersection of Orange Avenue and Perris Boulevard. The site is bounded by Barrett Avenue to the west, commercial development to the east (fronting on Perris Blvd.) and south, and light industrial development to the north. The site is		

City of Perris  
135 North D Street  
Perris, CA 92570

undeveloped and relatively flat, with areas of stockpiled dirt, asphalt, and debris. The site drains northwest to southeast, and is vegetated sparsely with low-lying non-native grasses and shrubs. The entire site was cleared in the past and features significant human disturbance. Several infrastructure components have been constructed on the site including water pipelines, dry utilities, and an inlet storm drain.

### **ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Aesthetic/Visual                  | <input type="checkbox"/> Agricultural Resources                   | <input checked="" type="checkbox"/> Air Quality             |
| <input type="checkbox"/> Biological Resources              | <input checked="" type="checkbox"/> Cultural Resources            | <input type="checkbox"/> Geology/Soils                      |
| <input type="checkbox"/> Greenhouse Gas Emissions          | <input checked="" type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology/Water Quality            |
| <input type="checkbox"/> Land Use/Planning                 | <input type="checkbox"/> Mineral Resources                        | <input checked="" type="checkbox"/> Noise                   |
| <input type="checkbox"/> Population/Housing                | <input type="checkbox"/> Public Services                          | <input type="checkbox"/> Recreation                         |
| <input checked="" type="checkbox"/> Transportation/Traffic | <input type="checkbox"/> Utilities/Service Systems                | <input type="checkbox"/> Mandatory Findings of Significance |

### **DETERMINATION**

On the basis of this initial evaluation:

- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** would be prepared.
- I find that although the proposed project could have a significant effect on the environment, there would not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
- I find that the proposed project **MAY** have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed

adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature of Lead Agency Representative

Date

Diane Sbardellati  
Printed name

City of Perris  
Agency

1. <u>AESTHETICS</u>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Explanation of Checklist Answers**

**1a. & b. No Impact.** There are no designated scenic vistas within the vicinity or the project area according to the California Department of Transportation Scenic Highway Program. There are no historic buildings, adjacent hills, valleys or waterways in the immediate vicinity. Therefore, the project would not impact a designated State scenic resource.

**1c. No Impact.** The proposed project will not substantially degrade the existing visual character or quality of the site and its surroundings. The Perris General Plan (2030) does not identify any specific landform or scenic vistas that exist within the project area. The existing on-site topography is primarily flat with non-native vegetation and piles of dirt, asphalt and debris.

**1d. Less Than Significant Impact.** Perris is subject to the requirements of the Mount Palomar Lighting Ordinance for new development. The project site will utilize lighting fixtures with full cut-off features directed downward to prevent light above the bottom horizontal plane of the light fixture and minimize glare onto adjacent properties. The City of Perris' Master Environmental Assessment recognizes that as undeveloped areas are built up, light and glare will increase. Sources of light and glare include streetlights, which are required along all streets, and exterior illumination of parking areas and other public areas. Neither source is anticipated to cause significant adverse glare or light impacts. As a result, less than significant effects from light and glare are anticipated.

• <b><u>AGRICULTURE AND FORESTRY RESOURCES</u></b>	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
<p>In determining whether impacts to apicultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impact to forest resources, including timberland, are significant environmental effect, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the states inventory of forest land, include the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provide in the Forest Protocol adopted by the California Air Resources Board. Would the project:</p>				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Explanation of Checklist Answers:**

**2a. No Impact.** The project site is designated “Urban and Built-Up Land” by the California Department of Conservation, Farmland Mapping and Monitoring Program (FMMP), which compiles and identifies important farmland areas. These maps utilize data from the United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) soil survey and current land use information using eight mapping categories and represent an inventory of agricultural resources within Riverside County. The project site is included in the developed area of the City identified along Perris Blvd, and there are no farming operations on-site. Since no Prime, Unique, or Statewide Important farmland is located within the project limits, the proposed project would not result in the conversion of important farmland to other uses. Therefore, no impacts would occur and no mitigation is required.

**2b. No Impact.** No Williamson Act Conservation contract is in effect within the project area or in close proximity. Also, the project site is not zoned for agriculture by the Perris Zoning Code or the General Plan (2030), therefore no impacts to farmland from this project would occur.

**2c-e. No Impact.** Since the project site is urbanized and surrounded by commercial, industrial and single family residential development, the project would not result in the loss of forest or timber lands, and would not contribute to the conversion of Farmland to non-agricultural use. No impacts are anticipated.



3. <u>AIR QUALITY</u>	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
<b>Where available, the significance established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:</b>				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Explanation of Checklist Answers**

**3a. Less than Significant Impact.** CEQA requires that projects be consistent with the AQMP. A consistency determination plays an essential role in the local agency project review by linking local planning and unique individual projects to AQMP in the following ways: 1) it fulfills the CEQA goal of fully informing local agency decision-makers of the environmental cost of the project under consideration at a stage early enough to ensure that air quality concerns are fully addressed; and 2) It provides the local agency with ongoing information assuring local decision-makers that they are contributing to clean air goals.

South Coast Air Quality Management District (SCAQMD) recommends public agencies use the CalEEMod computer modeling program to assess potential air quality impacts of a proposed project. The purpose of CalEEMod is to provide a uniform platform for government agencies, land use planners, and environmental professionals to estimate potential emissions associated with both construction and operation of land use projects. CalEEMod calculates both the daily max and annual average for criteria pollutants as well as total or annual greenhouse gas (GHG) emissions for use in environmental documents such as EIRs and Negative Declarations.

The proposed project is a 202-unit residential apartment complex on 16.9 gross acres of land. The potential air quality impacts associated with and attributable to project construction and operation are addressed separately below. However, with the proposed mitigation, emissions from both the construction and operational phases of the project will be lowered to less than significant levels and would not result in significant regional or localized air quality impacts. As such, the project is consistent with the goals of 2012 AQMP and does not conflict with or obstruct implementation of the AQMP. A less than significant impact is expected.

**3b. Less than Significant Impact with Mitigation.** Air quality impacts may occur during site preparation and construction activities. Major sources of emission during construction include exhaust emissions, fugitive dust generated as a result of solid and material disturbance during site preparation and grading activities, and the emission of ROG's during the painting of the

structures. The following thresholds for air quality have been established by the SCAQMD for daily emissions for construction and operational phases:

### **3.1 Construction Phase - Thresholds of Significance**

The following significance thresholds for air quality have been established by the SCAQMD on a daily basis for construction emissions:

- 75 pounds per day for ROG
- 100 pounds per day for NOx
- 550 pounds per day for CO
- 150 pounds per day of SOx
- 150 pounds per day for PM<sub>10</sub>
- 55 pounds per day for PM<sub>2.5</sub>

### **3.2 Operational Phase - Thresholds of Significance**

Specific criteria air pollutants have been identified by the SCAQMD as pollutants of special regional concern. Based upon this categorization, the following significance thresholds have been established by the SCAQMD for project operations:

- 55 pounds per day of ROG
- 55 pounds per day of NOx
- 550 pounds per day of CO
- 150 pounds per day of SOx
- 150 pounds per day of PM<sub>10</sub>
- 55 pounds per day for PM<sub>2.5</sub>

Both short-term and long-term emissions were compared to the applicable SCAQMD regional and localized significance thresholds. CalEEMod estimates the daily emissions projected for the site construction, and the worst case scenario is presented for mitigation (summer months). The construction and operational phases of the project are projected to exceed the daily threshold value for ROG (Reactive Organic Gasses) only, according to the SCAQMD significance thresholds. Building construction during summer months is estimated to release 85.57 pounds of ROG per day for the application of paints and coatings for each of the 28 days associated with this phase of the schedule. Mitigation is warranted to reduce this impact to less than significant, as follows:

**AQ-01** Painting and surface coating shall be limited to an aggregated area of no more than 25,000 square feet per day during any phase of construction, or paints and surface coating shall be limited to not more than 38 milligrams per liter of VOC content.

**AQ-02** Low VOC paint shall be used all for residential and nonresidential interiors and exteriors.

The operational phase would generate approximately 62.87 pounds of ROG per day if unmitigated. With mitigation, ROG would be reduced 84% to 9.92 pounds per day. The following mitigation measure is required during project operation, as well as AQ-01 and AQ-02:

**AQ-03** Low VOC cleaning supplies shall be used.

Air pollutant emissions associated with the project could occur over the long term operational activity, which includes vehicle exhaust traveling to and from the proposed project. SCAQMD's

Rule 403 governs fugitive dust emission from construction projects. This rule includes a list of mandatory control measures to be used for all construction projects to ensure that no dust emissions from the project are visible beyond the property boundaries. Adherence to Rule 403 is mandatory and as such, does not require mitigation under CEQA. The analysis assumes the minimal measures specified in Rule 403 that overlap with CalEEMod will be used. The following measures shall be incorporated into the project plans and specification as implementation of SCAQMD Rule 403:

1. Soil stabilizers shall be applied to unpaved roads.
2. Ground cover shall be quickly applied in all disturbed areas.
3. The active construction site shall be watered twice a day.

In addition, the City of Perris requires the following to reduce potential air quality nuisances, and as a project Condition of Approval 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 deviation from the construction hours are deemed necessary, a formal request to the building inspector identifying why this must occur and the time frame needed along with necessary provision to mitigate noise impact. This request is subject to the approval of the Building Official.
- b. Building construction noise 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 City Engineer.
- 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 includes 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.

**3c. Less than Significant Impact.** Because the basin is a non-attainment area for particulate matter, the thresholds for both PM10 and PM2.5 are more stringent than those for CO and NOx. In accordance with SCAQMD methodology, projects that do not exceed, or can be mitigate to less than daily threshold values, do not add significantly to a cumulative impact. CalEEMod estimates that the project would not exceed the emission thresholds for either PM10 and PM2.5. Therefore no additional mitigation is required and this impact is less than significant.

**3d. Less than Significant Impact.** No schools, churches, parks, residences or other places where sensitive receptors could be exposed to substantial pollutant concentrations are close to the project site. The closest sensitive receptors are the tract of homes across Perris Blvd. to the east. There is a distance of approximately 550 feet between the closest apartment building and the closest tract home to the site. The project construction has the potential to release localized

ambient pollutant concentrations, however these do not present a significant impact since these concentrations do not exceed the ambient air quality standards. The project is spread over an area of approximately 17 acres, and since emissions are spread over a larger area, there is more area for emissions to dissipate before making their way offsite. A less than significant impact is expected.

**3e. Less than Significant Impact.** The project construction would involve the use of heavy equipment creating exhaust pollutant from on-site earth movement and from equipment bringing concrete and other building materials to the site. With regards to nuisance odors, any air quality impacts will be confined to the immediate vicinity of the equipment itself. By the time such emissions reach any sensitive receptor sites away from the project site, they will be diluted to well below any level of air quality concern. An occasional "whiff" of diesel exhaust from passing equipment and truck accessing the site from public roadways may result. Such brief exhaust odors are an adverse but less than significant air quality impact. Additionally, some odor would be produced from the application of asphalt, paints, and coatings. Any exposure to this common odor would be short-term duration and, while potentially adverse, is less than significant.

4. <u>BIOLOGICAL RESOURCES</u>	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
a) Have a substantial adverse effect, either directly or through habitat modification, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## Explanation of Checklist Answers

**4a. No Impact.** The proposed project is located within the Mead Valley Area Plan of the Western Riverside County Multiple Species Habitat Conservation Plan, and subject to a Burrowing Owl Habitat Assessment. A survey was conducted in September 2015 and the site was determined to support burrowing owl habitat. Therefore focused surveys were conducted in the same month to determine the presence or absence of suitable burrows and/or burrowing owls. The surveys were performed in accordance with the requirements of the MSHCP and the California Department of Fish and Wildlife survey protocol.

No burrowing owls or owl sign were observed during the survey and no suitable burrows were identified. In the opinion of the biologist Randall Arnold of RCA Associates, LLC, the project site holds very little potential to support populations of burrowing owls due to the extensive ground disturbance. Per the MSCHP 30-day Pre-Construction Burrowing Owl Survey Guidelines, an additional pre-construction survey may be required within 30 days prior to beginning of site grading in the event that site conditions change to create more suitable habitat. If burrowing owls are found to be present, for compliance with the MSHCP, project-specific mitigation will be developed and authorized through consultation with the City of Perris and the CDFW. Therefore, the project has no potential to cause a substantial adverse effect, either directly or through habitat modification, on any species identified as a candidate, sensitive, or special status species.

**4b. & c. No Impact.** The proposed project is located within the Mead Valley Area Plan of the Western Riverside County Multiple Species Habitat Conservation Plan, but the site is not located within a Criteria Area or adjacent to a Criteria Area of Conservation Area. The project site is within the MSHCP survey area for the burrowing owl only. The site is a highly disturbed undeveloped land without riparian habitat or wetlands, and therefore would not have a substantially adverse effect on these natural resources. No potential jurisdictional waters were identified on the project site, and the project is therefore not subject to the regulatory authority of the USACE under section 404 of the CWA, the RWQCB under the Section 401 of The CWA, or the CDFW under Section 1600 et seq. of the California Fish and Game Code. It is an infill site and therefore not on an edge of the City that abuts natural wildlands, thus the proposed project is not subject to the Urban/Wildlands interface guidelines.

**4d. No Impact.** The project has no potential to interfere substantially with the movement of any native resident or migratory fish or wildlife species. The project is located on the main thoroughfare through the City of Perris and considered an infill lot. The site is highly disturbed by human activity, contains several infrastructure components, very little native vegetation is present, and the only species observed consisted of invasive species typical of disturbed areas. Based on the disturbed habitat conditions, the project will have no impacts to any listed as endangered or threatened species or any non-listed special status species. Suitable habitat for the burrowing owl is not present on the proposed project site at this time; therefore, focused burrowing owl surveys are not required for the proposed project.

**4e. & f. No Impact.** The project has no potential to conflict with local policies or ordinances protecting biological resources, nor the provisions of an adopted Habitat Conservation Plan, which is the Western Riverside County Multiple Species Habitat Conservation Plan. The project is in full compliance with the Plan, and no impacts are expected.

5. <u>CULTURAL RESOURCES</u>	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Explanation of Checklist Answers**

**5a. No Impact.** The proposed project does not have the potential to cause a substantial adverse change in the significance of a historical resource as defined in §15064.5. The term “historical resources” includes (1) A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources; (2) A resource included in a local register of historical resources, as defined in section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements section 5024.1(g) of the Public Resources Code; and (3) Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource. No buildings are found on the site, and the site itself has been disturbed extensively by heavy equipment activities associated with the partial previous development of infrastructure, and large piles of dirt and debris.

**5b. Less Than Significant With Mitigation.** The project site is identified by the City of Perris General Plan Conservation Element (Exhibit CN-6) as located in area of the City considered to have “Low Density Site Probability” (1 or less sites per quarter mile) for encountering cultural resources. Grading and excavation is expected to exceed five feet below the existing ground surface and import fill will needed. The soils report for the project indicates some of the clean dumped soil may be ok to use for fill.

A cultural resources record search, addition research and a field survey were conducted by Applied EarthWorks, Inc. for the project area in September 2015. No previously documented or undocumented cultural resources were identified as a result of these efforts therefore, due to the negative finding, lack of potential for cultural resources, and disturbance to the project area, no further cultural resources investigations or monitoring are recommended. However, Pechanga and Soboba Tribes have indicated that this area is part of their Luiseno traditional lands and culturally sensitive. Therefore, the following mitigation measure is required:

**CR-1.** In the event that previously undocumented 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 a professional archaeologist hired for the purpose by the project proponent. If any artifacts of Native American origin are discovered, all activities in the immediate vicinity of the find (within a 100-foot radius) shall stop and the project proponent and project archaeologist shall notify the City of Perris Planning Division, the Pechanga Band of Luiseño Indians and the Soboba Band of Luiseño Indians. A designated Native American observer from either the Pechanga Band of Luiseño Indians or the Soboba Band of Luiseño Indians shall be retained to help analyze the Native American artifacts for identification as everyday life and/or religious or sacred items, cultural affiliation, temporal placement, and function, as deemed possible. 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.

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 and the Soboba Band of Luiseño Indians.

**5c. Less Than Significant With Mitigation.** Based on the Paleontological Sensitivity Map (Exhibit CN-7) in the Conservation Element of the City's *Comprehensive General Plan 2030*, the project is located within Area 1 for paleontological sensitivity, which is considered to have high

potential for encountering paleontological resources. Field observations by Leighton and Associates for a Preliminary Geotechnical Investigation of the subject site in September 2006 indicated the subsurface materials within the site are composed of older alluvial deposits. These are known to have high potential to contain significant fossil resources. However, the 16.9 acre site has been previously and significantly disturbed by grading and construction activities, including the installation of utility and storm water systems. It is unlikely that ground-disturbing activities associated with construction would encounter previously undiscovered paleontological resources. Nonetheless, in the event previously undocumented paleontological resources are identified during earthmoving activities, the following mitigation is required:

**CR-2.** In the event previously undocumented paleontological resources are identified during earthmoving activities, further work in the area should be halted until the nature and significance of the find can be assessed by a qualified paleontologist.

**5d. Less Than Significant with Mitigation.** The State of California Governor's Office of Planning and Research developed guidelines in order to provide guidance to cities and counties on the process for consulting with Native American Indian tribes during the adoption or amendment of local general plans or specific plans. Senate Bill (SB) 18 (*California Government Code, Section 65352.4*) requires local agencies to consult with tribes prior to making certain planning decisions and to provide notice to tribes at certain key points in the planning process, thereby providing tribes an opportunity to participate in local land use decisions at an early planning stage.

AB 52 also was enacted (July 2015) to provide tribes the opportunity to participate in local land use decisions at an early planning stage, particularly for the CEQA review process. The intent of the law is to include Tribal Cultural Resources in CEQA, and consider Tribal Cultural Values in the determination of project impacts and mitigation. Notice of the planned project is required for local tribes who have notified the City that they have an interest in City projects and are requesting meaningful consultation. By including tribal cultural resources early in the CEQA process, the State legislature intended to ensure that local and Tribal governments, public agencies, and project proponents would have information available, early in the project planning process, to identify and address potential adverse impacts to tribal cultural resources.

To prepare the cultural study, the project archeologist mailed correspondence to the applicable tribes requesting information they may have about the project site and environs. The Perris Planning Division sent letters to interested tribes inviting them to participate in the consultation process regarding the multifamily project in accordance with the requirements of SB 18 on August 27, 2015 and again September 10, 2015. The Perris Planning Division also sent invitations again in January 2015 to consult to the three tribes who previously indicated that they wished to receive notification of new projects in the City.

Letters of response were received from all three tribes. Both the Pechanga Band of Luiseño Indians and the Soboba Band of Luiseño Indians requested consultation with the City of Perris in accordance with SB 18 and AB 52. The Rincon Band of Pechanga deferred to the Pechanga and Soboba Bands of Luiseño Indians. Planning staff contacted Edzu Ozdil of the Pechanga Tribe by telephone for consultation on January 19, 2016. The project was discussed in detail and Ms. Ozdil requested a copy of the cultural study and a grading plan for review. These were mailed to her the same day. She indicated they would contact the City if there was an issue with the cultural study, or if any additional follow-up was needed. Planning staff responded in writing to Joseph Ontiveros of the Soboba Band of Luiseño Indians' letter of January 21, 2016 on February 4, 2016 with an offer to meet to discuss the project. No answer was received. To date, no additional contact has been received from either Pechanga or Soboba Bands of Luiseño



Indians. To address concerns about the unanticipated discovery of human remains, the following mitigation shall be required:

**CR-3.** If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to PRC Section 5097.98. The County Coroner must be notified of the find immediately. In the event that human remains (or remains that may be human) are discovered at the implementing development project site during grading or earthmoving, the construction contractors shall immediately stop all activities in the immediate area of the find. The project proponent shall then inform the Riverside County Coroner and the City of Perris Planning Division and the coroner would be permitted to examine the remains. If the coroner determines that the remains are of Native American origin, the coroner would notify the NAHC and the Commission would identify the "Most Likely Descendent" (MLD). Despite the affiliation of any Native American representatives at the site, the Commission's identification of the MLD would stand. The MLD shall be granted access to inspect the site of the discovery of the 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 their inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site. The disposition of the remains would be determined in consultation with the City of Perris, the project proponent, and the MLD. The City of Perris would be responsible for the final decision, based upon input from the various stakeholders. If the human remains are determined to be other than Native American in origin, but still of archaeological value, the remains would be recovered for analysis and subject to curation or reburial at the expense of the project proponent. If deemed appropriate, the remains would 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 specific locations of Native American burials and reburials would be proprietary and not disclosed to the general public. The locations would be documented by the consulting archaeologist in conjunction with the various stakeholders and a report of findings shall be filed with the Eastern Information Center (EIC).

6. <u>GEOLOGY AND SOILS</u>	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in onsite or offsite landslide, lateral spreading, subsidence, liquefaction, or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Explanation of Checklist Answers**

**6a(i) & (ii). Less than Significant Impact.** Based on the review of the information as published by the Department of Conservation, State of California, and the project Preliminary Geotechnical Investigation for a prior residential project, the site is not situated within a Alquist-Priolo Special study zone. However, the subject site and all of southern California is located within a seismically active region as a result of being located near the active margin between the North American and Pacific tectonic plates. The nearest zoned active faults are the San Jacinto Valley Segment of the San Jacinto Fault Zone, approximately 9.2 miles east of the site, the Glen Ivy Segment of the Elsinore Fault Zone, approximately 13.6 miles west of the site, and the San Bernardino Segment of the San Jacinto Fault Zone, approximately 13.7 miles west of the site. The maximum moment magnitude earthquake is estimated to be magnitude 6.9Mw on the San Jacinto Valley Segment of the San Jacinto Fault Zone. The effect of seismic shaking can be mitigated by adherence to the current California Building Code, which is standard practice of the City of Perris Building Division. No additional mitigation is required.

**6a(iii). Less than Significant Impact.** Secondary seismic hazards generally associated with severe ground shaking during an earthquake include shallow ground rupture, liquefaction,

seismically-induced settlement, flooding, and landslides or rock falls. Liquefaction of cohesionless soils can be caused by strong vibratory motion due to earthquakes. Loose, granular soils below a near-surface groundwater table are most susceptible to liquefaction. During the subsurface field exploration, groundwater was not encountered in the upper 51.5 feet below ground surface (bgs). Groundwater has been detected at a depth of 35 feet bgs in previous years approximately .75 mile from the project site. Should groundwater exist at 35 feet at the site during the design basis earthquake, layers of sandy silts under saturated conditions may liquefy with settlement likely to occur. This settlement could be up to one inch. However, regional groundwater maps and groundwater data from Riverside County (2004) indicate that shallow groundwater conditions do not exist locally, thus the site is considered to be at low risk for liquefaction potential. Total and differential (static and dynamic) settlement is anticipated to be within County of Riverside Guidelines.

**6a(iv). No impact.** Seismically induced landslides and other slope failures are common occurrences during or soon after an earthquake. Because the subject site is relatively flat, the potential for seismically induced landslides is considered nil.

**6b. No impact.** The existing topography and soil conditions at the site are not conducive to erosion since as the site is essentially flat (gradual slope from northwest to southeast) and does not consist of sandy (erosive) soils. It also includes large deposits of fill material up to 15 feet in height are scattered throughout the site. The proposed site will be graded, compacted, paved and landscaped to prevent erosion. Therefore, on-site erosion and/or loss of top soil is not anticipated.

**6c. No impact.** Seismically-induced lateral spreading involves lateral movement of soils due to ground shaking. Lateral spreading is demonstrated by near vertical cracks with predominantly horizontal movement of the soil mass involved. The topography of the site being near level, the opinion of the soils report preparer is the potential for seismically induced lateral spreading is remote.

**6d. Less than Significant Impact.** Field observation and limited laboratory testing performed during the preliminary investigation indicates that the onsite earth materials are expected to possess a very low expansion potential. Therefore, a less than significant impact is expected.

**6e. No Impact.** The project will be connected to the existing Eastern Municipal Water District (EMWD) sewer system, and the need for septic tanks or alternative waste water disposal systems will not be necessary.

<b>7. <u>GREENHOUSE GAS EMISSIONS</u></b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<b>Would the project:</b>				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Explanation of Checklist Answers**

**7a. Less than Significant Impact.** To provide guidance to local lead agencies for determining the significance of GHG emissions for CEQA documents, SCAQMD adopted a threshold of 3,000 metric tons (MT) of CO<sub>2</sub>e per year for residential and commercial projects.

Construction activities for the apartment project would consume fuel and result in the generation of greenhouse gases. Construction CO<sub>2</sub>e emissions are as projected using the CalEEMod computer model. All emissions are within the threshold value and the impact is less than significant. If construction were to be completed in two calendar years, the total emissions estimated by CalEEMod would be 810.04 MT of CO<sub>2</sub>e, which is well below the 3,000 MT threshold.

In the case of site operations, the majority of greenhouse gas emissions, specifically CO<sub>2</sub>, is due to vehicle travel and energy consumption. CalEEMod projects that combined mobile, area sources, energy, and waste conveyance would generate 2,486.37 MT of CO<sub>2</sub>e on an annual basis. This value is under the threshold of 3,000 MT per year and the impact is less than significant.

**7b. Less than Significant Impact.** An impact can also be potentially significant if the project does not comply with the applicable plans necessary for the reduction of greenhouse gases. Like air quality impacts, projects that generate de minimus levels (i.e., less than 3,000 MT of CO<sub>2</sub>e per year) and don't result in a significant impact or can be mitigated to less than significant would be deemed to be in compliance of local policies with respect to GHG. The proposed project will not conflict with the SCAQMD AQMP, and the projected GHG are less than 3,000 MT of CO<sub>2</sub>e per year, thus the project does not conflict with the AQMP. A less than significant impact is anticipated.

<b>8. <u>HAZARDS/HAZARDOUS MATERIALS</u></b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<b>Would the project:</b>				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter-mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<b>8. HAZARDS/HAZARDOUS MATERIALS</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<b>Would the project:</b>				
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Explanation of Checklist Answers

**8a. Less Than Significant With Mitigation.** The proposed project would allow for the development of a 202-unit apartment complex on 16.9 acres. The future use of the project site could be affected by hazardous materials in the soil left over from past agricultural use or from the illegal dumping of unknown materials. The Phase 1 Environmental Site Assessment Report prepared dated June 27, 2006 for this site indicates that, due to the historical agricultural use and dumping, there is a concern that the soil may contain residual agricultural chemicals, a recognized environmental condition that requires further investigation, and if appropriate, remediation. The following mitigation is required:

**HM-1.** Subsurface soil sampling is required to determine if past agricultural use and dumping at the site has impacted the subsurface soil. Representative samples should be collected from near surface soil (0 to 1 foot below grade) and deeper soils (3 feet below grade). All near surface samples should be analyzed for pesticides, as well as metals in the debris areas.

**HM-2.** Observations should be made during site development to identify areas of possible contamination such as, but not limited to, the presence of containers of hazardous substances hidden in the debris piles on site, underground facilities, buried debris, waste drums, staining soils or odorous soils.

**8b. & c. No Impact.** The proposed general plan amendment, zone change, tentative map, and development plan review for a 202-unit apartment complex will not result in hazard emission or involve the handling of hazardous or acutely hazardous material, substance, or waste. Further, the development will not have potential to create a significant hazard to the public or the environment through reasonable foreseeable upset and accidental conditions involving the release of hazardous material into the environment. No impacts are anticipated.

**8d. No Impact.** The site is not included on the list of hazardous materials sites compile pursuant to Government Code Section 65962.5. No impacts are anticipated.

**8e. Less than Significant Impact with Mitigation.** The project site is approximately 16,735 feet southeasterly of the southern terminus of Runway 14-32 at the March Air Reserve Base. It is located within Compatibility Zone C2 of the 2014 March Air Reserve Base/Inland Port Airport Land Use Plan (ALUCP), where decibel levels can reach 60-65 dB CNEL. The project is outside of the March Clear and Accident Potential Zones, however the site is located in an area overflown by aircraft on a visual flight path to Runway 32 at relatively low altitudes. As such, there is an elevated accident potential risk, and future residents are likely to experience excessive noise occurrences. The following mitigation is required to lower interior noise levels to 40dB CNEL:

**HM-3** An analysis and design report signed by and prepared under the supervision of a qualified architect or engineer shall be submitted with the application for building permits. The report shall comply with the requirements of *the Perris Municipal Code (PMC) Section 16.22.070* and shall identify the noise sources and characteristics, provide the predicted noise spectra, indicate the basis for the prediction (measured or obtained from published data), and quantify the effectiveness of the proposed building construction to ensure that the CNEL standard of 40 dB is met within the interior living spaces.

**HM-4:** Residential development will be considered acceptable by the city's building official for mitigating interior noise exposures if it incorporates the features described in *PMC Section 16.22.060* of the chapter. Alternative materials and methods of construction may be permitted provided such alternatives are demonstrated to the satisfaction of the city's building official to be equivalent to those described in this chapter.

For the safety of the aircraft and future residents, the proposed project will also incorporate and comply with all applicable conditions specified by the Riverside County Airport Land Use Commission, as follows:

**CONDITIONS:**

1. 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.
2. The following uses/activities are not included in the proposed project and shall be prohibited at this site:
  - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.

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## RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

- (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
  - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)
  - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
  - (e) Children's schools, day care centers, libraries, hospitals, skilled nursing and care facilities, congregate care facilities, hotels/motels, restaurants, places of assembly (including churches and theaters), buildings with more than 3 aboveground habitable floors, noise sensitive outdoor nonresidential uses, critical community infrastructure facilities and hazards to flight.
3. Prior to issuance of any building permits, the landowner shall convey and have recorded an avigation easement to the March Inland Port Airport Authority. Contact March Joint Powers Authority at (951) 656-7000 for additional information.
  4. The attached notice shall be given to all prospective purchasers of the property and tenants of the building.
  5. Any proposed detention basins on the site (including water quality management basins) shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basins that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature. Landscaping in and around the detention basin(s) shall not include trees that produce seeds, fruits, or berries.
  6. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.
  7. This finding of consistency is specifically applicable to the use of the property as a mini-storage project. No human habitation of the storage units is permitted. One caretaker's dwelling may be established in the portion of the property in Compatibility Zone B2. The maximum lot coverage in Compatibility Zone B1-APZ II shall not exceed fifty (50) percent.
- 8f. No Impact.** The project is not in the vicinity of private airstrip. No impact is anticipated.

**8g. No Impact.** The proposed project will not interfere with adopted emergency response or evaluation plans. No impact is anticipated.

**8h. No Impact.** The project site is almost completely surrounded by roadways and a variety of commercial and industrial development. The project is in the center of the City and not at risk from wild land fires. No impact is anticipated.

<b>9. <u>HYDROLOGY AND WATER QUALITY</u></b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<b>Would the project:</b>				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation onsite or offsite?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding onsite or offsite?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of pollutant runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



## Explanation of Checklist Answers

**9a. Less than Significant Impact.** Development of the project site would involve grading of more than one acre and the project proponent is required to obtain a NPDES General Construction permit and comply with permit requirements effective at the time of construction. To address post-construction erosion and discharge impacts, the project proponent is required to prepare a project-specific Water Quality Management Plan (WQMP). The WQMP identifies measures to treat and/or limit the entry of contaminants into the storm drain system. For the NPDES General Construction permit, prior to issuance of a grading permit, the project proponent is required to file a Notice of Intent (NOI) with the Santa Ana Regional Water Quality Control Board to be covered under the State National Pollutant Discharge Elimination System (NPDES) General Construction Permit for discharge of stormwater associated with construction activities. Therefore, potential impacts will be reduced to less than significant.

**9b. No Impact.** Potable water service is provided to the City of Perris by the Eastern Municipal Water District (EMWD). During the subsurface field exploration, groundwater was not encountered in the upper 51.5 feet below ground surface (bgs). Groundwater has been detected at a depth of 35 feet bgs in previous years approximately .75 mile from the project site. Groundwater would not be used to serve the proposed project, thus the proposed project would not involve direct or indirect withdrawals of groundwater. Although implementation of the proposed project would reduce the pervious areas available for potential natural recharge (due to the construction of buildings, roadways and sidewalks), the site will be landscaped and the project WQMP will ensure that there will be landscape infiltration basins and a large retention basin onsite that will contribute to groundwater recharge. Otherwise, the area of the project site is relatively small (16.9 acres) in relation to the total size of the groundwater subbasin, and the project site's only source of water (other than controlled irrigation of landscaping) is direct precipitation, which provides limited opportunity to recharge. Additionally, the project site is not within a recharge area. The proposed project would not deplete groundwater supplies or interfere with groundwater recharge. This impact would be negligible and no mitigation is required.

**9c, 9d, 9e. No Impact.** There are no rivers or streams within the project site; therefore, the proposed project would not alter their course or cause substantial erosion or siltation onsite or offsite. However, as previously discussed, development of the proposed project would result in the conversion of onsite permeable surfaces to impermeable surfaces, which would alter the current drainage pattern of the project site. By increasing the amount of impervious surfaces on the site, more surface runoff would be generated and the rate of runoff could increase.

To manage surface runoff, the proposed project would incorporate Site Design BMPs as part of a Water Quality Management Plan (WQMP), the approval of which by the City is required prior to issuance of the first grading permit, and a Storm Water Pollution Prevention Plan (SWPPP), another standard requirement of the City Engineer's Department, who approves the plan. Prior to the first issuance of a grading permit by the City for the project, the project design shall receive approval from the City of Perris for the SWPPP. The SWPPP shall include a surface water control plan and erosion control plan citing specific measures to control on-site and off-site erosion during the entire grading and construction period. In addition, the SWPPP shall emphasize structural and nonstructural best management practices (BMPs) to control sediment and non-visible discharges from the site. Some of the BMPs to be implemented may include (but not be limited to) the following:

- Sediment discharges from the site may be controlled by the following: sandbags, silt fences, straw wattles and temporary debris basins (if deemed necessary), and other discharge control devices. The construction and condition of the BMPs would be

periodically inspected during construction, and repairs would be made when necessary as required by the SWPPP.

- All materials that have the potential to contribute non-visible pollutants to stormwater must not be placed in drainage ways and must be contained, elevated, and placed in temporary storage containment areas.
- All loose piles of soil, silt, clay, sand, debris, and other earthen material shall be protected in a reasonable manner to eliminate any discharge from the site. Stockpiles would be surrounded by silt fences.
- The SWPPP would include inspection forms for routine monitoring of the site during the construction phase to ensure NPDES compliance.
- Additional BMPs and erosion control measures would be documented in the SWPPP and utilized if necessary.
- The SWPPP would be kept on site for the entire duration of project construction and will also be available to the local RWQCB for inspection at any time.

**9.f Less than Significant Impact.** As discussed under Thresholds 9c and 9d above, the proposed project would result in the conversion of permeable surfaces to impermeable surfaces, which would alter the current drainage pattern of the project site. The proposed project would be required to comply with applicable regulations for the protection of water quality, including the preparation of a Water Quality Management Plan (WQMP). The WQMP identifies structural and non-structural BMPs to treat any pollutants generated on site, and prevents runoff from leaving the site. All pollutants will be treated onsite primarily with biofiltration into the ground. Impacts associated with this threshold are expected to be less than significant.

**9.g & h. No Impact.** The project is outside the 100-year and 500-year floodplains, as shown on the current Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map. The development of this project will include construction of master-planned storm drain facilities.

**9.i. Less than Significant Impact.** The subject site is within the dam inundation area from the Perris Dam as identified in the General Plan EIR and the Master Environmental Assessment. However, the Perris Dam has been built to withstand a major earthquake. Dam failure and subsequent inundation is considered unlikely. The Pigeon Pass reservoir is located upstream of the Perris Valley Storm Drain in the Moreno Valley area, north of the Planning area. The Pigeon Pass Watershed is a flood control facility and is normally dry. Imposition of the standard City requirements for drainage and flood control will reduce potentially significant impacts from dam failure and water inundation to less than significant levels.

**9j. No Impact.** The project is not adjacent to water bodies that would be source of these impacts and therefore no impact is expected.

<b>10. LAND USE AND PLANNING</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<b>Would the project:</b>				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Explanation of Checklist Answers**

**10a. No Impact.** The project site is currently undeveloped and zoned for multifamily residential development (MFR-14). Residential tract development is located to the east across Perris Blvd., and the approved undeveloped Harvest Landing Specific Plan is located across Barrett Avenue to the west. A commercial center is located to the south, and light industrial uses are located to the north. As an infill project, the residential development pattern would be extended without significant impact to the surrounding community. Therefore, this project would connect rather than divide established communities, and no significant environmental effects are expected.

**10b. No Impact.** The proposed project includes a General Plan Amendment and Zone Change to change the land use of one approximately 1.0 acre parcel zoned Community Commercial (CC) to MFR-14, for consistency with the surrounding land use designation, and to allow residential development on the 16.9 acre property. The proposed project density for the apartments is 12 dwelling units per acre, which complies with the density requirement for the MFR-14 designation, which allows up to 14 du/ac. The proposed project also includes a Tentative Parcel Map to join the seven parcels to allow construction of the project. Thus, the proposed project does not conflict with the City's general plan and zoning ordinance, and does not seek to avoid or mitigate an environmental effect. The General Plan anticipates providing public services according to existing densities. Therefore, the proposed project could have a small, but incremental impact to land use and planning based on increase in density. This potential impact is offset by Development Impact Fees. For single family dwelling this fee is 13,670 per unit. No other conflict with general plan goals, policies, and action items has been identified. Therefore no significant conflict with Land Use Planning is expected from the project.

**10c. No Impact.** The project has no potential to conflict with local policies or ordinances protecting biological resources, nor the provisions of an adopted Habitat Conservation Plan, which is the Western Riverside County Multiple Species Habitat Conservation Plan. As required by the MSHCP, the project proponent prepared a Burrowing Owl Survey which was negative for owl sign or owls. The project is in full compliance with the MSHCP, and no impacts are expected.

11. <u>MINERAL RESOURCES</u>	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Explanation of Checklist Answers

**11a. & b. No Impact.** Based on the Mineral Resource Zones (MRZ) established by California Department of Conservation, the project site is not located within an MRZ area. The California Department of Conservation is primarily interested in preservation of access to significant mineral resources in MRZ areas. Lands within the City of Perris and its Sphere of Influence are designated MRZ3 and MRZ4, which are not defined as significant resource areas. Therefore, the project would not impact the availability of valuable mineral resources.

12. <u>NOISE</u>	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
<b>Would the project result in:</b>				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## Explanation of Checklist Answers

**12a. & e. Less than Significant Impact with Mitigation.** The project site lies within March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (MARB ALUCP) Zone C2, and subject to noise levels in excess of 60 dBA CNEL for aircraft operations. The Perris General Plan recognizes that sound levels in excess of 40 to 45 dBA are generally considered to be excessive for sleeping areas within a residence. This impact can be mitigated to less than significant by construction design that reduces interior noise levels to no more than 40 dBA, which has previously been identified as Mitigation Measures HN-3 and HN-4 under **Hazards and Hazardous Materials**. The project will also generate short-term increases in existing noise levels from construction activities. Standard City Conditions of Approval for construction noise (see 12d.) will reduce these impacts to less than significant levels.

See Hazards and Hazardous Materials for Mitigation Measures HM-3 and HM-4

**12b. No Impact.** The project site is not adjacent to or in close proximity to railroad tracks or other sources of groundborne vibration or noise, so no significant increase in groundborne vibration or noise is anticipated.

**12c. No Impact.** The project will result in a less than significant permanent increase in ambient noise levels in the project vicinity above levels existing without the project since the site is currently undeveloped. However, the site is centrally located within the City with a primary arterial street (Perris Blvd.) adjacent to it, and industrial uses bordering the site to the north and a commercial shopping center to the south, all of which contribute to existing noise levels. In the future, the approved Harvest Landing Specific Plan will be developed to the west, with a public park closest to the proposed multifamily development. Therefore, no impact is anticipated.

**12d. Less Than Significant Impact.** Construction activity will temporarily increase ambient noise levels above levels existing without the project. However, standard City requirements for noise attenuation at construction sites will adequately address this potential impact. 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 deviation from the construction hours are deemed necessary, a formal request to the building inspector identifying why this must occur and the time frame needed along with necessary provision to mitigate noise impact. The approval of this request is subject to the approval of the Building Official.
- b) Building construction noise 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 City Engineer.
- 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 includes 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.

**12.e. Less Than Significant Impact with Mitigation.** The site is located approximately 3.5 miles southeast of the March Air Reserve Base and outside the main approach and influence areas. The project site is located inside the 60 CNEL and 65 DNL noise contour areas, and the noise mitigation described above and under Hazards/Hazardous Materials shall be applied to the project.

**12.f. No Impact.** The project is not within the vicinity of a private airstrip.

13. <u>POPULATION AND HOUSING</u>	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through the extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Explanation of Checklist Answers**

**13a. Less than significant impact.** All but approximately one acre of the 16.9 acre project site is zoned for multifamily development. A General Plan Amendment and Zone Change have been applied for to convert this one acre from Commercial (CC) to Multifamily (MFR-14). A density of 12 dwelling units per acre is proposed for the project, which equates to 202 du/ac and approximately 500 future residents. The proposed project is west of tract homes, and the undeveloped Harvest Landing Specific Plan is located to the east. The Harvest Landing Specific Plan encompasses 326 acres of land bounded on the north by Placentia Avenue and Orange Avenue, on the south by commercial development along Nuevo Road, on the east by Perris Boulevard and Barrett Avenue, and on the west by East Frontage Road. The Plan would allow for development of up to 1,860 dwelling units, 1.23 million square feet of business use, up to 73,181 square feet of commercial space, 44 acres of recreation and open space uses, 34 acres of roads, and 5 acres of drainage/detention areas. Thus, the net effect of the proposed project would be increase the residential development of the subject property by 37 dwelling units. This increase in dwelling units and population is not considered significant.

**13b. & c. No Impact.** The entire site is currently vacant and undeveloped. No housing or people will be displaced and no significant impacts are anticipated.

14. <u>PUBLIC SERVICES</u>	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
<p>Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:</p>				
a) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Explanation of Checklist Answers**

**14a. Less Than Significant Impact.** Fire protection services in the City of Perris are provided by the California Department of Forestry and Fire Protection (CalFire), under contract with and operating as the Riverside County Fire Department (RCFD) for fire and emergency services. The City has firefighters assigned to two fire stations: Fire Station 90 and Fire Station 1. Fire Station 90, located at 333 Placentia Avenue, is approximately 1/2 mile northwest of the project site. It is anticipated to be the fire station with first response to the proposed project. Fire Station 1, located at 210 West San Jacinto Avenue, is approximately 2.5 miles south of the project site and is also anticipated to serve the proposed project.

The proposed project would be designed in compliance with all applicable ordinances and standard conditions established by the RCFD and/or the City or State including, but not limited to, those regarding fire prevention and suppression measures, water improvement plans, fire hydrants, automatic fire extinguishing systems, fire access, access gates, combustible construction, water availability, and fire sprinkler systems. Compliance with applicable regulations would be confirmed by the RCFD during its review of development plans to ensure they are able to provide proper fire protection to the development.

The project applicant would be required to pay the Transportation Uniform Mitigation Fee (the TUMF) and City's Developer Impact Fee (the DIF) programs. The DIF provides a funding source to construct the police, fire, community amenities, government facilities, and roadway infrastructure necessary to mitigate the impacts of the growth expected in the City of Perris over the next 25 years (Perris 2008).

The development of the proposed project would not cause fire staffing, facilities, or equipment to operate at a deficient level of service. Additionally, the proposed project would be required to pay into the City's DIF, which provides a funding source for construction of fire facilities as a result of impacts related to future growth in the City. The proposed project would not require the construction of new or expanded fire protection facilities. Therefore, no significant impacts

related to the construction of fire protection facilities would result with implementation of the project, and no mitigation is required.

**14b. Less Than Significant Impact.** The Riverside County Sheriff Department (RCSD) provides municipal police services for the City of Perris. The Perris Station is located at 137 North Perris Boulevard, approximately 2.5 miles south of the project site. As stated in Threshold No. 14.a., the proposed project would be required to pay into the City's DIF, which provides a funding source to construct the police, fire, community amenities, government facilities and roadway infrastructure necessary to mitigate the impacts of the growth expected in the City of Perris over the next 25 years.

The proposed project would be designed and operated per applicable standards required by the City, the RCSD in regards to public safety. In addition, the project would be required the City's DIF, which provides a funding source for construction of police facilities as a result of impacts related to future growth in the City. The proposed project would not require the construction of new or expanded police protection facilities. Therefore, no significant impacts to the environment related to the construction of police protection facilities would result with implementation of the project, and no mitigation is required.

**14c. Less Than Significant Impact.** The proposed project is located within the boundaries of the Val Verde Unified School District (VVUSD). As a residential development, the proposed project would likely directly create a source of students and there is potential for direct impact on school services and facilities to occur. Appropriate developer impact fees, as required by State law, shall be assessed and paid to the school district. Section 65995(b) of the *California Government Code* establishes the base amount of allowed developer fees and allows increases in the base fee every two years. School districts are placed into a specific "level" based on school impact fee amounts that are imposed on the development. With the payment of these required fees, no significant impacts to school services would result. The proposed project would not require the construction of new or expanded school facilities and no environmental impacts would result; no mitigation is required.

**14d. Less Than Significant Impact.** The City's Community Services Department provides community services and recreational and leisure time opportunities and is responsible for the planning, development, and maintenance of the City's parks and recreational facilities. City parks are located close to the project. The proposed project is a new residential use and would potentially result in a direct increase in the population within the City. However, the proposed project would have its own recreational opportunities on site including pool, exercise room with equipment, basketball, and a soccer field. In addition, when the Harvest Landing Specific Plan is developed, a 2.5 acre park will be available to the apartment residents across Barrett Avenue. Therefore, the project impact would be less than significant and would not require the construction of new or expanded recreational facilities.

**14e. Less Than Significant Impact.** The City of Perris contracts with the Riverside County Public Library System and provides library services at Cesar E. Chavez Library located at 163 East San Jacinto Avenue, approximately four miles south of the proposed project site. The proposed project would be required to pay into the City's DIF, which provides a funding source to help construct libraries. The proposed project would not require the construction of new or expanded library facilities.



15. <u>RECREATION</u>	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
<b>Would/does the project:</b>				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Explanation of Checklist Answers**

**15a & b. Less Than Significant Impact.** The proposed multifamily project will increase the need for City and regional parks, although the project will have its own recreational facilities on site including a soccer field, swimming pool, kids' playground and an indoor exercise facility. The project will be conditioned to pay into the City's Community Facilities District through the Development Impact Fee program which would be used to pay for future parks, as well as be subject to Perris Ordinance No. 953 which requires additional park fees. The construction of these recreational facilities does not have the potential to create an adverse physical effect on the environment beyond the project as a whole. Less than significant impacts are anticipated.

16. <u>TRANSPORTATION/TRAFFIC</u>	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

16. <u>TRANSPORTATION/TRAFFIC</u>	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Explanation of Checklist Answers**

**16a. & b. Less than Significant with Mitigation.** The City of Perris supports several transportation plans and programs that are necessary to manage current traffic demands in addition to planning for the City's future transportation needs. These plans and programs include SCAG's Regional Transportation Plan (RTP), and SCAQMD's Air Quality Plan to achieve federal and State air quality standards through the use of control measures and strategies, including mobile source controls. Also, the Inland Empire Intelligent Transportation System Strategic Plan (ITS), which was approved by the Riverside County Transportation Commission in 1997, provides a list of goals and policies to be followed to achieve a viable Intelligent Transportation System infrastructure to improve mobility and enhance public safety throughout the region. In addition, Riverside County, as with other urbanized counties in California, are required to have a Congestion Management Plan (CMP) to link land use, transportation and air quality to encourage reasonable growth management plans to effectively utilize transportation funds, alleviate congestion and other impacts, and improve air quality. The CMP also identifies a roadwork system and level of service to be maintained in the County. Also, the Riverside County Integrated Plan seeks to accommodate Riverside County's growing population in a comprehensive plan focused on conservation, transportation and land use needs for several decades into the future. This plan includes the Community Environmental Transportation Acceptability Process (CETAP), which identifies transportation corridors throughout the County, as well as alternative and multi-modal facilities.

The proposed project has less than significant potential with the proposed mitigation to conflict with any of these plans or programs. The City of Perris General Plan (2030) Policy II.A, requires the level of services (LOS) for arterial intersections to be "E," at intersections of any arterials and expressways with SR 74, the Ramona Expressway or at I-215 freeway ramps. A Traffic Impact Study was prepared by *TJW Engineering Inc.* to evaluate the 202-unit apartment project and surrounding intersections along Perris Boulevard and Barrett Avenue. The proposed project would generate 1,516 daily trips, 116 AM peak hour trips and 14 PM peak hour trips, at the project driveways. Site access to the project would be one full access ingress/egress at Gallant Fox Street and one full access ingress/egress at Barrett Avenue.

Existing conditions (with and without the project) were shown at the studied intersections to be operating at an acceptable LOS (LOS D or better) during AM and PM peak hours. With the project and other cumulative impacts (specifically the approved undeveloped Harvest Landing Specific Plan project), only one intersection at Barrett Avenue and Orange Avenue was projected to operate at an unacceptable level of service (LOS F AM peak hour). Based on the County of Riverside thresholds of significance for Existing Plus Ambient Growth Plus Project Plus Cumulative (EAPC) Conditions, the impacts to this intersection are considered cumulative, but not sufficient to warrant any improvements to the existing intersection of Barrett Avenue and Orange Avenue at this time for the proposed project. When the Harvest Landing Specific Plan begins building, signal warrants will be met. The project will participate in the cost of off-site

improvements through the payment of the mandatory Transportation Uniform Mitigation Fee (TUMF) and City Development Impact Fees (DIF). On site, the project is required to provide roadway improvements as well as site access improvements. See Mitigation Measures TT-1 and TT-2 below:

**TT-1 ON-SITE ROADWAY IMPROVEMENTS.** From the Gallant Fox entrance at Perris Blvd., a minor on-site intersection is required, to be controlled by stop signs in all approach directions: northwest to the proposed apartment complex, south to the existing Spectrum shopping center, and northeast to the existing Jack in the Box and Napa Auto Parts stores fronting on Perris Blvd.

**TT-2 SITE ACCESS IMPROVEMENTS.** At Barrett Avenue (Driveway 1), install a stop control on the westbound approach and construct an intersection with the following geometrics:

- Northbound Approach: One shared through/left-turn lane
- Southbound Approach: One shared through/right-turn lane
- Eastbound Approach: One shared left-right turn lane

- 16.c. No Impact.** The proposed project will not result in change in air traffic patterns.
- 16d. No Impact.** The proposed project will not have the potential to substantially increase hazards due to design features or incompatible uses. The access points proposed for the project are required to conform to City of Perris standards. Therefore no impacts are expected.
- 16e. No Impact.** Two paved access points with adequate street width throughout the development for emergency oversized vehicles will be provided for the proposed residential development, and no lack of emergency access is anticipated.
- 16f. No Impact.** Public transit is provided from Perris Blvd., close to the proposed project. The Metrolink station in downtown Perris is approximately 3 miles south of the project. The project has no potential to conflict with adopted City policies, plans, or programs for public transit, bicycle, or pedestrian facilities, and will not decrease the performance or safety of such facilities. Therefore no impact is anticipated.
- 16g. No Impact.** The proposed project will not conflict with any adopted alternative transportation plans, policies or programs that support alternative transportation. No impact is anticipated.

17. <u>UTILITIES AND SERVICE SYSTEMS</u>	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

17. <u>UTILITIES AND SERVICE SYSTEMS</u>	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Explanation of Checklist Answers:**

**17a. Less than Significant Impact.** The NPDES permit system requires all existing and future municipal and industrial discharges to surface waters within the City to be subject to requirements specified in the Santa Ana River Basin Plan (Region 8) and in project permits. Operational discharge flows would be treated at the Perris Valley Regional Water Reclamation Facility (PVRWRF), which is required to comply with their associated waste discharge requirements. Compliance with the NPDES, the condition or permit requirements established by the City and EMWD, and waste discharge requirements at the PVRWRF will ensure that discharges into the sewer system resulting from the operation of the proposed project do not exceed applicable RWQCB wastewater treatment requirements. Therefore, a less than significant impact would occur and no mitigation is required.

**17b. No Impact.** The City Engineer will require that the project connect to the City's existing infrastructure (water, sewer) system to serve the area, and comply with Fire Department and Health Department requirements. The preliminary hydrology and drainage study confirms that the infrastructure improvement plans will meet all standards of rainstorm protection as adopted by the City of Perris and County of Riverside Flood Control. Therefore, the project will not exceed the wastewater treatment requirements of the Santa Ana Regional Water Quality Control Board and no impact is anticipated.

**17c. No Impact.** All new construction is subject to SB 610 for water supply assessments. The project site will be served by the Eastern Municipal Water District (EMWD), which provides services to all residential development. Since it is a residential development of less than 500 dwelling units, the project is not defined as a "Project" under the Water Code Section 10912(a), and therefore is not required to obtain a water supply assessment.

- 17d. Less Than Significant Impact.** Although the proposed project will increase the need for water supplies, this need can be handled from existing entitlements, resources, and City Engineer requirements. Therefore, a less than significant impact is anticipated.
- 17e. & f. Less Than Significant Impact.** The proposed project will comply with all federal, state and local statutes and regulations related to solid waste. Development will increase the amount of solid waste being sent to landfills, thereby incrementally shortening the lives of those landfills. However, potential impacts from solid waste created by this development can be mitigated through participation in source reduction and recycling programs, which are implemented by the City. Therefore, less than significant impacts are anticipated as a result of this project.
- 17g. No Impact.** Federal, State, and local statutes and regulations for solid waste generation, transport, and disposal are intended to decrease solid waste generation through mandatory reductions in solid waste quantities (e.g., through recycling and composting of green waste) and the safe and efficient transport of solid waste. The proposed project would be required to coordinate with CR&R Waste Services to develop a collection program for recyclables, such as paper, plastics, glass and aluminum, in accordance with local and State programs, including the California Solid Waste Reuse and Recycling Act of 1991. Additionally, the proposed project would be required to comply with applicable practices enacted by the City under the California Integrated Waste Management Act of 1989 (AB 939) and any other applicable local, State, and federal solid waste management regulations. AB 939 requires all counties to prepare a County Integrated Waste Management Plan. The County of Riverside adopted its *Countywide Integrated Waste Management Plan* (CIWMP) in 1998. The CIWMP includes the Countywide Summary Plan; the Countywide Siting Element; and the Source Reduction and Recycling Elements, the Household Hazardous Waste Elements, and Nondisposal Facility Elements for Riverside County and each city in Riverside County. In summary, the proposed project would comply with all regulatory requirements regarding solid waste, and no impact is anticipated.

18. <u>MANDATORY FINDINGS OF SIGNIFICANCE</u>	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No impact
<b>Does the project:</b>				
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Does the project have environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Explanation of Checklist Answers**

**18a., b. & c. Less than Significant or Less Than Significant with Mitigation.** All potentially significant impacts that can be reduced to less than significant impact by standard conditions of approval, requirements of regulatory bodies in addition to the City of Perris, have been identified as such. Other significant adverse impacts identified in this assessment are readily and feasibly offset by mitigation measures that will reduce each impact to less than significant levels.

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## **SUMMARY OF MITIGATION MEASURES**

### **AIR QUALITY:**

- AQ-1** Painting and surface coating shall be limited to an aggregated area of no more than 25,000 square feet per day during any phase of construction, or paints and surface coating shall be limited to not more than 38 milligrams per liter of VOC content.
- AQ-2** Low VOC paint shall be used all for residential and nonresidential interiors and exteriors.
- AQ-3** Low VOC cleaning supplies shall be used.

### **CULTURAL RESOURCES:**

- CR-1** In the event that previously undocumented 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 a professional archaeologist hired for the purpose by the project proponent. If any artifacts of Native American origin are discovered, all activities in the immediate vicinity of the find (within a 100-foot radius) shall stop and the project proponent and project archaeologist shall notify the City of Perris Planning Division, the Pechanga Band of Luiseño Indians and the Soboba Band of Luiseño Indians. A designated Native American observer from either the Pechanga Band of Luiseño Indians or the Soboba Band of Luiseño Indians shall be retained to help analyze the Native American artifacts for identification as everyday life and/or religious or sacred items, cultural affiliation, temporal placement, and function, as deemed possible. 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.

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 and the Soboba Band of Luiseño Indians.

**CR-2** In the event previously undocumented paleontological resources are identified during earthmoving activities, further work in the area should be halted until the nature and significance of the find can be assessed by a qualified paleontologist.

**CR-3** 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 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).

## **HAZARDS/HAZARDOUS MATERIALS**

**HM-1** Subsurface soil sampling is required to determine if past agricultural use and dumping at the site has impacted the subsurface soil. Representative samples should be collected



from near surface soil (0 to 1 foot below grade) and deeper soils (3 feet below grade). All near surface samples should be analyzed for pesticides, as well as metals in the debris areas.

- HM-2** Observations should be made during site development to identify areas of possible contamination such as, but not limited to, the presence of containers of hazardous substances hidden in the debris piles on site, underground facilities, buried debris, waste drums, staining soils or odorous soils.
- HM-3** An analysis and design report signed by and prepared under the supervision of a qualified architect or engineer shall be submitted with the application for building permits. The report shall comply with the requirements of *the Perris Municipal Code (PMC) Section 16.22.070* and shall identify the noise sources and characteristics, provide the predicted noise spectra, indicate the basis for the prediction (measured or obtained from published data), and quantify the effectiveness of the proposed building construction to ensure that the CNEL standard of 40 dB is met within the interior living spaces.
- HM-4** Residential development will be considered acceptable by the city's building official for mitigating interior noise exposures if it incorporates the features described in *PMC Section 16.22.060* of the chapter. Alternative materials and methods of construction may be permitted provided such alternatives are demonstrated to the satisfaction of the city's building official to be equivalent to those described in this chapter.

#### **NOISE:**

*See Hazards and Hazardous Materials for Mitigation Measures HM-3 and HM-4*

#### **TRAFFIC/TRANSPORTATION:**

- TT-1 ON-SITE ROADWAY IMPROVEMENTS.** From the Gallant Fox entrance at Perris Blvd., a minor on-site intersection is required, to be controlled by stop signs in all approach directions: northwest to the proposed apartment complex, south to the existing Spectrum shopping center, and northeast to the existing Jack in the Box and Napa Auto Parts stores fronting on Perris Blvd.
- TT-2 SITE ACCESS IMPROVEMENTS.** At Barrett Avenue (Driveway 1), install a stop control on the westbound approach and construct an intersection with the following geometrics:
- Northbound Approach: One shared through/left-turn lane
  - Southbound Approach: One shared through/right-turn lane
  - Eastbound Approach: One shared left-right turn lane

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- Burrowing Owl Survey, prepared by RCA Associates, LLC, dated September 24, 2015. Project No. RCA#2015-21 for JD Pierce Company, Inc.
- Preliminary Geotechnical Investigation for Perris 15 Site, prepared by Leighton and Associates, Inc., dated September 5, 2006. Project No. 112009-002 for Perris 15 Investments, LLC.
- Phase 1 Environmental Site Assessment Report, Perris 15 Site, prepared by Leighton and Associates, Inc., dated June 27, 2006. Project No. 112009-001 for Perris 15 Investments, LLC.
- Cultural Resource Assessment for the Perris Apartments Project, prepared by Joan George and Josh Smallwood, Applied Earthworks, Inc., dated September 2015.
- Perris Apartments Traffic Impact Analysis, prepared by TJW Engineering, Inc., for JD Pierce Company, Inc., dated September 30, 2015.
- 2014 March Air Reserve/Inland Port Airport Land Use Compatibility Plan (March ALUCP), as adopted by the Riverside County Airport Land Use Commission (RCALUC) on November 13, 2014.
- Project Staff Report dated March 10, 2016 for Perris Group LLC (Representative Peter Kulmaticki, JD Pierce Co.) prepared by the Riverside County Airport Land Use Commission (RCALUC), Case No. ZAP1176MA16.

CITY COUNCIL  
AGENDA SUBMITTAL

**Meeting Date: October 25, 2016**

**SUBJECT: Consideration and Discussion of Resolution Number (next in order) concerning the renaming the City Holiday Occurring on the Second Monday of October from Columbus Day to Indigenous Peoples' Day, as a day Celebrating the History, Culture, and Governments of Indigenous Peoples**

**REQUESTED ACTION:** That the City Council adopt Resolution Number (next in order) entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, RENAMING THE CITY HOLIDAY OCCURRING ON THE SECOND MONDAY OF OCTOBER FROM COLUMBUS DAY TO INDIGENOUS PEOPLES' DAY AND RECOGNIZING INDIGENOUS PEOPLES' DAY AS A DAY TO CELEBRATE THE HISTORY, CULTURE, AND GOVERNMENTS OF INDIGENOUS PEOPLES.

**CONTACT:** Eric L. Dunn, City Attorney

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**BACKGROUND/DISCUSSION:**

At its October 11, 2016 meeting, the City Council considered whether to recognize "Indigenous Peoples' Day" as a City holiday and the manner in which it would be recognized. At that meeting, the City Council extensively discussed the recognition of "Indigenous Peoples' Day," and considered whether to, instead, recognize that holiday as "Native American Day." The City Council requested that additional information be provided concerning whether the previously identified cities recognized the holiday as "Indigenous Peoples' Day" or "Native American Day." The following is an updated list of cities that recognize the second Monday of October as "Indigenous Peoples' Day":

Berkley, California	Minneapolis, Minnesota
City of San Fernando, California	Grand Rapids, Minnesota
Seattle, Washington	St. Paul, Minnesota
Olympia, Washington	Town of Newstead, New York
Bainbridge Island, Washington	Town and Village of Lewiston, New York
Yakima, Washington	Village of Akron, New York
Traverse City, Michigan	Denver City, Colorado
East Lansing, Michigan	Boulder, Colorado
Eugene, Oregon	Durango, Colorado
Portland, Oregon	Anchorage, Alaska
City of Anadarko, Oklahoma	Carrboro, North Carolina
Albuquerque, New Mexico	Belfast, Maine
Asheville, North Carolina	Cambridge, Massachusetts
Santa Fe, New Mexico	Phoenix, Arizona

Based upon further research, the following non-cities recognize "Indigenous Peoples' Day": Vermont; Minnesota State University, Mankato; Alaska; University of Utah; Utah; Brown University; and the Cornell University Student Assembly.

On the other hand, the State of South Dakota recognizes "Native American Day" on the second Monday of October. The State of Tennessee recognizes "American Indian Day" on the fourth Monday of September. The State of Hawaii recognizes "Discoverers' Day." The State of California recognizes the fourth Friday of September as "Native American Day." Our research did not show any cities recognizing this holiday as "Native American Day."

The City Council also directed City staff to bring a resolution to the Council for the purpose of renaming Columbus Day to "Indigenous Peoples' Day" and recognizing "Indigenous Peoples' Day" as a day to celebrate the history, culture, and governments of indigenous peoples. In the alternative, the City Council may rename Columbus Day to "Native American Day" and similarly recognizing "Native American Day." As such, that resolution is attached to this staff report.

The City Council is therefore requested to consider the adoption of the attached resolution, or provide additional direction to staff.

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**BUDGET (or FISCAL) IMPACT:**

None to the City.

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Reviewed by:

City Attorney  X   
Assistant City Manager  JF   
Director of Finance

Attachments: None

Consent:  
Public Hearing:  
Business Item:  
Other:

RESOLUTION NUMBER (NEXT IN ORDER)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, RENAMING THE CITY HOLIDAY OCCURRING ON THE SECOND MONDAY OF OCTOBER FROM COLUMBUS DAY TO INDIGENOUS PEOPLES' DAY AND RECOGNIZING INDIGENOUS PEOPLES' DAY AS A DAY TO CELEBRATE THE HISTORY, CULTURE, AND GOVERNMENTS OF INDIGENOUS PEOPLES.

WHEREAS, the City of Perris is committed to protecting and advocating for justice, human rights, and the equal treatment of all people who live and work in the City of Perris; and

WHEREAS, the United States endorsed the United Nations Declaration on the Rights of Indigenous Peoples (the "Declaration") on December 16, 2010 and the Declaration recognizes that "indigenous peoples have suffered from historic injustices as a result of, inter alia, their colonization and dispossession of their lands, territories and resources"; and

WHEREAS, Article 15 of the Declaration recognizes the right of indigenous peoples "to the dignity and diversity of their cultures, traditions, histories and aspirations which shall be appropriately reflected in education and public information" and places an obligation on States to "take effective measures, in consultation and cooperation with the indigenous peoples concerned, to combat prejudice and eliminate discrimination and to promote tolerance, understanding and good relations among indigenous peoples and all other segments of society"; and

WHEREAS, the City recognizes that the indigenous peoples of the lands that would later become known as the Americas have occupied these lands since time immemorial; and

WHEREAS, the City recognizes that the celebration of Christopher Columbus and his alleged 1492 discovery of the lands that would later become known as the Americas works to celebrate an era of colonization and dispossession of indigenous peoples' homelands, as well as the decimation of entire groups of indigenous peoples from North and South America; and

WHEREAS, the City recognizes the dignity and diversity of the cultures, traditions, histories and aspirations of the City's peoples and indigenous ancestry; and

WHEREAS, the City seeks to combat prejudice and eliminate discrimination stemming from colonization and to promote tolerance, understanding and good relations among indigenous peoples and all other segments of our society; and

WHEREAS, the City values the contributions made to our City and our society through indigenous peoples' arts, knowledge, technology, science, philosophy, and culture; and

WHEREAS, the City seeks to promote events related to indigenous culture; and

WHEREAS, the City promotes the closing of the equity gap for indigenous peoples through policies and practices of government entities, organizations, and other public institutions that reflect the experiences of indigenous peoples and honor our nation's indigenous roots, history, and contributions; and

WHEREAS, Indigenous Peoples' Day was first proposed in 1977 by a delegation of Native Nations to the United Nations-sponsored International Conference on Discrimination Against Indigenous Populations in the Americas as a holiday to celebrate the Indigenous People of North America; and

WHEREAS, in 1990, representatives from 120 indigenous nations at the First Continental Conference on 500 Years of Indian Resistance unanimously passed a resolution to transform Columbus Day into an occasion to strengthen the process of continental unity in a struggle towards liberation, and to reveal a more accurate historical record.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Perris:

1. The City renames the City holiday occurring on the second Monday of October from Columbus Day to Indigenous Peoples' Day.
2. The City recognizes Indigenous Peoples' Day as a day to celebrate the history, culture, and governments of indigenous peoples of our state.
3. The City encourages its partners and vendors to recognize Indigenous Peoples' Day on the second Monday in October.
4. The City encourages all schools to teach about the history, culture, and governments of indigenous peoples of our state and give special focus to the history, culture, and governments of indigenous peoples on the second Monday of October.
5. The City Clerk shall certify the adoption of this Resolution and shall cause this Resolution and her certification to be filed in the office of the City Clerk.

ADOPTED, SIGNED AND APPROVED THIS \_\_\_<sup>th</sup> Day of October 2016

\_\_\_\_\_  
Daryl R. Busch, Mayor of the City of Perris

Attest:

\_\_\_\_\_  
Nancy Salazar, City Clerk

State of California    )  
County of Riverside   ) ss  
City of Perris         )

I, Nancy Salazar, City Clerk of the City of Perris, California, do hereby certify that the foregoing Resolution Number (next in order) was duly and regularly adopted by the City Council of the City of Perris at a regular meeting thereof held the \_\_\_\_\_ day of October 2016, by the following vote.

\_\_\_\_\_  
Nancy Salazar, City Clerk