



**CITY OF PERRIS  
PLANNING COMMISSION  
AGENDA**

**December 7, 2016**

**City Council Chambers  
Meeting to convene at 6:00 P.M.  
101 North "D" Street  
Perris, CA 92570**

**1. CALL TO ORDER:**

**2. ROLL CALL:**

**Commissioners:** Arras, Stuart, Shively, Hammond, Weir  
Vice Chair Balderrama, Chairman McCarron

**3. INVOCATION:**

**4. PLEDGE OF ALLEGIANCE:** Commissioner Arras

**5. PRESENTATION:**

**6. CONSENT CALENDAR:**

- A. Planning Commission Minutes for November 16, 2016

**7. PUBLIC HEARING:**

- A. **General Plan Amendment (GPA) 14-00094, Zone Change (ZC) 14-00095, Plan Development Overlay (PDO) 14-00093 & Tentative Tract Map 14-00091 (TTM 37038)** – Proposal to subdivide 14.5 acres of vacant land into a 113-unit planned residential development with common open-space amenities and to apply a Planned Development Overlay (PDO) Zone. A General Plan Amendment and Zone change is proposed to change the land use designation from R-6,000 to MFR-14, located at the southwest corner of Orange Avenue and Dunlap Road. **Applicant:** Robert Furey, Groundwurk Inc.

**B. Conditional Use Permit 16-05129** – Proposal to permit an outpatient crisis stabilization center serving patients 18 years and older within a 4,046 square foot lease space to be operated by Telecare Corporation under contract by Riverside County Department of Mental Health, located 85 E. Ramona Expressway, Suites 1-3  
.Applicant: Roderick Verbeck, RUHS-Mental Health

**8. BUSINESS/WORKSHOP:**

**9. PUBLIC COMMENTS:**

*Anyone who wishes to address the Planning Commission regarding items not on the agenda may do so at this time. Please walk up to the podium and wait for the Chairperson to recognize you. Please speak clearly, give your name, spell your last name, and address for accurate recording in the minutes. Each speaker will be given three (3) minutes to address the Planning Commission.*

**10. COMMISSION MEMBERS ANNOUNCEMENTS OR REPORTS:**

**11. DIRECTOR OF DEVELOPMENT SERVICES REPORTS AND/OR INFORMATION:**

**12. ADJOURNMENT**

# Planning Commission Agenda

CITY OF PERRIS  
12.07.16

# Item 6A

Planning Commission Minutes for November 16, 2016

## ***CITY OF PERRIS***

### MINUTES:

Date of Meeting: November 16, 2016

06:00 PM

Place of Meeting: City Council Chambers

1. CALL TO ORDER: The meeting was called to order at 6:03 p.m.
2. ROLL CALL: Commissioners: Weir, Arras, Stuart, Shively, Hammond  
Vice Chair Balderrama, Chairman McCarron

Commission Members Present: Commissioner Shively, Commissioner Arras, Vice Chair Balderrama, Chairman McCarron, Commissioner Hammond, Commissioner Weir, and Commissioner Stuart.

Staff Members Present: Director of Development Services Miramontes, City Engineer Motlagh, Associate Planner Sbardellati, Development Services Assistant Muhu, Assistant City Attorney Kuu.

3. INVOCATION:
4. PLEDGE OF ALLEGIANCE: Commissioner Weir
5. PRESENTATION:
6. CONSENT CALENDAR:
  - A. Planning Commission Minutes for October 05, 2016

The Chair called for a motion.

M/S/C: Moved by Chairman McCarron, seconded by Commissioner Weir to Approve the Planning Commission Minutes for October 05, 2016

AYES: Commissioner Arras, Vice Chair Balderrama, Chairman McCarron, Commissioner Shively, Commissioner Hammond, Commissioner Weir, Commissioner Stuart.

NOES:

ABSENT:

ABSTAIN:

7. PUBLIC HEARING:

- A. Modification to Engineering Conditions of Approval (MC 16-05224) for Development Plan Review (DPR) 14-02-0014 and Tentative Parcel Map 36726 (TPM 14-03-0020) for an 864,000 s.f. warehouse development, on approximately 31 acres. The project is located between Nance and Markham Streets, east of Webster Avenue, and west of Indian Avenue, within the Perris Valley Commerce Center (PVCC) Specific Plan. Applicant: Russell Pierce. IPT Perris

Associate Planner Diane Sbardellati presented the item. She concluded her item recommending the Planning Commission Adopt Resolution No. 16-22 to approve Modification of Conditions No. 16-05024 to modify COA #17 of the Engineering Conditions of Approval date 12-17-2015 for the development of an 864,000 s.f. distribution warehouse on 43 acres located on Nance Street, north of Markham Street between Webster Avenue and Indian Avenue.

The Chair called for a motion.

M/S/C: Moved by Commissioner Stuart, seconded by Commissioner Hammond to Adopt Resolution No. 16-22 to approve Modification of Conditions No. 16-05024 to modify COA #17 of the Engineering Conditions of Approval date 12-17-2015 for the development of an 864,000 s.f. distribution warehouse on 43 acres located on Nance Street, north of Markham Street between Webster Avenue and Indian Avenue.

AYES: Commissioner Arras, Vice Chair Balderrama, Chairman McCarron, Commissioner Shively, Commissioner Hammond, Commissioner Weir, Commissioner Stuart.

NOES:

ABSENT:

ABSTAIN:

8. BUSINESS/WORKSHOP:

- 9. PUBLIC COMMENTS: Anyone who wishes to address the Planning Commission regarding items not on the agenda may do so at this time. Please walk up to the podium and wait for the Chairperson to recognize you. Please speak clearly. give your name, spell your last name, and address for accurate recording in the minutes. Each speaker will be given three (3) minutes to address the Planning Commission.

10. COMMISSION MEMBERS ANNOUNCEMENTS OR REPORTS:

Commissioner Hammond commented on the success of the City of Perris Veterans Day Parade.

Chairman McCarron commented on the upcoming Christmas tree lighting ceremony on December 2, 2016, the Christmas Parade on December 10, 2016 and the Breakfast with Santa event on December 17, 2016.

11. DIRECTOR OF DEVELOPMENT SERVICES REPORTS AND/OR INFORMATION:

Director of Development Services Clara Miramontes stated that the next Planning Commission Meeting will be held on December 7, 2016. The Holiday Dinner will be held on December 13, 2016. The mural art project behind the American Legion building adjacent to the Metro link was completed and we hope to have more art murals in the future.

12. ADJOURNMENT 1 Page 2 of 2

The Chair called for a motion.

M/S/C: Moved by Commissioner Shively, seconded by Chairman McCarron to Adjourn the Planning Commission Meeting at 6:22 p.m.

AYES: Commissioner Arras, Vice Chair Balderrama, Chairman McCarron, Commissioner Shively, Commissioner Hammond, Commissioner Weir, Commissioner Stuart.

NOES:

ABSENT:

ABSTAIN:

# Planning Commission Agenda

CITY OF PERRIS  
12.07.16

## Item

# 7A

**General Plan Amendment (GPA) 14-00094, Zone Change (ZC) 14-00095, Plan Development Overlay (PDO) 14-00093 & Tentative Tract Map 14-00091 (TTM 37038)**

PLANNING COMMISSION  
AGENDA SUBMITTAL

Meeting Date: December 7, 2016

**SUBJECT:** **General Plan Amendment (GPA) 14-00094, Zone Change (ZC) 14-00095, Plan Development Overlay (PDO) 14-00093 & Tentative Tract Map 14-00091 (TTM 37038) – Proposal to subdivide 14.5 acres of vacant land into a 113-unit planned residential development with common open-space amenities and to apply a Planned Development Overlay (PDO) Zone. A General Plan Amendment and Zone change is proposed to change the land use designation from R-6,000 to MFR-14, located at the southwest corner of Orange Avenue and Dunlap Road. Applicant: Robert Furey, Groundwurk Inc.**

**REQUESTED  
ACTION:**

**Approve Resolution No. 16-30** recommending that the City Council review and adopt the Mitigated Negative Declaration 2327, and approve General Plan Amendment (GPA) 14-00094, Zone Change (ZC) 14-00095, Plan Development Overlay (PDO) 14-00093 and Tentative Tract Map 14-00091 (TTM 37038), based on the findings and subject to the Conditions of Approval.

**CONTACT:**

Clara Miramontes, Development Services Director 

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**BACKGROUND/DISCUSSION:**

The project is a proposal to amend the General Plan and Zoning designation of 15 acres of vacant land from R-6,000 to MFR-14 and to apply a Planned Development Overlay (PDO) zone to allow flexibility in design to create a gated community consisting of 113 single-family detached units with common open-space amenities. The project proposes a density of 7.8 units per acre, whereas the R-6,000 Zone allows a maximum of 7 units per acre (101 lots). In order to allow the proposed density, the applicant has applied for a Zone Change and General Plan Amendment to MFR-14, which allows a maximum density of 14 units per acre with a PD overlay zone to allow reduced lot sizes and setbacks. The PD overlay zone allows flexibility in development criteria required by the underlying zone, provided the project demonstrates a diversification of architectural design, open spaces and site layout.

The project proposes a non-traditional site layout consisting of a residential cluster development with interior shared motor courts for garages. This completely eliminates garages fronting onto the main loop road and rather provides a landscaped street scene with street parking on one side of the street. The street parking is broken up by tree planters to enhance the street scene. A residential cluster development is a form of land development where structures are grouped together on a site, thus saving the remaining land area for common open space, recreation, and public and semipublic uses. This development proposes typical clusters of 6 or 8 single family detached lots with common open-space amenities consisting of BBQ areas, a clubhouse, shade structures, intermittent passive turf areas with benches linked by pedestrian pathways, game courts, a splash pad and a tot-lot. The original proposed development consisted of 124 lots. However, due to the addition of amenities, pedestrian walkways, a water splash pad and landscape parkways in the interior streets, the number of lots were reduced to 113. Also, there will be four architectural style homes, each with three variations which will provide diversification in architectural design.

The project will have three access points to the site. The main access will be off of Dunlap Drive, which will have enhanced signage and landscaping and a drive aisle to allow vehicle stacking to enter the development. There is an emergency access on Orange Avenue and a secondary access on Lemon Avenue. An Initial Study was prepared for the project in accordance with the California Environmental Quality Act and a Mitigated Negative Declaration has been prepared. Notices were sent to affected agencies and property



owners within 300-feet from the site and no comments in opposition have been received. The project was reviewed by the Airport Land Use Commission and a finding of consistency was determined. Staff is recommending that the Planning Commission recommend to the City Council approval of this project.

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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:** Kenneth Phung, Project Planner  
**Public Hearing:** December 7, 2016

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

**PROJECT REPORT**

**CASE NUMBERS:** General Plan Amendment (GPA) 14-00094, Zone Change (ZC) 14-00095, Plan Development Overlay (PDO) 14-00093, Tentative Tract Map 14-00091 (TTM 37038)

**Planning Commission Date:** December 7, 2016

**Project Planner:** Kenneth Phung, Project Planner

**Project Description:** Proposal to subdivide 14.5 acres of vacant land into a 113-unit planned residential development with common open-space amenities and to apply a Planned Development Overlay (PDO) Zone. A General Plan Amendment and Zone change is proposed to change the land use designation from R-6,000 to MFR-14.

**Location:** Southwest corner of Orange Avenue and Dunlap Drive

**Assessor's Parcel Numbers:** 320-360-013

**Applicant:** Robert Furey, Groundwurk Inc  
**Address:** 2442 2nd Avenue  
San Diego, CA 92101

**Environmental Determination:** Mitigated Negative Declaration (MND) 2327.

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

**Existing Zoning:** R-6,000 Residential

**Surrounding Zoning:**

<b><i>Direction</i></b>	<b><i>Zoning</i></b>
North	County of Riverside - Medium Density Residential
South	R-6,000 Residential
East	County of Riverside - Medium Density Residential
West	R-6,000 Residential

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

Surrounding Land Uses:

<i>Direction</i>	<i>Land Use</i>
North	Single Family & Vacant Land
South	Vacant Land
East	Tent Farming
West	Southeast High School

**PROJECT DESCRIPTION:**

The project is a proposal to amend the General Plan and Zoning designation of 15 acres of vacant land from R-6,000 to MFR-14 and to apply a Planned Development Overlay (PDO) zone to allow flexibility in design to create a gated community consisting of 113 single-family detached units with common open-space amenities. The project proposes a density of 7.8 units per acre, whereas the R-6,000 Zone allows a maximum of 7 units per acre (101 lots). In order to allow the proposed density, the applicant has applied for a Zone Change and General Plan Amendment to MFR-14, which allows a maximum density of 14 units per acre with a PD overlay zone to allow reduced lot sizes and setbacks. The PDO zone allows flexibility in development criteria required by the underlying zone, provided the project demonstrates a diversification of architectural design, open spaces and site layout.

The project proposes a non-traditional site layout consisting of a residential cluster development with interior shared motor courts for garages. This completely eliminates garages fronting onto the main loop road and rather provides a landscaped street scene with street parking on one side of the street. The street parking is broken up by tree planters to enhance the street scene. A residential cluster development is a form of land development where structures are grouped together on a site, thus saving the remaining land area for common open space, recreation, and public and semipublic uses. This development proposes typical clusters of 6 or 8 single family detached lots with common open-space amenities consisting of BBQ areas, a clubhouse, shade structures, intermittent passive turf areas with benches linked by pedestrian pathways, game courts, a splash pad and a tot-lot. The original proposed development consisted of 124 lots. However, due to the addition of amenities, pedestrian walkways, a water splash pad and landscape parkways in the interior streets, the number of lots were reduced to 113. Also, there will be four architectural style homes, each with three variations which will provide diversification in architectural design.

The project will involve widening Orange Avenue, Dunlap Road and Orange Avenue along the project boundary. There is a proposed emergency access on Orange Avenue and a secondary access off of Lemon Avenue. The main access will be off of Dunlap Drive, which will have enhanced signage and landscaping and a drive aisle to allow vehicle stacking to enter the development.

**ANALYSIS AND REVIEW:**

**GENERAL PLAN CONSISTENCY**

The proposed map is consistent with the goals and policies of the General Plan and Housing Element to provide a variety of housing types to meet the changing demands of the City. The underlying R-6,000 Zone allows a maximum of 7 lots per acre (maximum 101 lots) and the applicant is proposing a density of 7.8 units per acre (113). The proposed General Plan Amendment

and Zone Change to MFR-14 will allow up to 14 units per acre, in which the project would be consistent with the maximum density under the MFR-14. However, the proposed density is only slightly higher than what would be permitted in the R-6,000 zone. As well, the application of a density bonus under the PDO zone would only allow up to 111 lots, in which a rezone to MFR-14 is being requested in order to yield 113 units.

## PLANNED DEVELOPMENT OVERLAY ZONE

A Planned Development Overlay (PDO) zone is proposed incorporating development principles of the MFR-14 zone, since the development does not meet density requirements of the R-6,000 zone. The PDO zone allows flexibility in development criteria required by the underlying zone, provided the project demonstrates a diversification of architectural design, open spaces and site layout to achieve an enhanced residential environment that could not be achieved by the strict application of the underlying zone. The applicant has worked with staff to comply with the PDO zone by designing a gated residential community where homes are grouped in cluster of 6 to 8 homes with interior shared motor courts for garages, dispersed open space amenities and connectivity throughout the development with paseo and a loop road with decorative lighting and enhanced landscaping.

The project will have four architectural styles with three variations in treatment to provide architectural diversification for the development. This is further discussed in the Architecture section of the report. The cluster of homes are also laid out in a manner where virtually all the homes fronting the main loop road will have the front elevation facing this street with garages facing the internal motor court which provides an enhanced street. Also many of the homes to the rear will have will have paseo walkways to the main loop road. The residential cluster layout encourages resident interaction as it stills maintain a front yard/front elevation design albeit a smaller front yard setback with an 18-foot deep driveway for each home so that two cars can park outside the motor court area. This layout allows for more land to be set-aside for common open amenities. In the case of this project two recreation areas are proposed, consisting of a primary recreational area centrally located and visible at the main entrance on Dunlap Road consisting of a 1,000 sf clubhouse with passive turf area, BBQ areas, picnic tables, a splash pad and a tot-lot. The secondary recreational area is along the southern boundary adjacent to Lemon Avenue within the two detention basins and the 30-foot wide EMWD drainage easement. The design proposed will create and maintain a desirable environment for residents where the garage is not the focused of the loop road and will provide desirable amenities for first-time home buyers who have less of a desire for bigger homes and larger lots.

## DEVELOPMENT STANDARDS

### Setbacks and Lot Coverage

A summary of the MFR-14 development code guidelines are identified on the following page with areas of compliance and non-compliance:

<i>Development Standard</i>	<i>Required</i>	<i>Provided</i>	<i>Complies</i>
<b>Lot Coverage</b>	60 % max	41 % max	Yes
<b>Lot Size</b>	3,000 sf.	2,744 sf. (minimum)	No
<b>Private Open Space</b>	200 sf per PDO	650 sf. (average)	Yes
<b>Structure Height</b>	30 feet max	30 feet or less	Yes
<b>Front Setback</b>	20 feet min	11 feet (minimum)	No
<b>Side Setback</b>	5 feet	5 feet (minimum)	Yes
<b>Rear Setback</b>	10 feet	8 ½ feet (minimum)	No

As stated earlier, the purpose of a Planned Development Overlay (PDO) zone is to allow flexibility in design to create a gated community with increased density while off-set by providing built-in open space amenities such as BBQ areas, a clubhouse, shade structures, intermittent passive turf areas with benches linked by pedestrian pathways, game courts, splash pad and a tot-lot as a trade-off for the smaller lot size. The PDO small lot concept allows a more compatible development with the adjacent area which consists of single-family homes.

Architecture

The applicant has worked closely with planning staff to enhance the site layout and architectural design for this project. The project will have four architectural styles with three variations in treatment to provide architectural diversity. The four architectural styles proposed are Craftsman, Modern Cottage, Irving Gill and Spanish. All the homes will have high-quality finishes such as clay tile roofs, stainless steel guard rails, composite guard rails, wood shutters, cement plaster trim and plank cement-board siding. A summary of the proposed homes are identified below:

<b>Plan Type</b>	<b>Bld. Square Footage</b>	<b>Lot Size</b>	<b>Unit Quantity</b>
Craftsman	1,600 sf.	3,021 sf	29
Modern Cottage	1,750 sf.	2,744 sf	32
Irving Gill	1,650 sf.	2,866 sf	24
Spanish	1,700 sf.	3,350 sf	28
		<b>Total</b>	<b>113</b>

Parking/Circulation

As stated earlier, there are three access points to the site. There will be an emergency access on Orange Avenue and a secondary access off of Lemon Avenue. The main access will be off of Dunlap Drive, which will have enhanced signage and landscaping and a drive aisle to allow vehicle stacking to enter the development. The visual focus into the development will be the open-space recreation area consisting of the clubhouse, a tot-lot and a splash pad.

The internal roadway for the development will be private streets, which will allow for a narrower roadway width but sufficient enough to provide parking along one side of the street for 55 street parking spaces in addition to the required two-car garage parking spaces for each unit. This complies with the PDO requirements. There will an 18-ft deep driveway for each home in the motor court so that two cars can park in the driveway beyond the two-car garage and the one side-street parking in the loop road. The home layout will not be your typical tract where each home faces the main roadway, but instead the homes will be grouped into a motor court cluster of up to

10 homes with access to the main loop road so that the garage doors will mostly not be visible from the main internal loop roadway. There will be a greenbelt walkway between the clusters of homes to provide further access to the main loop road to frequent the open-space amenities within the development.

### Project Amenities

The project provides pedestrian connectivity throughout the site with a four foot wide concrete sidewalk and paseo network connecting the homes to the common open space amenities consisting of BBQ areas, a clubhouse, shade structures, intermittent passive turf areas with benches, game courts, a splash pad and a tot-lot.

The primary recreational area is centrally located and visible at the main entrance on Dunlap Road consisting of a 1,000 sf clubhouse with wooden trellis connected to the building to provide additional shaded outdoor space. Due to the number of units proposed staff is conditioning the clubhouse square footage be increased in size to approximately 2,000 sf. This can either be accomplished by constructing a two-story clubhouse or modifying the recreation area to provide a one-story 2,000 sf. clubhouse. This area includes a passive turf area, BBQ areas, picnic tables, a splash pad and a tot-lot. The secondary recreational area is along the southern boundary adjacent to Lemon Avenue within the two detention basins and the 30-foot wide EMWD drainage easement. This area will include a fenced dog run, game courts, and intermittent passive turf areas with seating area.

### Landscaping

Approximately 18% or 108,180 square feet of the onsite area of the PUD is landscaped. This includes landscaping of the water quality basin that also serves as a dog park during dry weather. The conceptual landscaping plan indicates trees will be planted throughout the site for shade and to enhance the homes, recreation building, walkways, and points of entry. All trees and plant materials will be drought-resistant and California-friendly. Off-site landscaping is required for Orange Avenue, Dunlap Road and Lemon Avenue, where the trees are spaced a minimum 30 feet apart. The entries on Dunlap Road and Lemon Avenue will be conditioned to be enhanced with additional pavers to provide an improved visual entrance into the development. The Dunlap Road entrance in particular will need to be further modified to relocate the entry gate further back to provide additional stacking for cars and to provide an additional median to provide turn around access for visitors who are unable to reach residents who live in the community.

### Fencing

The perimeter fencing along Orange Avenue and Dunlap Road will be decorative masonry or split face block with a cap and stone wrapped pilasters at corners, regular intervals of approximately 100-feet, and at terminus. The perimeter fencing along Lemon Avenue will consist of wrought iron with pilaster columns spaced approximately 50-feet to provide visibility to the PUD and recreation area of the site consisting of a fenced dog run, game courts, and intermittent passive turf areas with seating area. There will be an 8-foot tall wall along west property line adjacent to the school site at the request of the school district. All corner lots, rear yards and or side yards adjacent to a public or private street or lots facing the open space area will provide decorative masonry or split-face wall along with all returns between residences. U.V. protected vinyl fence are allowed to the side and rear property lines

not visible from the street. The entry wall on Dunlap Road will continue to the entry gate and will have a landscape buffer between the sidewalk and wall. Submittal of a final wall and fencing plan will need to be submitted prior to installation.

#### **TENTATIVE PARCEL MAP 14-00091 (TTM 37038)**

A Tentative Parcel Map is requested to allow the 113 single-family lots to be sold as condominium homes and to create common lots for the private street, motor court, detention basins and the recreational areas. Since all the common lots are for residents use a reciprocal access easement will be recorded with the Map.

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

A notice was sent to property owners within 300 feet of the project site and public agencies. As of the writing of this report, no comments in opposition have been received from the neighboring property owners or public agencies.

#### **MARB AIRPORT LAND USE COMPATIBILITY PLAN**

The project was reviewed by the ALUC Board on March 10, 2016 for consistency determination. The project was deemed consistent subject to standard conditions by the ALUC which will be incorporated as part of the project approval.

#### **ENVIRONMENTAL DETERMINATION:**

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

#### **FINDINGS:**

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

#### **General Plan Amendment 14-00094 & Zone Change 14-00095**

- A. The proposed project will not result in a significant adverse effect on the environment and will not affect health, safety, and welfare as sufficient mitigation measures are in place to reduce any impact to a level of less than significant.
- B. The proposed project is consistent with the goals (*Goal 1.0*), and polices (*Policies 1.3 and 1.4*) of the General Plan to provide a variety of housing types to meet the changing demands of the City.

- C. The proposed project is compatible with the surrounding single-family lots as the development will only slightly increase the density allowed from 4 – 7 units per acre to 7.4 units per acre (*i.e. or 107 units allowed in the R-6,000 zone versus 113 units proposed with MFR-14*), but will be off-set by maintaining a detached residential product with common open-space amenities that will create a desirable environment for residents.
- D. The proposed project is a logical extension of an existing zoning pattern, whereas the density range is only slightly higher than what would be permitted in the R-6,000 zone, whereas a higher density PDO development is better suited for the site as its located adjacent to a school site where ingress and egress should be further limited due to concentration of traffic when the school day begins and ends which can be better accomplished with a gated community.

Tentative Parcel Map 37038 (TPM 14-00091)

- A. The proposed Tentative Tract Map will not result in a significant adverse effect on the environment.
- B. As conditioned, the design of the proposed Tentative Tract Map is consistent with the General Plan and the MFR-14 density requirements subject to a PDO zone to allow greater flexibility in lot size, lot shape and design.
- C. The project site is physically suitable for type and density of the approved Tentative Tract Map.
- D. As conditioned, the proposed Tentative Tract Map is consistent with City standards, ordinances, and policies.
- E. The proposed Tentative Tract Map is compatible with the surrounding land uses and zoning designations in the area.
- F. The proposed Tentative Tract Map will not have a negative affect on public health, safety, or general welfare.
- G. The proposed Tentative Tract Map is in compliance with the Subdivision Map Act.

Planned Development Overlay Zone 14-00093

- 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., clubhouse, tot-lot, splash pad, 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.

**RECOMMENDATION:**

Staff recommends that the Planning Commission:

**Approve Resolution No. 16-30** recommending that the City Council review and adopt the Mitigated Negative Declaration 2327, and approve General Plan Amendment (GPA) 14-00094, Zone Change (ZC) 14-00095, Plan Development Overlay (PDO) 14-00093, Tentative Tract Map 14-00091 (TTM 37038), based on the findings and subject to the Conditions of Approval.

**EXHIBITS:**

- Exhibit A – Conditions of Approval & MMRP (Planning, Engineering & Public Works)
- Exhibit B – Aerial View/Vicinity
- Exhibit C – Zoning/General Plan Map
- Exhibit D – Plans
- Exhibit E – Resolution 16-30
- Exhibit H – Initial Study & Mitigation Monitoring Program

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

**CONDITIONS OF APPROVAL**

**General Plan Amendment (GPA) 14-00094  
Zone Change (ZC) 14-00095  
Planned Development Overlay (PDO) 14-00093  
Tentative Tract Map 14-00091 (TTM 37038)**

**December 7, 2016**

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**PROJECT:** Proposal to subdivide 14.5 acres of vacant land into a 113-unit planned residential development with common open-space amenities and to apply a Planned Development Overlay (PDO) Zone. A General Plan Amendment and Zone change is proposed to change the land use designation from R-6,000 to MFR-14, located at the southwest corner of Orange Avenue and Dunlap Road. **Applicant:** Rob Furey, Groundwurk Inc.

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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. **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 December 7, 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.
2. **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).
3. **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.
4. **Expansion of Use.** Any future expansion of use will require Planning review and approval.

**EXHIBIT - A**

5. **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.
6. **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. 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.
7. **Engineering Conditions.** The project shall comply with all requirements of the City Engineer as indicated in the Engineering Conditions of Approval dated November 14, 2016.
8. **Special District Conditions.** The project shall comply with all requirements of the Public Works Department Conditions of Approval dated January 26, 2014.
9. **Southern California Edison.** Prior to issuance of building permits, the applicant shall contact the area service planner (951-928-8323) for Southern California Edison (SCE) to complete the required forms prior to commencement of construction.
10. **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.
11. **Exterior Downspouts.** Exterior downspouts are not permitted unless architecturally enhanced and approved by the Planning Division.
12. **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.
13. **Graffiti.** Graffiti located on site shall be removed within 48 hours. The site shall be maintained in a graffiti-free state at all times.
14. **Spark Arresters.** All spark arresters in the proposed tract shall be screened by sheet metal enclosures, or other material acceptable to the Building Official, and painted according to the approved paint palette.
15. **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 General Plan Amendment (GPA) 14-00094, Zone Change (ZC) 14-00095, Plan Development Overlay (PDO) 14-00093, Tentative Tract Map 14-00091 (TTM 37038). 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.

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

- a. Construction activity and equipment maintenance is limited to the hours between 7:00 a.m. and 7:00 p.m., on weekdays. Construction may not occur on weekends or State holidays, without prior consent of the Building Official. Non-noise generating activities (e.g., interior painting) are not subject to these restrictions.
- b. Stationary construction equipment that generates noise in excess of 65 dBA at the project boundaries must be shielded and located at least 100 feet from occupied residences. The equipment area with appropriate acoustic shielding shall be designated on building and grading plans. Equipment and shielding shall remain in the designated location throughout construction activities.
- c. Construction routes are limited to City of Perris designated truck routes.
- d. Water trucks or sprinkler systems shall be used during clearing, grading, earth moving, excavation, transportation of cut or fill materials and construction phases to prevent dust from leaving the site and to create a crust after each day's activities cease. At a minimum, this would include wetting down such areas in the later morning and after work is completed for the day and whenever wind exceeds 15 miles per hour.
- e. A person or persons shall be designated to monitor the dust control program and to order increased watering as necessary to prevent transport of dust off-site. The name and telephone number of such persons shall be provided to the City.
- f. 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.
- g. All development projects greater than 19 single-family residential units shall apply paints using either high volume low pressure (HVLP) spray equipment or by hand application.

17. **Energy Conservation.** To improve local air quality, the applicant is encouraged to incorporate any or all of the following energy-conservation features into the project:

- 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,

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- Energy efficient appliances and lighting.
18. **Tract Identification.** The developer shall provide community entry statements, including theme walls, monumentation and enhance landscaping at each entrance to the tract. 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.
  19. **Signs.** All signs require separate Planning review and approval, and issuance of a building permit.
  20. **Phasing.** Any Phasing Plan 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.
  21. **Underground 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.
  22. **City-Approved Waste Hauling.** The developer shall use only the City-approved waste hauler for all construction and other waste disposal.
  23. **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.
  24. **Vehicle Washing Prohibited Onsite.** Residents shall not be permitted to wash vehicles on the premises.
  25. **Roof-Mounted Equipment.** No roof-mounted equipment is permitted.
  26. **Compatibility with Perris Valley Airport.** The project is located within the Perris Valley Airport sphere of influence, therefore shall comply with the following measures:
    - A. Any model home complex used in conjunction with the sale of homes shall prominently identify the location of the Perris Valley Airport on an aerial photo clearly visible to prospective buyers within the model home complex sales office. The model home complex shall also display a "Notice of Airport in Vicinity" disclosure in an area clearly visible and in a manner that is clearly legible to

prospective buyers.

#### **NOTICE OF AIRPORT IN VICINITY**

“This property is presently located in the vicinity of an airport. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyance, if any are associated with the property before you complete your purchase and determine whether they are acceptable to you”.

- B. Buyers shall also be provided the “Notice of Airport in Vicinity” disclosure at the time of closing for the purchase of a home or residential lot and shall be recorded as a deed notice.
- C. Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
- D. The following uses shall be prohibited:
  - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
  - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
  - (c) Any use which would generate excessive smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, artificial marshes, wastewater management facilities, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)
  - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
  - (e) Highly noise-sensitive outdoor nonresidential uses.
- E. Any ground-level or aboveground water retention or detention basin or facilities shall be designed so as to provide for a detention period for the design storm that does not exceed 48 hours and to remain totally dry between rainfalls. Vegetation in and around such facilities that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. Landscaping shall utilize plant species that do not produce seeds,

fruits, or berries. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature.

**Prior to Issuance of Building Permit:**

27. **School District.** The proposed project shall adhere to the standard requirements and mitigation fees established by the School District.
28. **Dunlap Road Entrance.** The Dunlap Road entrance will need to be further modified to relocate the entry gate further back to provide additional stacking for cars and to provide an additional median to provide turn around access for visitors who are unable to reach residents who live in the community.
29. **Clubhouse.** The clubhouse square footage will need to be increased in size to approximately 2,000 sf. This can either be accomplished by constructing a two-story clubhouse or modifying the recreation area to provide a one-story 2,000 sf. clubhouse. Submittal of the revised clubhouse plan and recreation area will need to be submitted and approved by the Planning Division.
30. **Decorative Lighting.** Decorative lighting will need to be submitted for staff review and approval prior to installation.
31. **Water Resources Control Board.** The developer shall submit a copy of the State Water Resources Control Board permit letter with the WDID number.
32. **Landscaping.** 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. Plants shall be consistent with Section 19.70 of the Perris Municipal Code. The cover page shall identify the total square footage of the landscaped area and note that it shall be maintained in accordance with Section 19.70 of the City Code. Use of water efficient fixtures and drought tolerant plants is encouraged. Additional landscape requirements include that front-yard landscaping and irrigation shall be provided for all lots, and landscaping, irrigation, and street trees along all arterial and collector road abutting the project. All slopes greater than two (2) feet in height shall be landscaped and irrigated. The landscaping shall be consistent with the conceptual landscape plan. The following shall apply:
  - a. **EMWD.** Landscape plans shall be submitted concurrently to Eastern Municipal Water District (EMWD) and the City for approval, and comply with required EMWD inspections.
  - b. **BMPs for Water Quality.** All BMPs (vegetated swales, detention basins, etc.) shall be indicated on the landscape plans with appropriate planting and irrigation (except of detention basins).
  - c. **Water Conservation.** Landscaping must comply with AB 325 for water

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- conservation. See Chapter 19.70 (cityofperris.org) for water conservation calculations (MAWA).
- d. **Maintenance.** All required landscaping shall be maintained in a viable growth condition.
  - e. **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.
  - f. **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.
33. **Walls and Fences.** The developer shall submit and obtain approval from the Planning Division of a block wall/vinyl fence plan. At a minimum, this plan shall include the following items:
- a. The perimeter walls shall be decorative masonry or split face block with a cap and stone wrapped pilasters at corners, regular intervals of approximately 100-feet, and at terminus. The perimeter wall shall be at least 6-feet tall along Orange Avenue, Dunlap Drive and Lemon Avenue. The wall along the school site shall be at least 8-feet tall at the request of the school district. Wrought iron with pilaster columns spaced approximately 50-feet can be provided along Lemon Avenue adjacent to the right-of-way in front of the storm drain easement.
  - b. All corner lots and or side yards adjacent to a public or private street or lots facing the open space area shall also provide decorative masonry or split-face wall along with all returns between residences. U.V. protected vinyl fence are allowed to the side and rear property lines not visible from the street.
  - c. Fencing for any proposed bioswales or detention basins shall be wrought iron with pilaster columns spaced approximately 50-feet apart.
34. **Fees.** The developer shall pay the following fees according to the timeline noted herein:
- a. The developer shall pay Stephens' Kangaroo Rat Mitigation Fees of \$500.00 per acre;
  - b. The developer shall pay Multi-Species Habitat Conservation Plan fees in effect at that time;
  - c. The developer will pay the statutory school fees in effect at issuance of building permits to all appropriate school districts;
  - d. The developer shall pay any outstanding development processing fees.
35. **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 plan of the bottom of the lighting fixture. A minimum of one (1) foot-candle of light shall be provided in parking and pedestrian areas.

36. **Property Liens.** The developer shall pay all liens owed to the city prior to the issuance of building permits.

**Prior to Issuance of Grading Permit:**

37. **Final Map Submittal.** 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.

38. **Assessment Districts.** Prior to recordation of the Final Map, the developer shall post an adequate maintenance performance bond to be retained by the City as required, and annex into the following maintenance districts:

- a. The North Perris Community Facilities Assessment District
- b. The Landscape Maintenance District
- c. The Street Lighting Maintenance District
- d. The Flood Control Maintenance District

39. **Required Approvals.** The developer shall obtain the following clearances or approvals:

- a. Verification from the Planning Division that all pertinent conditions of approval have been met, including any Administrative Development Plan Review approvals, as mandated by the Perris Municipal Code;
- b. Planning Commission approval of all proposed changes to street names; and,
- c. All City Engineering conditions of approval have been completed, as required prior to map recordation.

40. **Plans and CC&Rs.** The developer shall submit and obtain approvals on the following items:

- a. Covenants, Conditions, and Restrictions (CC&Rs) shall be submitted to the Planning Division for review and approval by Planning Division and City Attorney's Office.
- b. Grading plans to the City Engineer, demonstrating compliance with National Pollution Discharge Elimination System requirements. The plans shall include a Storm Water Pollution Prevention Plan detailing water quality management controls and identifying Best Management Practices (BMPs) to control pollutant runoff. The applicant shall identify measures specified in Supplement A of the Riverside County Drainage Area Management Plans New Development Guidelines or other equally effective standard for implementing project BMPs, assignment of

long-term maintenance responsibilities (specifying the developer, parcel owner, lessee, etc.) and shall reference the location(s) of structural BMPs.

**Prior to Issuance of Occupancy Permit:**

41. **Anti-Graffiti Coating.** Anti- Graffiti coating is required for perimeter walls and pilasters.
42. **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.

**MITIGATION MONITORING REPORT**

The following environmental mitigation measures shall be incorporated into the project development as Conditions of Approval. The Project Applicant shall secure a signed verification for the mitigation measures that indicates that the mitigation measures have been complied with and implemented, and fulfill the City of Perris environmental and other requirements (Public Resources Code Section 21081.6.) Final clearance shall require all applicable verifications as included in the following table. The City of Perris Development Services Department has primary responsibility for monitoring and reporting the implementation of the mitigation measures. The mitigation measures are identified by impact category and numbered for ease of reference.

City of Perris (Citrus Court)				
MITIGATION MONITORING PROGRAM				
MITIGATION MEASURE	TIMING	VERIFICATION OF COMPLIANCE		
		DEPARTMENT:	SIGNATURE:	DATE:
<p><b>BIO 1</b> Per the Western Riverside County Multi-Species Habitat Conservation Plan Burrowing Owl Survey Instructions (March 2006), focused burrowing owl surveys (Step II, Part A) shall be conducted by a qualified biologist during the breeding season (March 1 – August 31) in order to describe if, when, and how the project site is used by burrowing owls. In the event owls are observed onsite, County of Riverside Environmental Programs Department (EPD) will be contacted to discuss potential mitigation measures, such as passive or active relocation.</p>	Prior to grading permit.	Planning and Engineering Divisions		
<p><b>BIO-2</b> If pre-construction nesting bird surveys locate active nests, no construction-related activities shall take place within 300 feet of sensitive bird nests and within 500 feet of raptor nests, or as determined by a qualified biologist. Protective measures (e.g., sampling) shall be required to ensure compliance with the Migratory Bird Treaty Act and relevant California Fish and Game Code requirements.</p>	Prior to grading permit.	Planning and Engineering Divisions		
<p><b>CULT-1</b> The project developer shall retain a professional archaeologist prior to the issuance of grading permits. The task of the archaeologist shall be to monitor the initial ground-altering activities_ at the subject site and off-site project improvement areas for the unearthing of previously unknown archaeological and/or cultural resources. Selection of the archaeologist shall be subject to the approval of the City of Perris Director of Development Services and no grading activities shall occur at the site or within the off-site project improvement areas until the archaeologist has been approved by the City.</p> <p>The archaeological monitor shall be responsible for maintaining daily field notes and a photographic record, and for reporting all finds to the developer and the City of Perris in a timely manner. The archaeologist shall be equipped to record and salvage cultural resources that may be unearthed during grading activities. The archaeologist shall be empowered to temporarily halt or divert grading equipment to allow recording and removal of the unearthed resources.</p>	Prior to grading permit and during construction if resources are found.	Planning and Engineering Divisions		

**EXHIBIT A**

**City of Perris (Citrus Court)**

**MITIGATION MONITORING PROGRAM**

MITIGATION MEASURE	TIMING	VERIFICATION OF COMPLIANCE		
		DEPARTMENT:	SIGNATURE:	DATE:
<p>In the event that archaeological resources are discovered at the project site or within the off-site project improvement areas, the handling of the discovered resources will differ. However, it is understood that all artifacts with the exception of human remains and related grave goods or sacred/ceremonial objects belong to the property owner. All artifacts discovered at the development site shall be inventoried and analyzed by the professional archaeologist. If any artifacts of Native American origin are discovered, all activities in the immediate vicinity of the find (within a 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.</p> <p>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.</p> <p>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.</p>				

**City of Perris (Citrus Court)**

**MITIGATION MONITORING PROGRAM**

MITIGATION MEASURE	TIMING	VERIFICATION OF COMPLIANCE		
		DEPARTMENT:	SIGNATURE:	DATE:
<p>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.</p> <p>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.</p> <p><b>CULT-2</b> Prior to the issuance of grading permits, the project applicant shall submit to and receive approval from the City, a Paleontological Resource Impact Mitigation Monitoring Program (PRIMMP). The PRIMMP shall include the provision of a qualified professional paleontologist (or his or her trained paleontological monitor representative) during on-site and off-site subsurface excavation that exceeds three (3) feet in depth. Selection of the paleontologist shall be subject to approval of the City of Perris Director of Development Services and no grading activities shall occur at the site until the paleontologist has been approved by the City.</p> <p>Monitoring shall be restricted to undisturbed subsurface areas of older alluvium, which might be present below the surface. The approved paleontologist shall be prepared to quickly salvage fossils as they are unearthed to avoid construction delays. The paleontologist shall also remove samples of sediments which are likely to contain the remains of small fossil invertebrates and vertebrates. The paleontologist shall have the power to temporarily halt or divert grading equipment to allow for removal of abundant or large specimens.</p> <p>Collected samples of sediments shall be washed to recover small invertebrate and vertebrate fossils. Recovered specimens shall be prepared so that they can be identified and permanently preserved. Specimens shall be identified and curated and placed into an accredited repository (such as the Western Science Center or the Riverside Metropolitan Museum) with permanent curation and retrievable storage.</p> <p>A report of findings, including an itemized inventory of recovered specimens, shall be prepared upon completion of the steps outlined above. The report shall include a discussion of the significance of all recovered specimens. The report and inventory, when submitted to the City of Perris Planning Division, would signify completion of the program to mitigate impacts to paleontological resources.</p>	<p>Prior to grading permit and during construction if resources are found.</p>	<p>Planning and Engineering Divisions</p>		

**City of Perris (Citrus Court)**

**MITIGATION MONITORING PROGRAM**

MITIGATION MEASURE	TIMING	VERIFICATION OF COMPLIANCE		
		DEPARTMENT:	SIGNATURE:	DATE:
<p><b>CULT-3</b> 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).</p> <p>If the coroner determines that the remains are of Native American origin, the coroner would notify the Native American Heritage Commission (NAHC), which will identify the "Most Likely 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)).</p> <p>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).</p>	<p>During construction if resources are found.</p>	<p>Planning and Engineering Divisions</p>		
<p><b>HYD-01</b> Prior to the issuance of a 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.</p>	<p>Prior to issuance of grading permit.</p>	<p>Planning and Engineering Divisions.</p>		
<p><b>HYD-02</b> 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 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</p>	<p>Prior to issuance of grading permit.</p>	<p>Planning and Engineering Divisions.</p>		

**City of Perris (Citrus Court)**

**MITIGATION MONITORING PROGRAM**

MITIGATION MEASURE	TIMING	VERIFICATION OF COMPLIANCE		
		DEPARTMENT:	SIGNATURE:	DATE:
<p>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:</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• 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.</li> <li>• 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 and covered with plastic tarps.</li> <li>• The SWPPP would include inspection forms for routine monitoring of the site during the construction phase to ensure NPDES compliance.</li> <li>• Additional BMPs and erosion control measures would be documented in the SWPPP and utilized if necessary.</li> <li>• 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.</li> </ul> <p><b>HYD-03</b> The Construction Contractor 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 Contractor and available for City inspection. In addition, the Contractor would also be required to maintain an inspection log and have the log on site available for review by the City of Perris and the representatives of the Regional Water Quality Control Board</p>	<p>Prior to issuance of grading permit.</p>	<p>Planning and Engineering Divisions.</p>		
<p><b>NOISE 1:</b> 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.</p> <p><b>NOISE 2:</b> Stationary construction equipment that generates noise in excess of 65 dBA at the project boundaries must be shielded and located at least 100 feet from occupied residences. The equipment area with appropriate acoustic shielding shall be designated on building and grading plans. Equipment and shielding shall remain in the designated</p>	<p>Prior to issuance of grading and/or building permits.</p>	<p>Planning, Building and Engineering Divisions.</p>		

**City of Perris (Citrus Court)**

**MITIGATION MONITORING PROGRAM**

MITIGATION MEASURE	TIMING	VERIFICATION OF COMPLIANCE		
		DEPARTMENT:	SIGNATURE:	DATE:
location throughout construction activities.				
<b>NOISE 3:</b> 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.	Prior to issuance of a grading and/or building permit.	Planning, Building and Engineering Divisions.		
<b>Traffic-1:</b> Construct the intersections of Wilson Avenue, Murrieta Road and Evans Avenue along Orange Avenue to its ultimate classification according to the General Plan Circulation Element. Improvements would provide additional east-west roadway capacity therefore reducing the cumulative impacts.	Prior to occupancy permit.	Engineering Division		
<b>Traffic-2:</b> Construct the intersections of Murrieta Road, Evans Road and El Nido Avenue with Nuevo Road to its ultimate classification according to the General Plan Circulation Element. Improvements would provide additional east-west roadway capacity therefore reducing the cumulative impacts.	Prior to occupancy permit.	Engineering Division		
<b>Traffic-3:</b> Fair Share Payment per the Traffic Study	Prior to Grading Permit.	Engineering Division		





# CITY OF PERRIS

HABIB MOTLAGH, CITY ENGINEER

## CONDITIONS OF APPROVAL

P8-625

November 14, 2016

Tr. 37038 (Private Subdivision)

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

1. Drainage and flood control facilities and improvements shall be installed in accordance with Riverside County Flood Control and Water Conservation District Master Plan and the City of Perris requirements and standards and in conformance with Riverside County Flood Control's letter dated October 24, 2016 and as modified herein:
  - a. Final drainage and hydraulic reports to support the project design shall be submitted to meet Riverside County Flood Control Standards and criteria of the City of Perris. These reports shall be reviewed and approved by RCFC and City of Perris.
  - b. Onsite drainage facilities located outside of road right-of-way if required shall be constructed within minimum of 15' dedicated drainage easements. Drainage easement shall not straddle lot lines.
  - c. Drainage facilities outletting sump conditions shall be designed to convey the tributary 100-year storm flows. Additional emergency escape shall also be provided.

- d. The property's street and lot grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage area. No ponding or concentration of water to upstream and downstream properties shall be permitted.
- e. Drainage easements shall be obtained from the affected property owners for the release of concentrated or diverted storm flows onto adjacent properties. A copy of the drainage easement shall be submitted to the City for review prior to its recordation.
- h. All grading and drainage improvements shall comply with NPDES and Best Management Practices. Erosion control plans shall be prepared and submitted to Water Quality Board and the City as part of the grading plans.
- i. Prior to start of the design of any drainage master planned facilities, the applicant shall contact RCFC to determine the rules and regulations for drainage credit (as approved by RCFC).
- j. Construction of master drainage facilities Line A-J as shown on adopted master plan and conveyance to an acceptance outlet, i.e., Perris Valley Channel and other improvements shall be required as approved by City. Construction of interim drainage facilities along east side of Dunlap Drive (County side) and to collect all offsite runoff and convey to Line A-J via underground pipe(s). Additional inlet(s) at west side of Dunlap Drive shall be required to mitigate ponding and eliminate nuisance runoff as determined by City Engineer. Maintenance of drainage facilities located in County area shall be discussed with County and if not accepted by County, annex to City of Perris Flood Control Maintenance District.
- k. Construction of Line A-J from Dunlap Drive and connection to existing facilities recently installed by School District shall be required, in addition, construction of minimum of 8' wide concrete x-gutter within the existing open parkway / drainage facilities along the west side of Evans Road and connection to proposed Line A-J planned by Tr. 30850 shall also be required. This concrete x-gutter shall receive no drainage credit.

Drainage credit is limited only to facilities maintained and accepted by Flood Control.

- l. To mitigate nuisance runoff, construction of catch basin(s) and minimum 18" RCP at existing and proposed intersections with Dunlap, Lemon, and Orange Avenue and connection to proposed underground drainage facilities will be required.

- m. A detailed hydrology report and hydraulic calculation shall be submitted to the City and Flood Control for review and approval. The report shall address the offsite flow, accumulative onsite runoff and the impact to adjacent downstream and upstream properties.
  - n. Encroachment permit from RCFC, Riverside County Transportation and other appropriate environmental agencies shall be secured for any work within Perris Valley Channel and County of Riverside.
- 2. Orange Avenue from Dunlap Drive to westerly tract boundary shall be improved with a minimum of 30' of new pavement and curb and gutter located 32' south of centerline and 14' of new pavement along the north side within 50' ½ width dedicated right-of-way.
- 3. Additional improvements along all perimeter intersections shall be installed to provide for dedicated right, left and transition lanes.
- 4. Dunlap Drive from Orange Avenue to southerly tract boundary shall be improved on the west side to provide for 36' of new pavement and curb, gutter located 38' west of centerline within 50' ½-width dedicated right-of-way. Dunlap Drive along the east side shall be improved with minimum of 15' new paving.
- 5. Intersections of Dunlap Drive with Orange and Lemon Avenue shall be constructed in a manner to convey the 100-year storm runoff under the road.
- 6. Lemon Avenue from Dunlap Drive to existing improvements recently installed by School District shall be improved along the north side with minimum of 18' new paving, curb, gutter located 20' from centerline within 30' ½' width dedicated right-of-way. Dunlap Drive along south side shall be improved with minimum of 15' paving within dedicated right-of-way.
- 7. All private interior streets shall be improved with concrete curb, gutter, and paving located 15' from either side of centerline.
- 8. Streetlights shall be installed along all interior and exterior streets as approved by City Engineer per Riverside County and Southern California Edison standards.
- 9. 6' wide concrete sidewalk shall be installed along the perimeter streets and 4' along all interior private streets.

10. 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.
11. Prior to issuance of any permit, the developer shall sign the consent and waiver forms to join the landscaping, flood control, street maintenance and lighting districts. The developer shall maintain the landscaping for a period of one year after acceptance of these improvements and pay the 18-months advanced energy charges for all on and offsite streetlights. All storm drain facilities including basins, catch basins, clarifiers, channel and pipes (non master planned facilities) shall be annexed to City's Flood Control District. The interior street lighting shall be installed per City standards and maintained by City via Streetlight Annexation.
12. Existing power poles fronting this site shall be undergrounded.
13. On and off-site street, drainage, water, sewer, striping, signing, street lighting, signal and grading plans along with hydrology and hydraulic reports shall be submitted to City Engineer's office for review and approval.
14. Access shall be restricted along Orange Avenue, Dunlap Drive, and Lemon Avenue, except as shown on tentative map and so noted on the final map.
15. Any work within Riverside County shall require issuance of an encroachment permit.
16. The improvements conditioned for this project shall be coordinated with adjacent projects.
17. Reference is made to letter dated June 24, 2013 from County of Riverside Transportation and Land Management, the applicant shall comply with all conditions and recommendation of this letter and in case of conflict between their recommendation and City Engineer's condition, the most stringent in the opinion of City Engineer shall apply.

*Habib Motlagh*  
Habib Motlagh  
City Engineer



# CITY OF PERRIS

## PUBLIC WORKS DEPARTMENT

Engineering Administration

NPDES

Special Districts (Lighting, Landscape, Flood Control)

# MEMORANDUM

**Date:** January 26, 2014

**To:** Kenneth Phung, Project Planner

**From:** Michael Morales, CIP Manager

**Subject:** **TTM 14-0091, PUD 14-0093, GPA 14-0094, ZC 14-0095 –Conditions of Approval**  
Proposal to amend GP and Zoning of 15 acres from R-6000 to MFR-14 to apply a PUD Overlay Zone and allow flexibility of design for a new gated community consisting of 124 DU. The community runs along Dunlapp between Orange and Lemon Avenues.

1. **Dedication and Landscape Easement.** Offer of dedication and/or landscape easements for City maintenance shall be provided as follows:
  - a. **Dunlapp Drive** – Provide offer of dedication necessary for full half width improvements, minimum 47' wide, plus 3 additional feet of landscape easement, for 50' half-width including street, curb, gutter, sidewalk and landscape parkway. Landscape Parkway shall be a minimum of 18' wide. Including 6' foot wide sidewalk at back of curb, and 12' of landscaping at back of walk to match existing landscaped parkway at development immediately south of proposed tract.
  - b. **Orange Avenue-** Provide offer of dedication necessary for full half width improvements, minimum 47' wide, plus 3 additional feet of landscape easement, for 50' half-width including street, curb, gutter, sidewalk and landscape parkway. Landscape Parkway shall be a minimum of 18' wide. Including 6' foot parkway at back of curb, 6 foot concrete sidewalk, and 6 foot landscape parkway at back of walk, to match existing landscaped parkway at School Site development immediately west of proposed tract.
  - c. **Lemon Street-**Provide offer of dedication necessary for full half width improvements, as conditioned by City Engineer, for street, curb, gutter, sidewalk and landscape parkway. Landscape Parkway shall be a minimum of 10' wide, including 5' foot wide sidewalk at back of curb and 5' wide landscaped parkway at back of walk.
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 TTM 14-0091," and shall be exclusive of any private property, on-site landscaping. Elements of this 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:

**EXHIBIT A**

- **Dunlapp Drive** – The planting palette shall include Street Tree-Magnolia G. Samuel Sommer “Southern Magnolia” and Cinnamomum Camphora “Camphor”; Shrubs-Cassia Artemisioides “Cassia”, Cistus Sunset “Sunset Rockrose,” Hemerocallis Hybrids (evergreen) “Evergreen Daylilly,” Leptospermum S. Ruby Glow “Ruby Glow Manuka”, and Lavandula A. Mustead “Mustead Lavender”; Ground Cover/Vine-Rosemarinus O. Prostratus “Prostrate Rosemary, Parthenocissus Tricuspidata/Ficus Pulmila
  - **Orange Avenue**- The planting palette shall include Street Tree-Platanus Acerifolia (bloodgood) “London Plane Tree;” and Tabebuia IPE “Pink Trumpet Tree,” The Planting palette should incorporate a selection from plants that have a proven success record in Perris, including: 1) Society Garlic, 2) Dietes Vegeta, 3) Pittosporum Tobira Wheelers Dwarf, and 4) Callistemon “Little John” and 5) cold hardy varieties of Lantana; and ground cover/vine, which do well in Perris including: 1) Myoporum Pacificum 2) Rosemarinus O. Prostratus “Prostrate Rosemary, and 3) Parthenocissus Tricuspidata 4) Ficus Pulmila
  - **Lemon Street**- The planting palette should include a selection from Street Tree- Flowering Tree Crape Myrtle Lagerstroemia indica x faueri ‘Arapaho’, Evergreen Rhus Lancea, and/or Evergreen Geijera parviflora (Australian Willow); and the planting palette should incorporate a selection from plants that have a proven success record in Perris, including: 1) Society Garlic, 2) Dietes Vegeta, 3) Pittosporum Tobira Wheelers Dwarf, and 4) Callistemon “Little John” and 5) cold hardy varieties of Lantana; and ground cover/vine, which do well in Perris including: 1) Myoporum Pacificum 2) Rosemarinus O. Prostratus “Prostrate Rosemary, and 3) Parthenocissus Tricuspidata 4) Ficus Pulmila
- 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, an ET based controller, central control capable, with weather station (Calsense or equal), Sentry Guard Cable Guard and Union Guard, backflow Wilkens Model 375 (or equal), and a fertilizer injection system regulated through flow sensing input (Ecofert or equal).
- c. **Benefit Zone Quantities** – Include a Benefit Zone quantities table (i.e. SF of planting areas, turf, number of trees, SF. of hardscape, etc.) in the lower right hand corner of the cover sheet for off-site landscape areas, indicating the amount of landscaping the district will be required to maintain.
- d. **Meters** – Each District is required to be metered separately. Show location of separate water and electrical utility meters intended to serve maintenance district areas exclusively. Show locations of water and electrical meter for landscape district. Show location of water and electrical meter for 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. Control wires are to be placed within a continuous rigid conduit schedule 40 or better, with pull boxes placed at 150 feet on center. All irrigation boxes shall come equipped with wire mesh as a rodent deterrent.

- 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.
    - g. **Wire Vine Support**-All perimeter walls shall be equipped with wire support for vines.
  2. **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:
    - a. **Concrete Facilities**-At a minimum concrete check dams shall be used for multi-stage detention basin and infiltration basin facilities separating forebay from second stage treatment area. Concrete v-ditch shall be used for nuisance flows connecting inlet to outlet structures.
    - b. **Storm Drain Screens**-Detachable Face Connector Pipe Screens shall be included in catch basin to reduce sediment and trash loading within storm pipe.
    - c. **Landscaping**-Limits of right-of-way areas, defined by concrete mow curb, fully dimensioned, that are to be annexed into the Flood Control District. Location of separate water and electrical utility meters intended to serve flood control district areas exclusively. A planting palette and hardscape plan for access ramps and other hardscape improvements intended to meet the guidelines of water quality and maintenance concerns as determined by the Engineering Administration and Special Districts Division.
  3. **Street/Off-Site Improvements.** The applicant shall submit street improvement plans, accompanied by the appropriate filing fee to the City Engineering Department. Details of treatments at of site improvements, including Bus Stops at Mass Transit Routes, Decorative Traffic Signal Signage, and lighting shall meet both the City Engineer's Design Guidelines, and the additional requirements of the Engineering and Special Districts Division. Components shall include, but not be limited to:
    - a. **Traffic Signal Signage**-If traffic signals are required by the City Engineer's Office, signal signage shall meet the City standard type, decorative style, color and durability requirements.
    - b. **Bus Stops**- If a Bus Stop along a mass transit route is required by the City Engineer's Office, the stop shall meet the City standard 14' covered shelter type, style, color and durability requirements, complete with trash receptacle and bench (LNI or equal)
  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
    - Consent and Waiver for Landscape Maintenance District No. 1 (**EXCLUDES clubhouse, tot lot and related parking facilities, and enhanced community entry and gates, but INCLUDES all perimeter landscaping and community walls**)
    - Petition for Flood Control Maintenance District No. 1
    - 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.



# Vicinity & Aerial Map



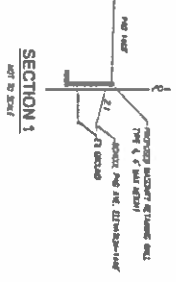
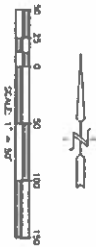
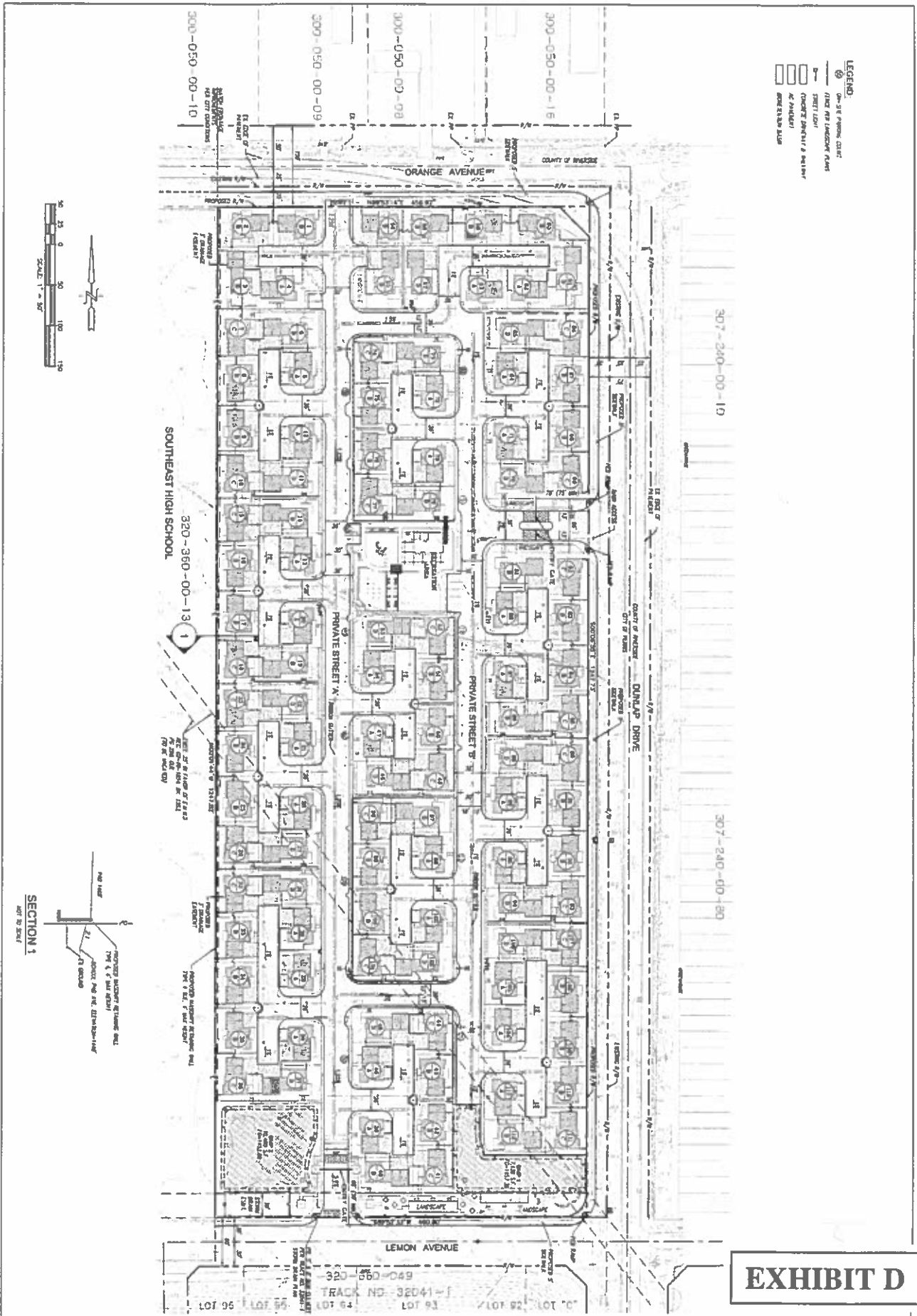
Planning Commission December 7, 2015  
GPA 14-00094, ZC 14-00095, PDO 14-00093 & TTM 14-00091 (TTM 37038)

**Exhibit B**

# Zoning and General Plan



- LEGEND:**
- 24" x 36" PARKING SPACES
  - ▭ 12'x12' x 8' LANDSCAPE PLANT
  - ▭ STREET LIGHT
  - ▭ CONCRET DRIVEWAY & DRIVEWAY
  - ▭ WALKWAY
  - ▭ DRIVEWAY ALIAS



**EXHIBIT D**

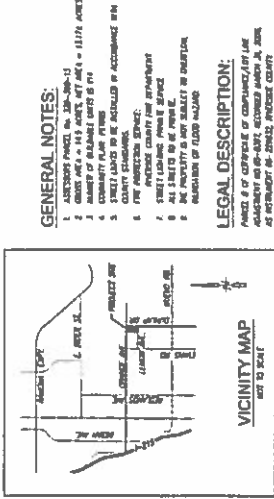
<b>S-2</b>	SHEET TITLE	<b>SITE PLAN</b>	DATE:	10-1-2018
	PROJECT	<b>CITRUS COURT SINGLE FAMILY (MOTOR COURT) PERRIS, CALIFORNIA</b>	SCALE:	1" = 50'
			DRAWN:	M.J.L.
			CHECKED:	B.A.R.

**SITE PLAN  
CITRUS COURT (TM 37038)**

**REC** Civil Engineering-Environmental  
Land Surveying  
2442 Second Avenue  
San Diego, CA 92101  
(619)232-8200 (619)232-8210 Fax

# TENTATIVE TRACT MAP NO. 37038

## IN THE CITY OF PERRIS



- GENERAL NOTES:**
1. ALL LOTS ARE 1/4 SECTION 11, T12N, R11E, S11.
  2. ALL LOTS ARE 1/4 SECTION 11, T12N, R11E, S11.
  3. NUMBER OF PARCELS SHOWN IS 79.
  4. ALL LOTS ARE 1/4 SECTION 11, T12N, R11E, S11.
  5. COUNTY CLERK'S OFFICE IS APPROVED BY ACCORDANCE WITH...
  6. THE PROPOSED TRACT MAP IS SUBJECT TO THE APPROVAL OF THE CITY OF PERRIS.
  7. THE TRACT MAP IS SUBJECT TO THE APPROVAL OF THE CITY OF PERRIS.
  8. ALL LOTS ARE 1/4 SECTION 11, T12N, R11E, S11.
  9. THE TRACT MAP IS SUBJECT TO THE APPROVAL OF THE CITY OF PERRIS.
  10. THE TRACT MAP IS SUBJECT TO THE APPROVAL OF THE CITY OF PERRIS.
- LEGAL DESCRIPTION:**
- ALL OF THAT CERTAIN TRACT OF LAND, MORE OR LESS, BEING THE TRACT OF LAND DESCRIBED IN THE TRACT MAP NO. 27032, IN THE COUNTY OF RIVERSIDE, CALIFORNIA.

- ZONING AND LAND USE:**
- GENERAL ZONE: R-1  
 PERMITTED USES: SINGLE-FAMILY RESIDENTIAL  
 PROPOSED LAND USE: RESIDENTIAL
- SCHOOL DISTRICTS:**
- THE TRACT IS WITHIN THE SCHOOL DISTRICT OF THE CITY OF PERRIS, CALIFORNIA.

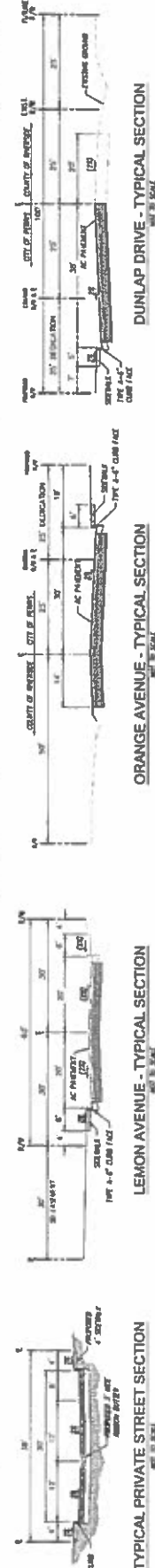
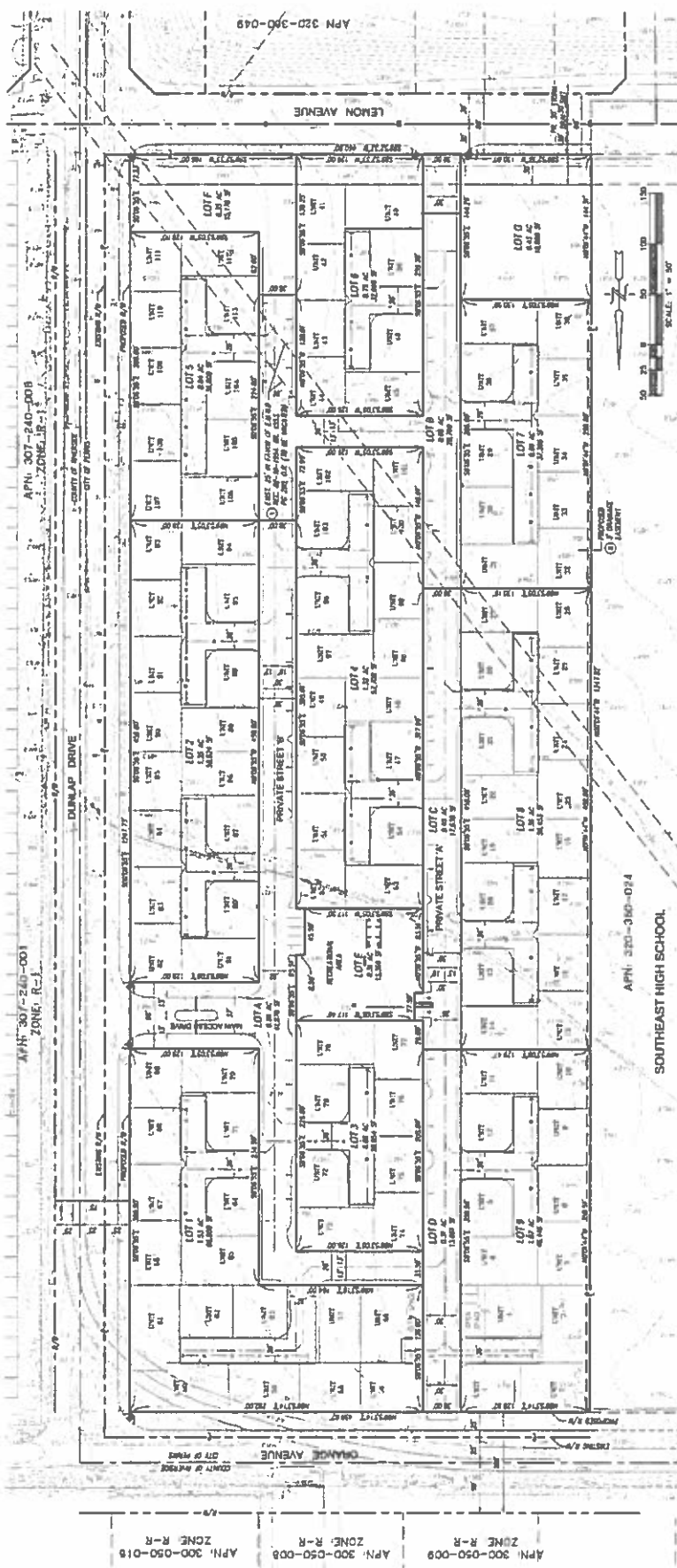
- UTILITIES:**
- WATER: CITY OF PERRIS  
 SEWER: CITY OF PERRIS  
 GAS: SOUTHERN CALIFORNIA GAS COMPANY  
 ELECTRIC: SOUTHERN CALIFORNIA ELECTRIC COMPANY  
 TELEPHONE: SOUTHERN CALIFORNIA TELEPHONE COMPANY
- CONDOMINIUM NOTE:**
- THIS TRACT MAP IS NOT A TRACT MAP FOR THE PURPOSES OF THE CONDOMINIUM ACT, AND DOES NOT CONSTITUTE AN OFFER OF CONDOMINIUM UNLESS SO INDICATED BY THE TRACT MAP.

- EASEMENTS:**
1. THE TRACT MAP IS SUBJECT TO THE EASEMENTS SHOWN THEREON.
  2. THE TRACT MAP IS SUBJECT TO THE EASEMENTS SHOWN THEREON.
  3. THE TRACT MAP IS SUBJECT TO THE EASEMENTS SHOWN THEREON.
  4. THE TRACT MAP IS SUBJECT TO THE EASEMENTS SHOWN THEREON.

**PROPERTY SUBDIVIDER:**  
 NATE INVESTMENT TRUST  
 P.O. BOX 7128  
 SUITE 200 SANTA FE, CA 97077

**ENGINEER OF WORK:**  
 RICHARD J. HARRIS, INC.  
 2442 SECOND AVENUE  
 SAN DIEGO, CA 92101  
 (619) 581-0071

**APPLICANT REPRESENTATIVE:**  
 CONSTRUCTION, INC.  
 2442 SECOND AVENUE  
 SAN DIEGO, CA 92101  
 (619) 581-0071



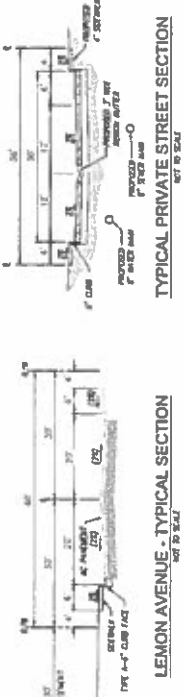


**APPLICANT/REPRESENTATIVE**  
CONTRACTOR: S&B  
3443 SECOND AVENUE  
SAN DIEGO, CA 92107  
PH: (619) 235-4971

**ENGINEER OF WORK**  
REC CONSULTANTS, INC.  
4500 LA JOLLA VILLAGE  
SAN DIEGO, CA 92130  
PH: (619) 235-8200

**PROPERTY SUBDIVIDER:**  
STLE INVESTMENT TRUST  
26650 JENSEN ROAD, SUITE 200  
PUNTA SANTA FE, CA 95007

**SECTION 1**  
NOT TO SCALE



**ABBREVIATIONS:**  
AC ASPHALT CONCRETE  
C COVERED CONC  
E EROSION CONTROL  
F FLOOR SLAB  
G GRASS PAVEMENT  
H PAVED HOLE  
M MOUNTED CURB  
S SANDSTONE BRICK SIDEWALK  
SP SLOPE CEMENT  
T TYPICAL TRACTOR ROAD  
U UNDERPAVEMENT

**LEGEND**  
--- LOTTING CORNER  
--- PROPERTY CORNER  
--- WET MARK  
--- 1/2" BENCH MARK  
--- 3/4" BENCH MARK  
--- 1" BENCH MARK  
--- 2" BENCH MARK  
--- 4" BENCH MARK  
--- 6" BENCH MARK  
--- 8" BENCH MARK  
--- 10" BENCH MARK

**GENERAL NOTES:**  
1. CONSULTANT HAS VISITED THE SITE AND OBSERVED THE PROPOSED WORK.  
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
3. ALL SLOPES TO BE SHOWN.  
4. ALL STREETS TO BE OPEN.

**SERVICE DISTRICTS:**  
SEWER  
WATER  
GAS  
ELECTRIC  
TELEPHONE

**BASEMENT NOTE:**  
NO BE-BAS TO BE LOCATED FOR PUBLIC PURPOSES IN  
REAR OF EXISTING HOUSES. NO BE-BAS ARE ALLOWED  
BEHIND/IN FRONT OF HOUSES TO BE LOCATED HEREIN.

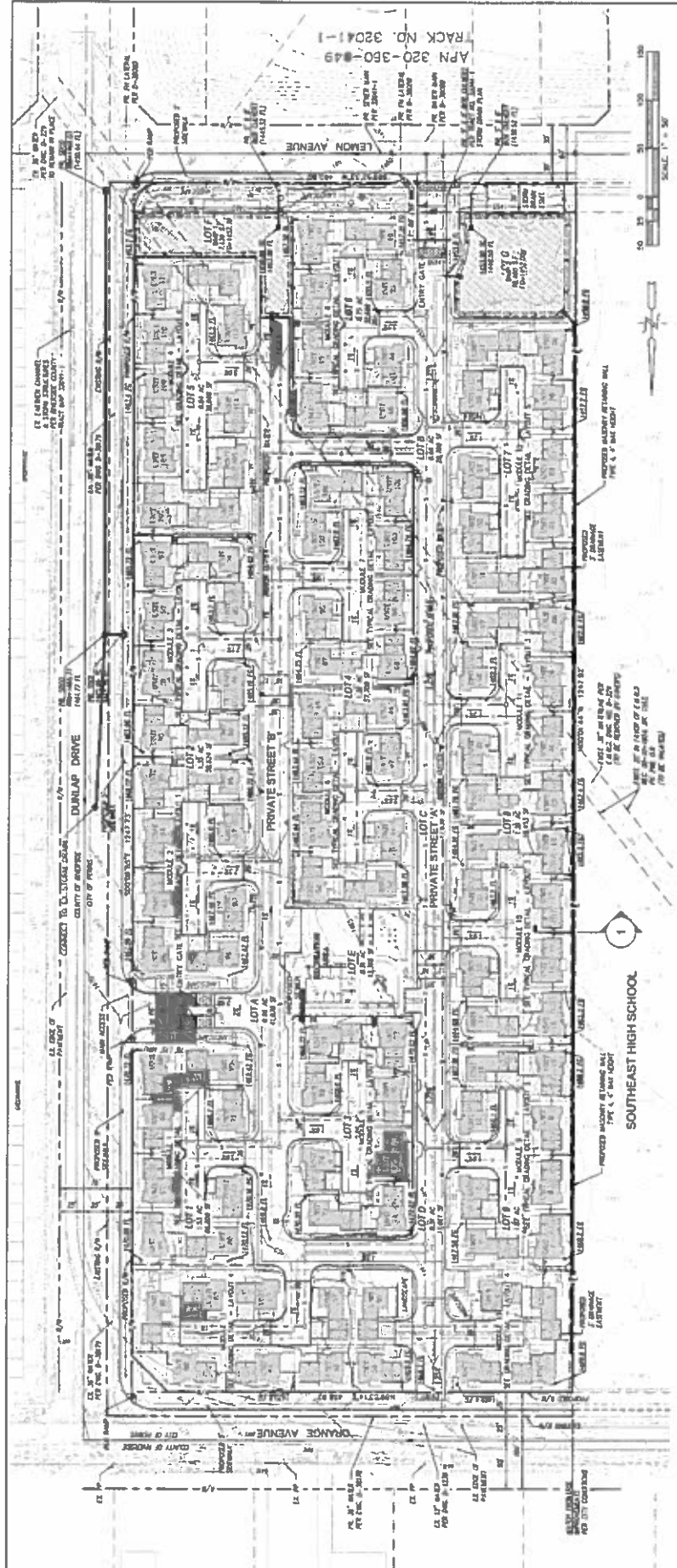
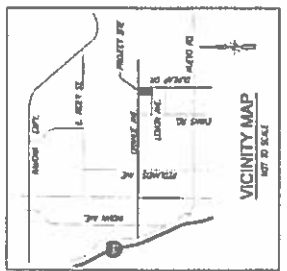
**SITE ADDRESS:**  
COURT OF DUNLAP DRIVE  
CITY OF PERRIS, CA 92377  
APN: 730-350-3

**LEGAL DESCRIPTION:**  
A PORTION OF THE 1/4 SECTION 20, T4S, R3E, S4E, COUNTY OF RIVERSIDE, CALIFORNIA.

**ZONING AND LAND USE:**  
R-1 SINGLE-FAMILY RESIDENTIAL  
REAR YARD SETBACK: 5'-0"  
FRONT YARD SETBACK: 5'-0"  
SIDE YARD SETBACK: 5'-0"

**LAND AREA:**  
0.35 AC (15,250 SQ FT)

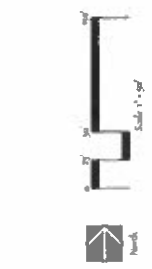
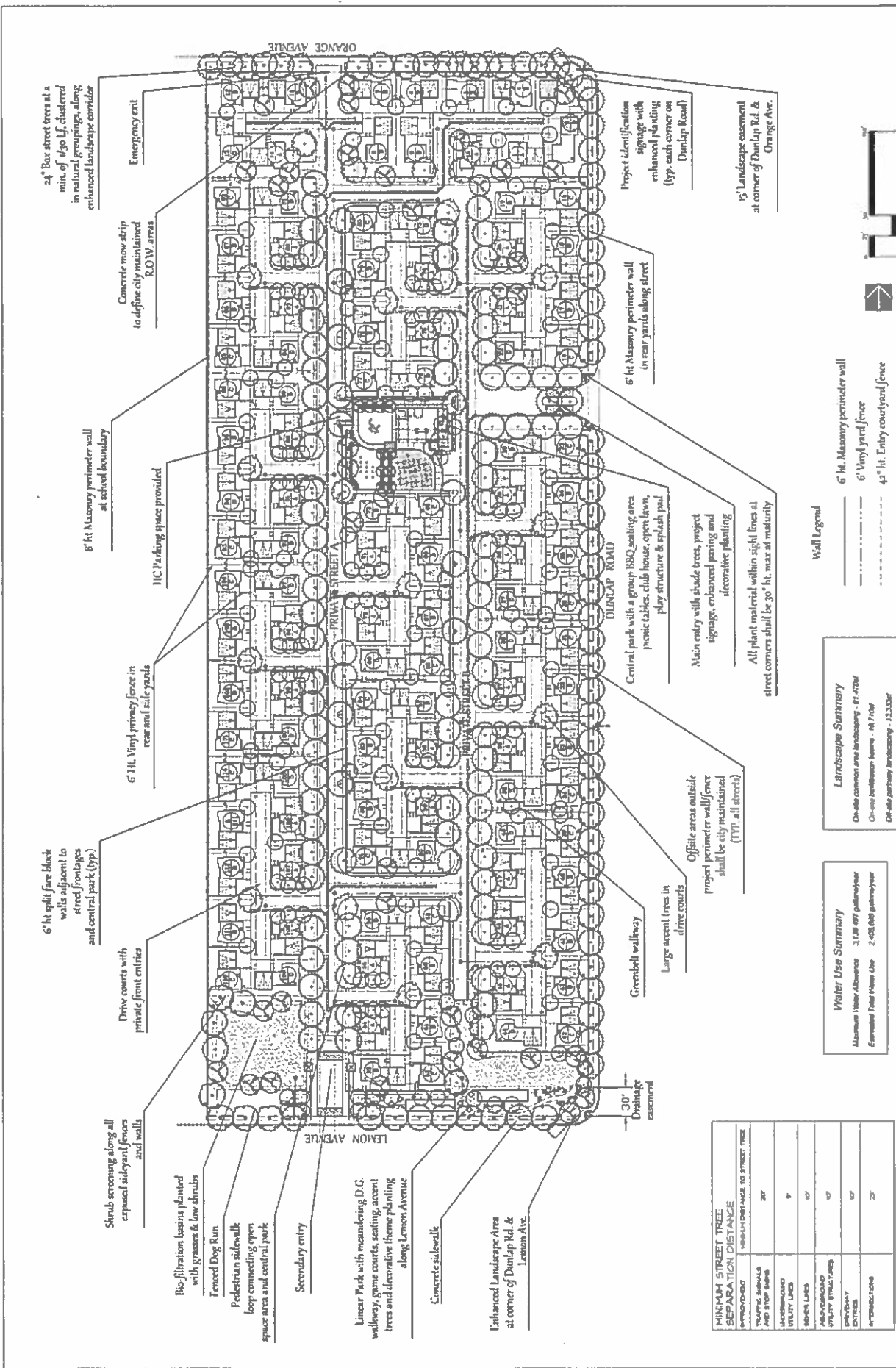
**LAND USE SUMMARY:**  
MOTOR COURT







CITRUS COURT



- Wall Legend
- 6' Ht. Masonry perimeter wall
  - 6' Vinyl yard fence
  - 4" Ht. Entry courtyard fence
  - 6' Ht. Tubular steel view fence

**Landscape Summary**  
 On-site common area landscaping - 81,470sf  
 On-site landscape basins - 14,710sf  
 Off-site parking landscaping - 13,330sf

**Water Use Summary**  
 Maximum Water Allowance 3,139,887 gallons/year  
 Estimated Total Water Use 2,428,685 gallons/year

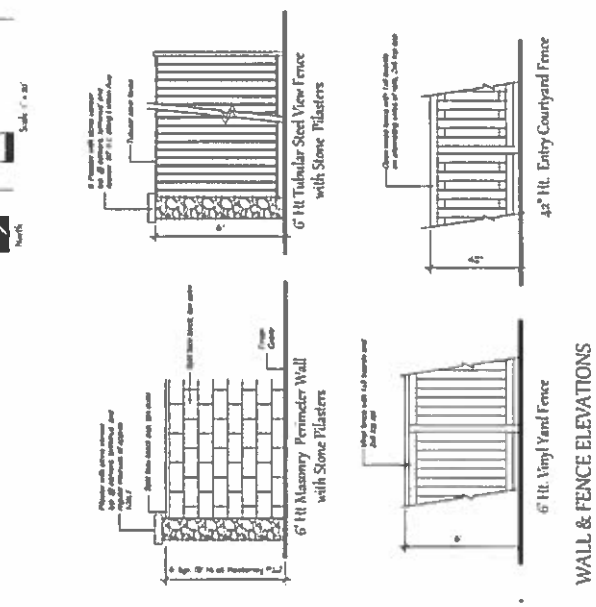
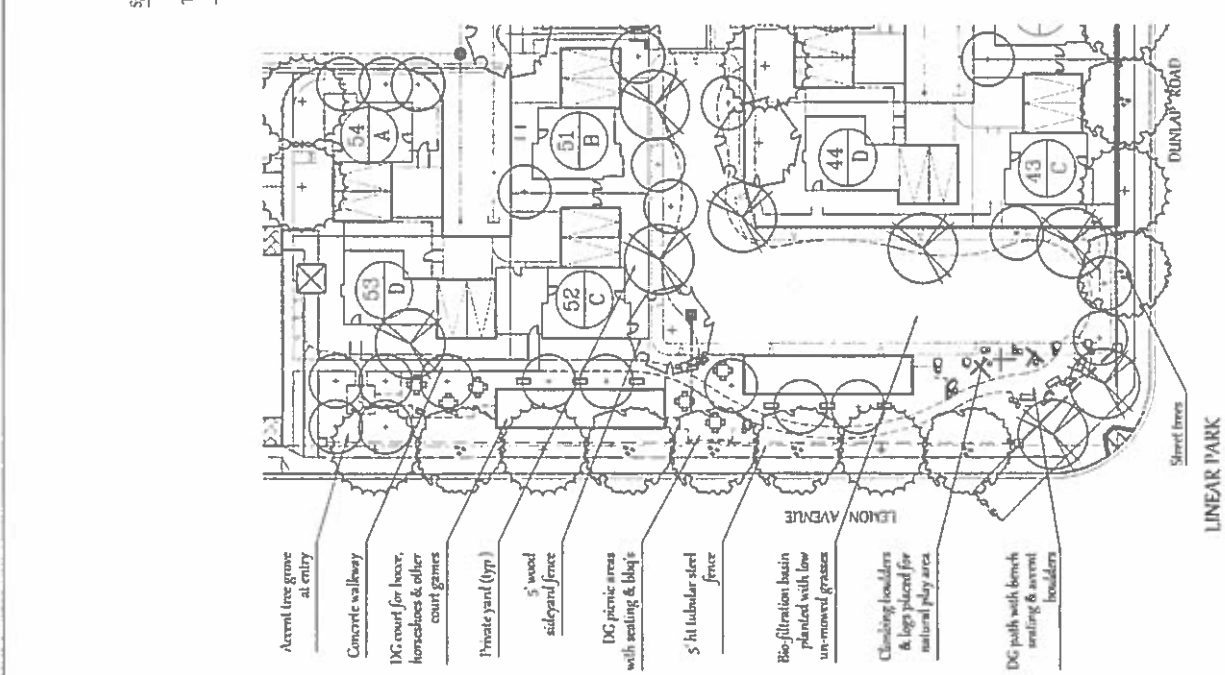
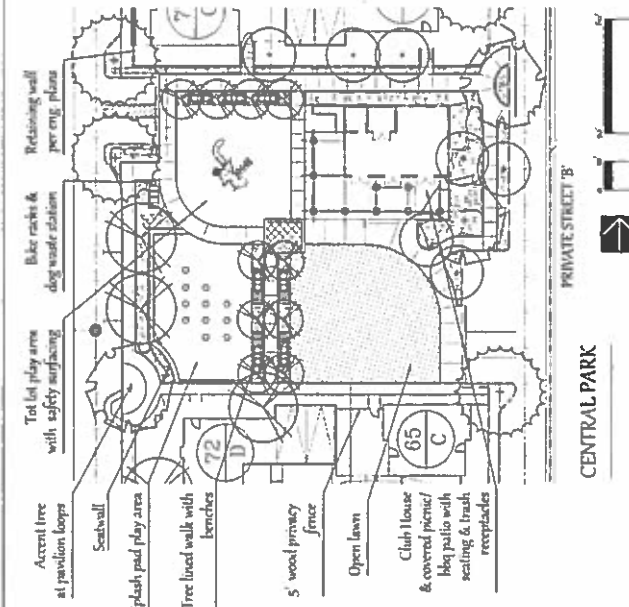
SEPARATION DISTANCE	MINIMUM STREET TREE SEPARATION
TRAFFIC SIGNALS AND STOP SIGNS	20'
UNDERGROUND UTILITY LINES	6'
OPEN LINES	10'
ADJACENT UTILITY STRUCTURES	10'
DRIVEWAY ENTRIES	10'
INTERSECTIONS	25'



**CITRUS COURT**

DATE: 8-15-2018	SCALE: 1" = 30'	PROJECT: CITRUS COURT SINGLE FAMILY IMPOVERISHMENT PERISS CALIFORNIA
DRIVER: [unclear]	BY: [unclear]	SHEET TITLE: LANDSCAPE CONCEPT PLAN
REVISIONS:		

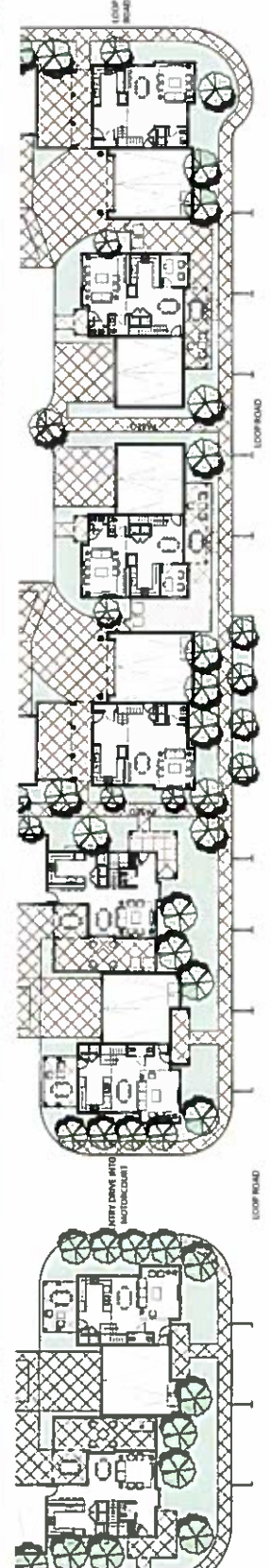
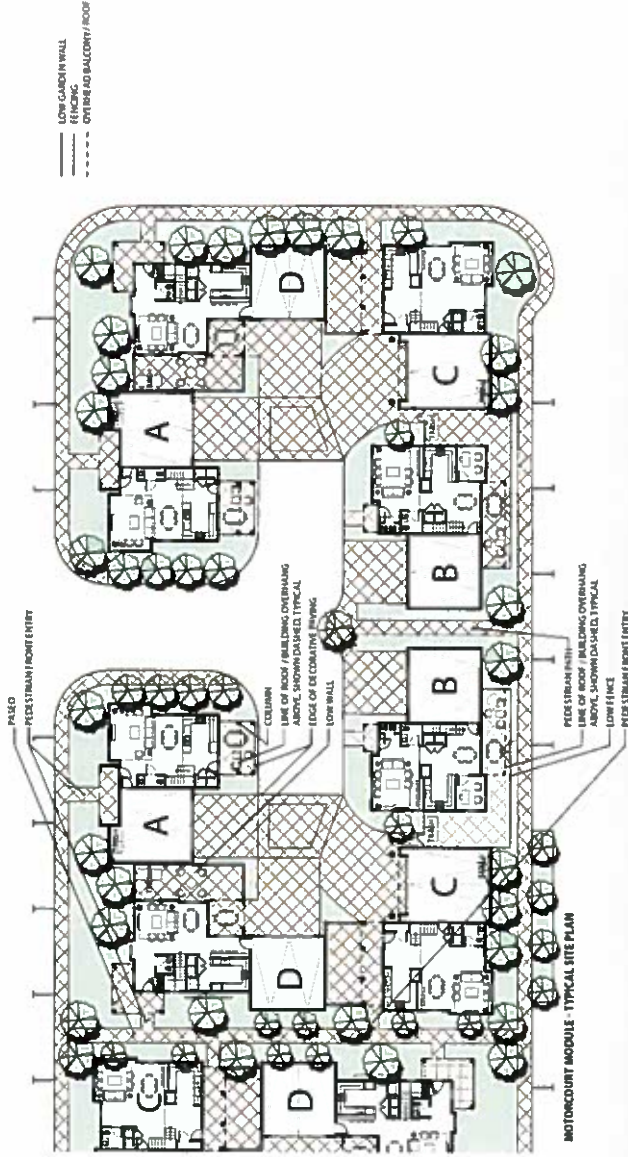
SYMBOL	BOTANICAL NAME	COMMON NAME	SCALE	PLANT
[Symbol]	LANDSBERGIA JAVANICA	SHRUB	1 X	1
[Symbol]	ACACIA SALICINA	SHRUB	1 X	2
[Symbol]	ACACIA SALICINA	SHRUB	1 X	3
[Symbol]	ACACIA SALICINA	SHRUB	1 X	4
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[Symbol]	ACACIA SALICINA	SHRUB	1 X	50



**WALL & FENCE ELEVATIONS**

URBAN DESIGN CONCEPT  
 CITRUS COURT

M.W. STEELE GROUP  
 ARCHITECTURE | PLANNING  
 1808 NEWTON AVE | SUITE A  
 SAN DIEGO | CA | 92116  
 TELEPHONE 619 238 0213  
 WWW.MWSTEELE.COM



PRELIMINARY MATERIAL PALETTE  
 CITRUS COURT

DATE:	10/1/2018
SCALE:	N/A
DRAWN BY:	MM
CHECKED BY:	MM

SHEET NAME MATERIALS BOARD  
 PROJECT CITRUS COURT  
 PERRIS, CALIFORNIA

A4.1



Painted Concrete Board Siding Color 1



Painted Concrete Plaster Finish Color 1



Clay Shingle Roof



Shutter Side Garage



BUILDING OPTION B



Painted Concrete Plaster Finish Color 1



Clay Tile Roof



Architectural Shutter Side Garage



BUILDING OPTION D



Composite Guest Porch



Clay Shingle Roof



Layered Concrete Board Shingle Siding



Hard Window Trim



Painted Concrete Plaster Finish Color 1

BUILDING OPTION A



Painted Concrete Plaster Finish Color 2



Painted Concrete Plaster Finish Color 1



Clay Tile Roof



BUILDING OPTION C

PRELIMINARY ELEVATIONS  
 CITRUS COURT

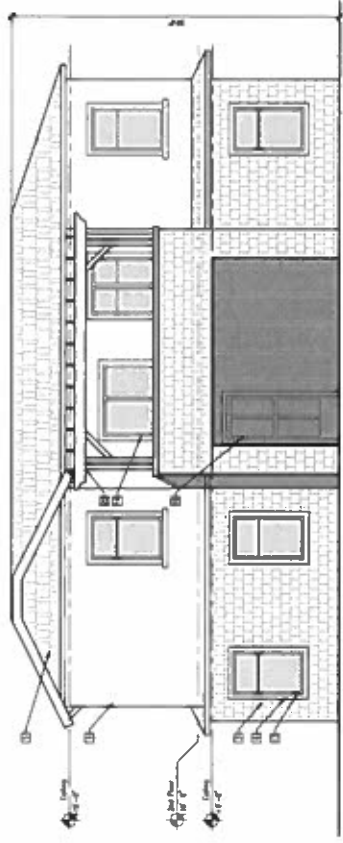
DATE: 10-1-2018  
 SCALE: 1/4" = 1'-0"  
 DRAWN: [ ]  
 CHECKED: [ ]

CITRUS COURT  
 PERRIS, CALIFORNIA

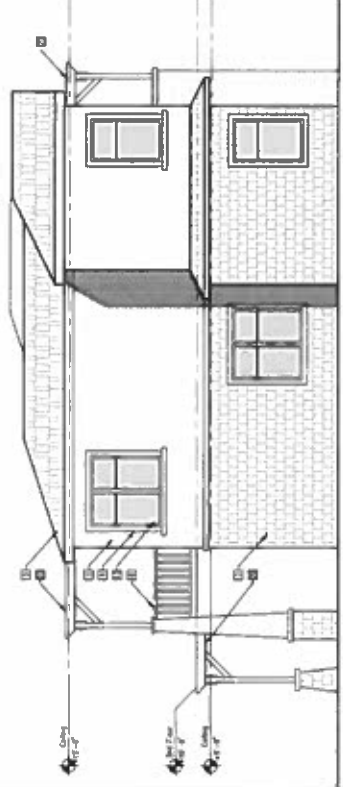
PROJECT

A2.1

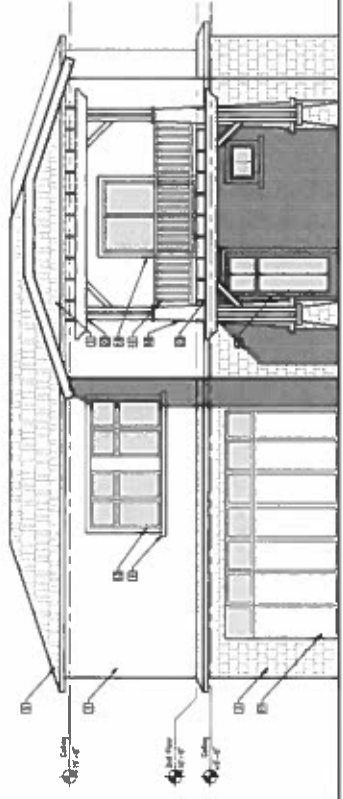
SHEET TITLE BUILDING TYPE A



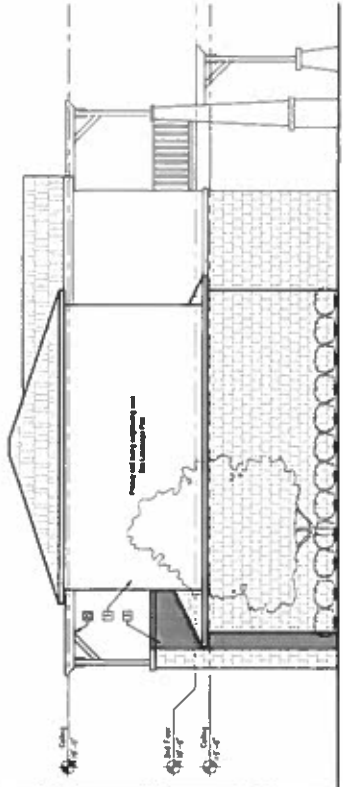
2 Entry (Loop Road) Elevation  
 SCALE: 1/4" = 1'-0"



1 Side (Motorcourt Drive) Elevation  
 SCALE: 1/4" = 1'-0"



4 Garage Elevation  
 SCALE: 1/4" = 1'-0"



3 Side (Neighbor Facing) Elevation  
 SCALE: 1/4" = 1'-0"

Keynote & Material Legend

- 1 Painted Concrete Masonry - Color 1
- 2 Painted Concrete Masonry - Color 2
- 3 Unpainted Concrete Masonry Shingles
- 4 Clay Shingles
- 5 Clay Shingles
- 6 Concrete Siding
- 7 Painted Concrete Masonry
- 8 Unpainted Concrete Masonry
- 9 Clay Shingles
- 10 Clay Shingles
- 11 Clay Shingles
- 12 Clay Shingles
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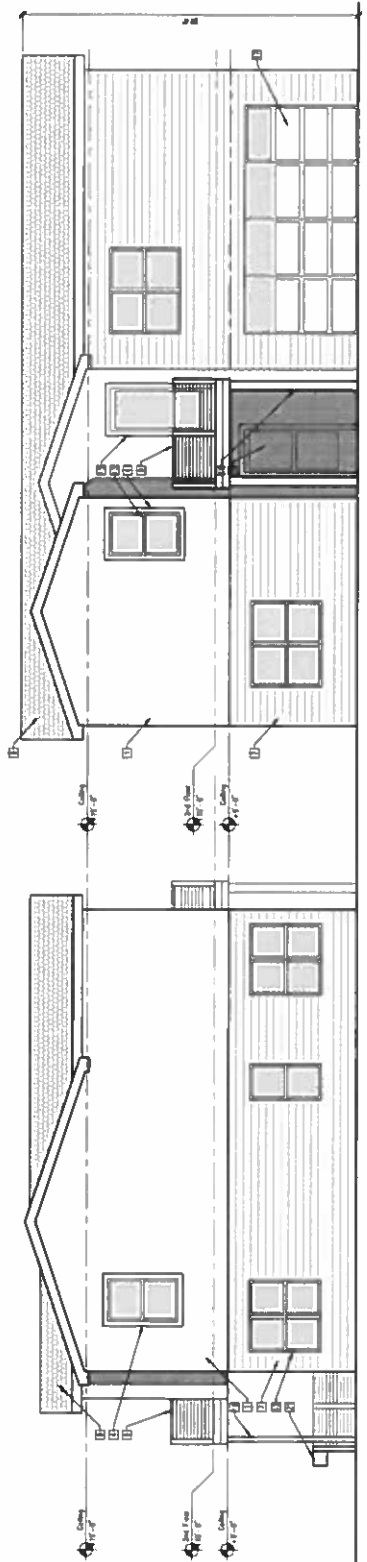
PRELIMINARY ELEVATIONS  
 CITRUS COURT

DATE: 10-1-2018  
 SCALE: 1/8" = 1'-0"  
 DRAWN: [blank]  
 CHECKED: [blank]

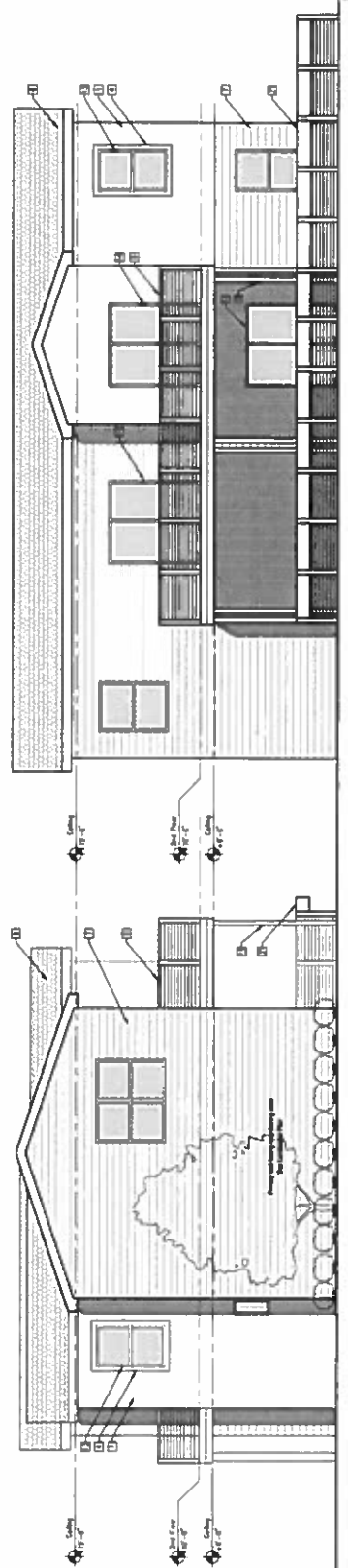
CITRUS COURT  
 PERRIS, CALIFORNIA

SHEET: 1E BUILDING TYPE B

A2.2

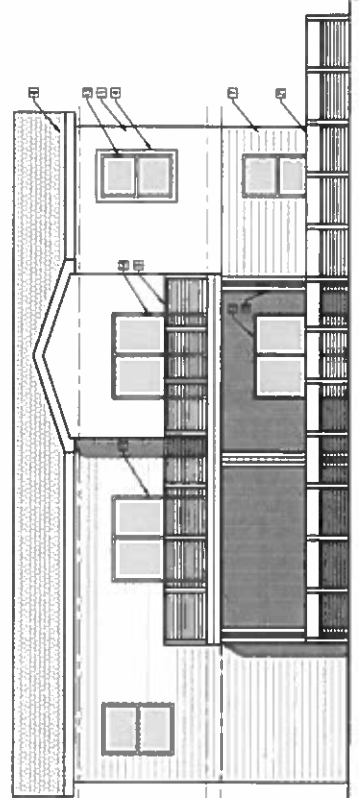


1 Side (Courtyard) Elevation  
 scale: 1/8" = 1'-0"



3 Side (Paseo) Elevation  
 scale: 1/8" = 1'-0"

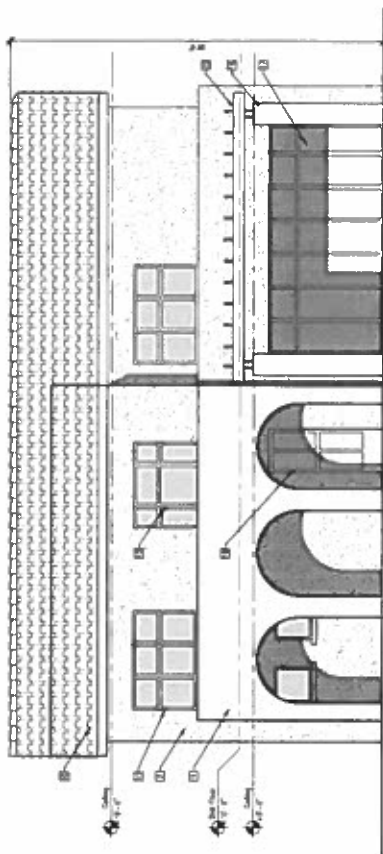
2 Entry (Motorcourt) Elevation  
 scale: 1/4" = 1'-0"



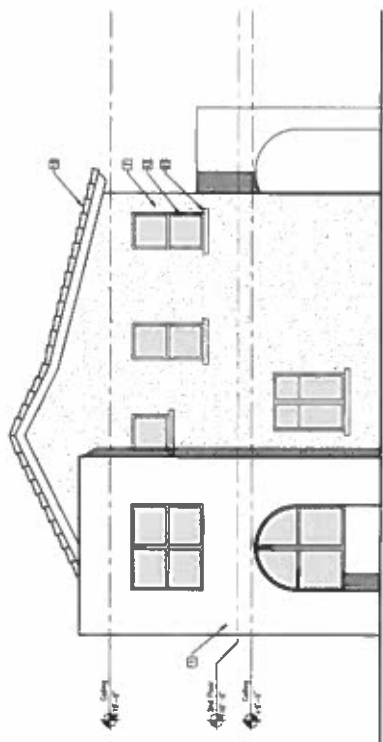
4 Rear (Loop Road) Elevation  
 scale: 1/4" = 1'-0"

Keynote & Material Legend

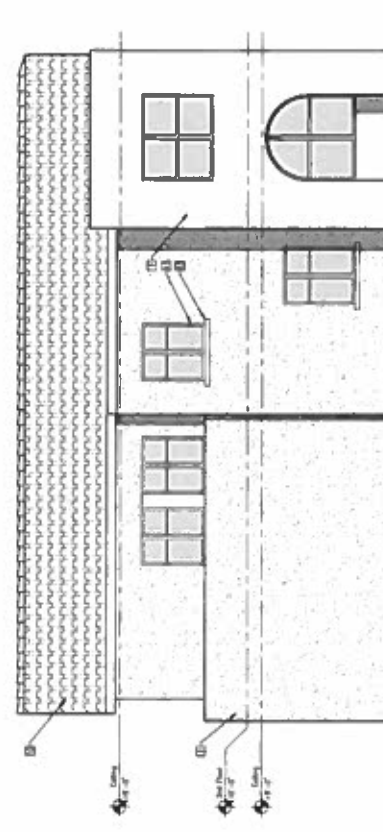
- 1 Perforated Metal Panel - Color 1
- 2 Perforated Metal Panel - Color 2
- 3 Light Gray Board Siding
- 4 Gray Siding
- 5 Gray Siding
- 6 Clay Siding
- 7 Perforated Metal Panel
- 8 Perforated Metal Panel
- 9 Clay Siding
- 10 Perforated Metal Panel
- 11 Perforated Metal Panel
- 12 Perforated Metal Panel
- 13 Perforated Metal Panel
- 14 Perforated Metal Panel
- 15 Perforated Metal Panel
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- 29 Perforated Metal Panel
- 30 Perforated Metal Panel



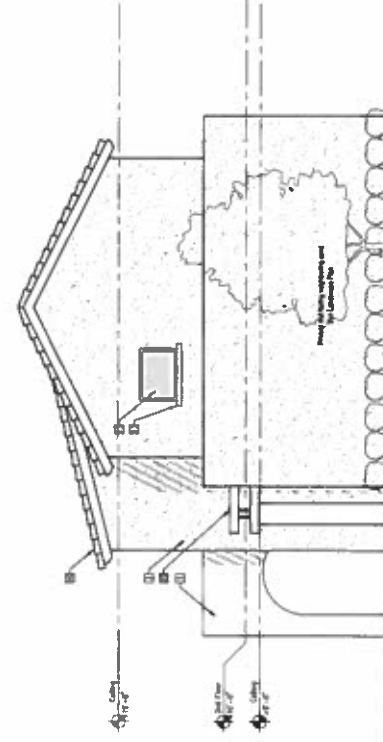
2 Entry Elevation  
 scale: 1/4" = 1'-0"



1 Side (Passo) Elevation  
 scale: 1/4" = 1'-0"



4 Rear (Loop Road) Elevation  
 scale: 1/4" = 1'-0"



3 Side (Neighbor Facing) Elevation  
 scale: 1/4" = 1'-0"

Keynote & Material Legend

- 1 Painted Concrete Finish - Color 1
- 2 Painted Concrete Finish - Color 2
- 3 Light Gray Hard Stone Slab
- 4 Dry Stack Stone
- 5 Dry Stone Wall
- 6 Concrete Overlay
- 7 Painted Concrete Hard Stone Slab
- 8 Hard Stone Slab
- 9 Concrete Hard Stone
- 10 Dry Stone
- 11 Intersected Straight Iron Lattice
- 12 Intersected Iron Slab
- 13 Dry Stone
- 14 Dry Stone Stone Slab
- 15 Dry / Full Lattice
- 16 Dry Stone Slab
- 17 Hard Stone Slab with Lattice
- 18 Hard Stone with Concrete Top
- 19 Smooth Hard Stone
- 20 Smooth Hard Stone
- 21 Finish: Flat
- 22 Flat Slab
- 23 Concrete Finish: Flat

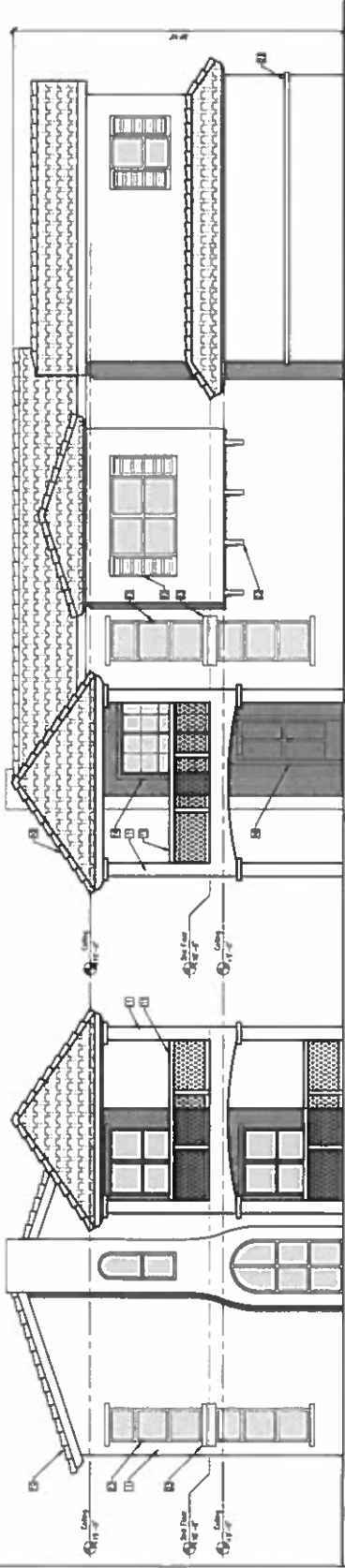
PRELIMINARY ELEVATIONS  
 CITRUS COURT

DATE: 10-1-2016  
 SCALE: 1/4" = 1'-0"  
 DRAWN: MTR  
 CHECKED: JMN

CITRUS COURT  
 PERRIS, CALIFORNIA

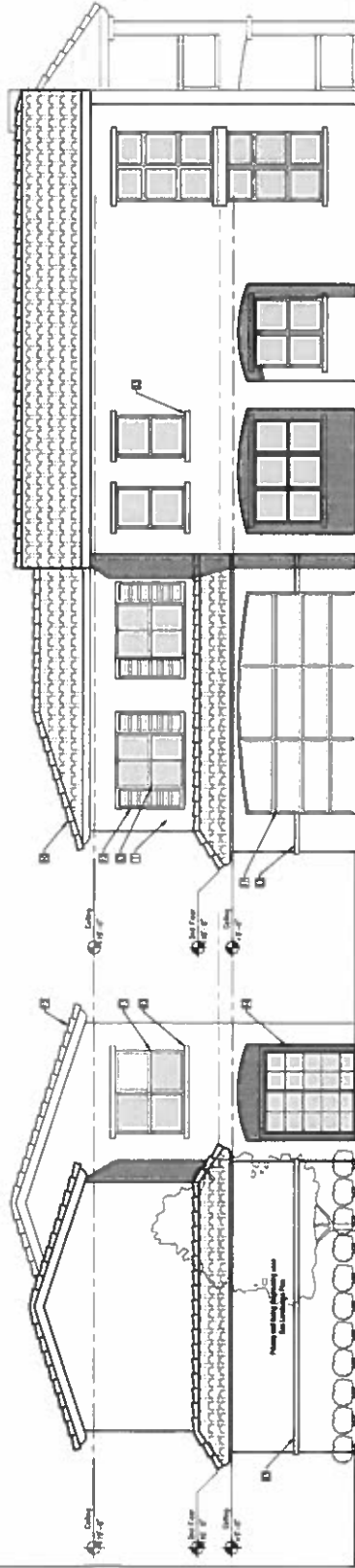
PROJECT: BUILDING TYPE D

A2.4



1 Side (Loop Road) Elevation  
 SCALE: 1/4" = 1'-0"

2 Entry (Paseo) Elevation  
 SCALE: 1/4" = 1'-0"



3 Side (Neighbor Facing) Elevation  
 SCALE: 1/4" = 1'-0"

4 Garage (Courtyard) Elevation  
 SCALE: 1/4" = 1'-0"

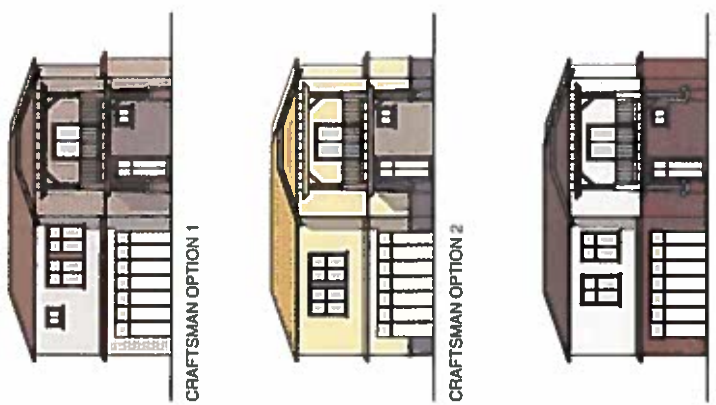
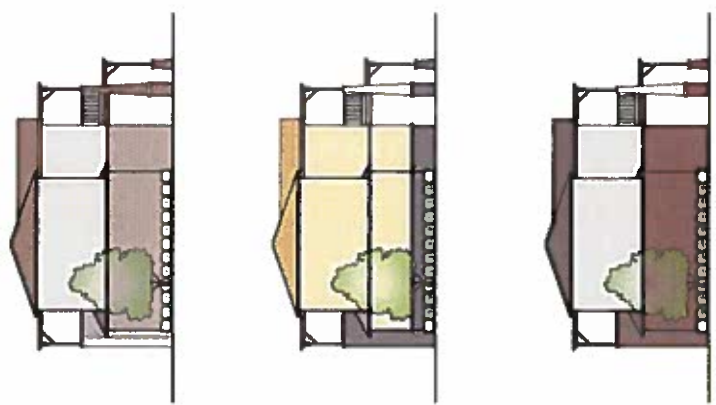
Keynote & Material Legend

- 1 Painted Concrete Finish - Color 1
- 2 Painted Concrete Finish - Color 2
- 3 Painted Concrete Finish - Color 3
- 4 Painted Concrete Finish - Color 4
- 5 Clay Shingles
- 6 Clay Shingles
- 7 Clay Shingles
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- 50 Clay Shingles

DATE:	10-12-2018
SCALE:	1/8" = 1'-0"
MTB:	
DRAWN:	MM
CHECKED:	MM

PRELIMINARY ELEVATIONS  
CITRUS COURT

M.W. STEELE GROUP  
ARCHITECTURE | PLANNING  
1805 NEWTON AVE | SUITE A  
SAN DIEGO | CA | 92118  
TELEPHONE 619 238 0228  
WWW.MWSTEELE.COM



CRAFTSMAN OPTION 1

CRAFTSMAN OPTION 2

CRAFTSMAN OPTION 3



A3.2

PROJECT: PLAN B MODERN COTTAGE  
DATE: 10-1-2016  
SCALE: 1/8" = 1'-0"  
NTS  
DRAWN: MM  
CHECKED: MM  
PERRUS, CALIFORNIA  
CITRUS COURT

PRELIMINARY ELEVATIONS  
CITRUS COURT

M.W. STEELE GROUP  
ARCHITECTS | PLANNING  
1805 NEWTON AVE | SUITE A  
SAN DIEGO | CA | 92116  
TELEPHONE 619 238 0238  
WWW.MWSTEELE.COM



MODERN COTTAGE OPTION 1



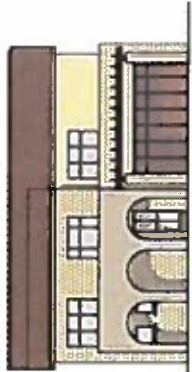
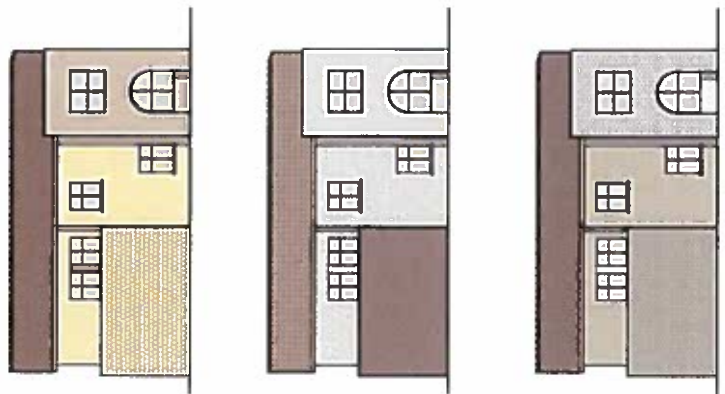
MODERN COTTAGE OPTION 2



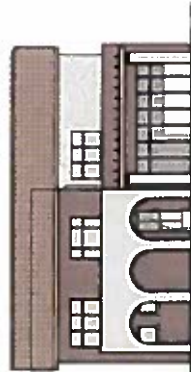
MODERN COTTAGE OPTION 3

PRELIMINARY ELEVATIONS  
CITRUS COURT

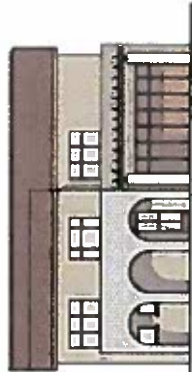
M.W. STEELE GROUP  
ARCHITECTS | PLANNING  
1805 NEWTON AVE | SUITE A  
SAN DIEGO | CA | 92116  
TELEPHONE 619 238 8338  
WWW.MWSTEELE.COM



IRVING GILL OPTION 1



IRVING GILL OPTION 2



IRVING GILL OPTION 3

PRELIMINARY ELEVATIONS  
CITRUS COURT

M.W. STEELE GROUP  
ARCHITECTURE | PLANNING  
2805 NEWTON AVE | SUITE A  
SAN DIEGO | CA | 92116  
TELEPHONE 619 210 8225  
WWW.MWSTEELE.COM



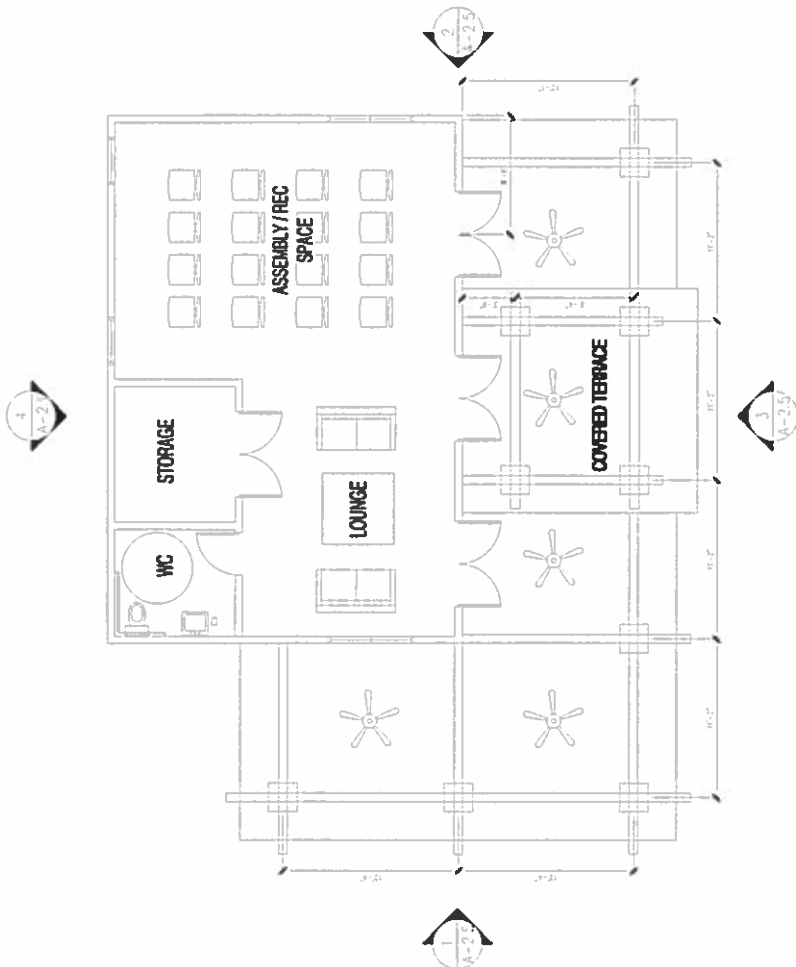
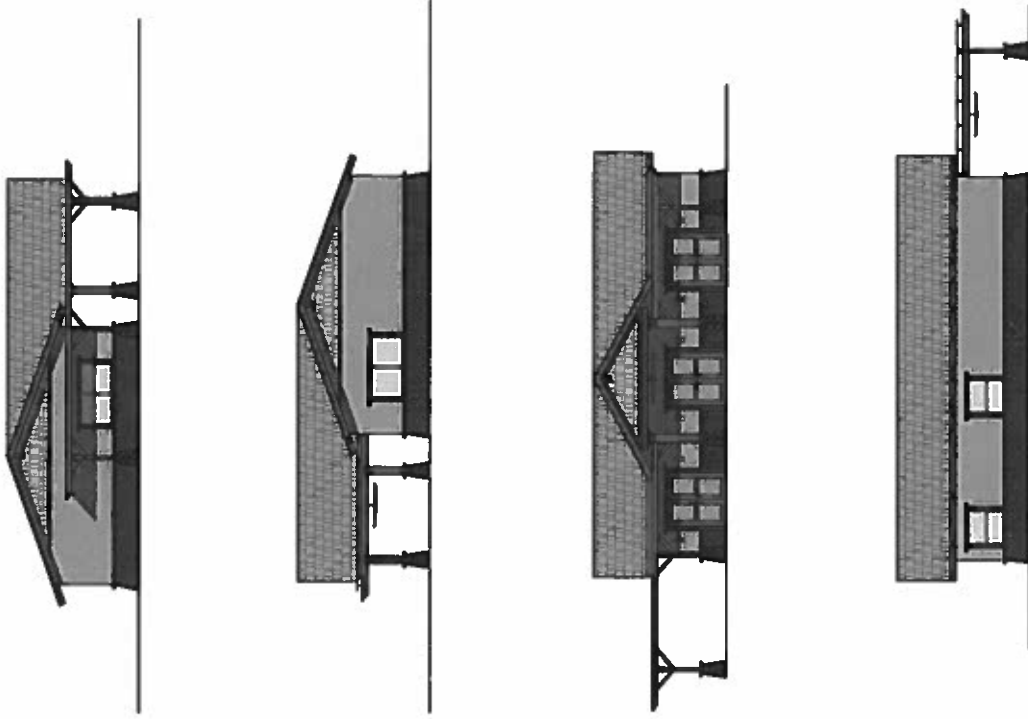
SPANISH OPTION 1

SPANISH OPTION 2

SPANISH OPTION 3

**PRELIMINARY PLANS & ELEVATIONS**  
**CITRUS COURT**

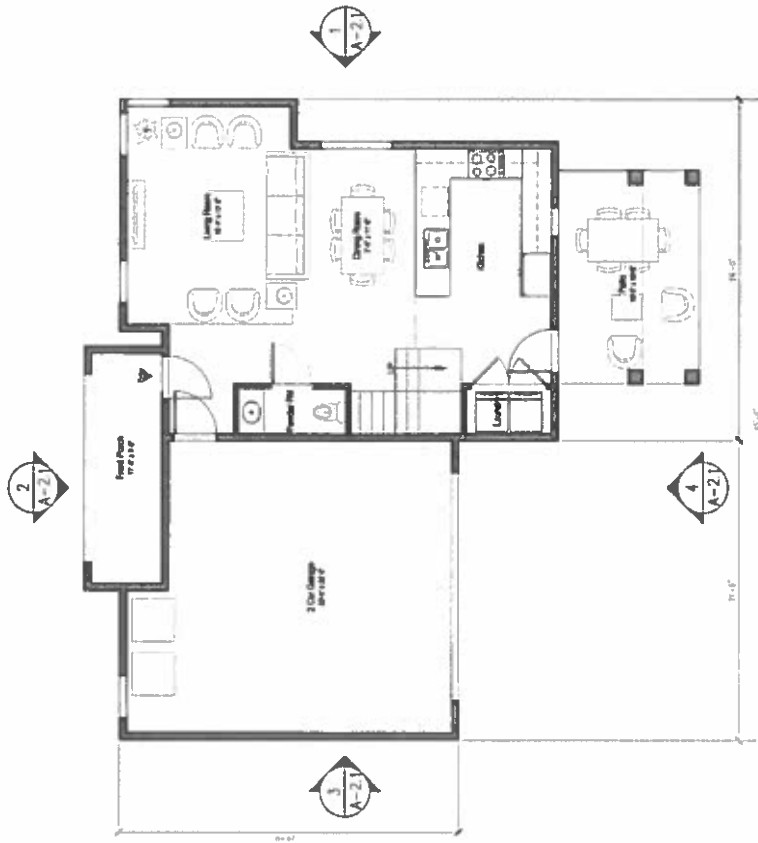
M.W. STEELE GROUP  
ARCHITECTS | PLANNING  
1805 NEWTON AVE | SUITE A  
SAN DIEGO | CA | 92116  
TELEPHONE 619 230 0225  
WWW.MWSTEELE.COM



1 Clubhouse Floor Plan  
SCALE: 1/4" = 1'-0"



② Second Floor Plan - Building Type A  
 scale: 1/4" = 1'-0"



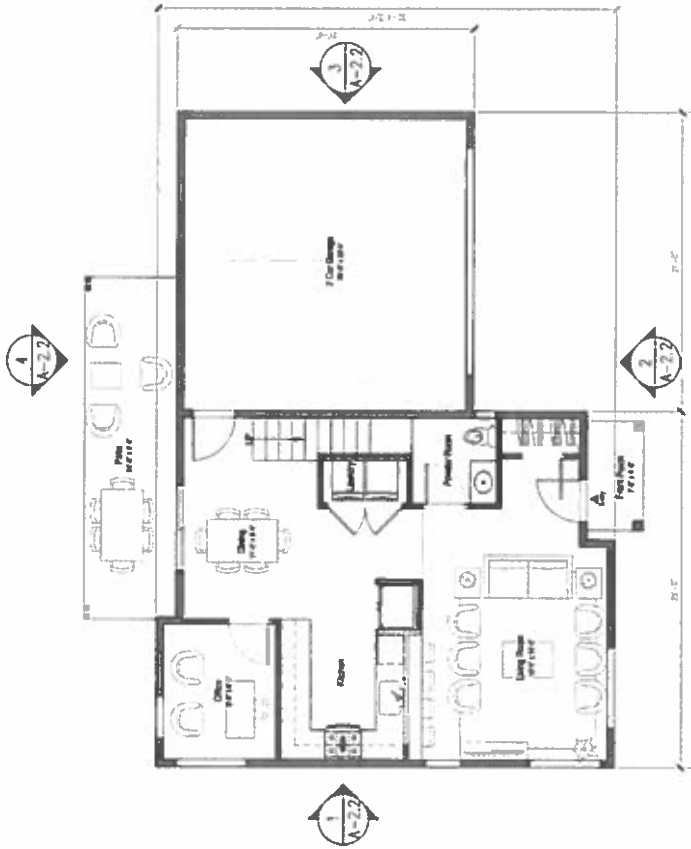
① First Floor Plan - Building Type A  
 scale: 1/4" = 1'-0"

Floor Area Calc - Type A

First Floor	1,000
Second Floor	1,000
<b>TOTAL FLOOR AREA</b>	<b>2,000</b>
Core Area	400
<b>Total Perimeter / Covered Plaza / Deck Area</b>	<b>1,600</b>



2 Second Floor Plan - Building Type B  
 scale: 1/4" = 1'-0"



1 First Floor Plan - Building Type B  
 scale: 1/4" = 1'-0"

**Floor Area Calc - Type B**

Overall Area	4,100 sqft
Excluded Area	1,000 sqft
Net Usable Area	3,100 sqft
Core Area	400 sqft
Total Finished (Covered) Floor Plate	2,700 sqft



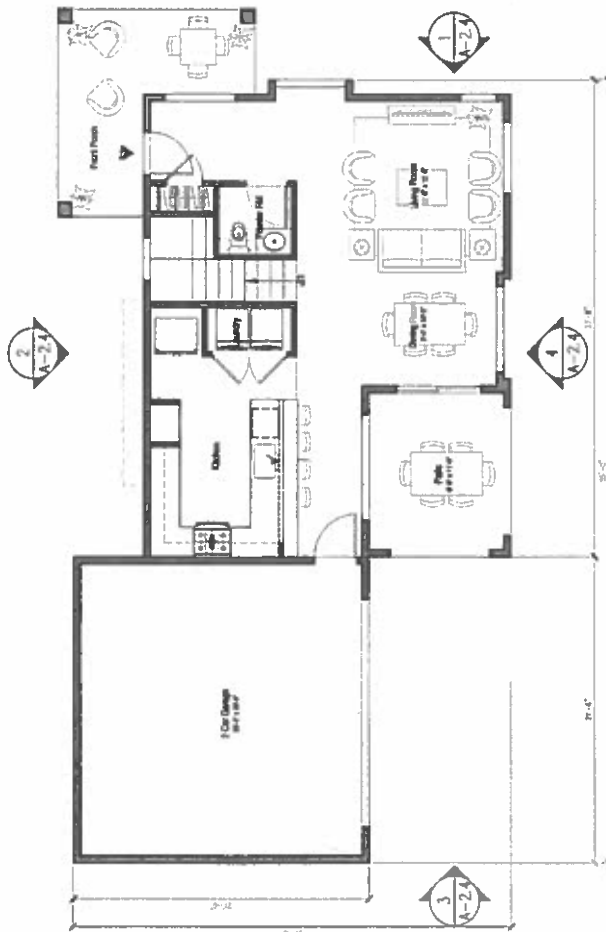
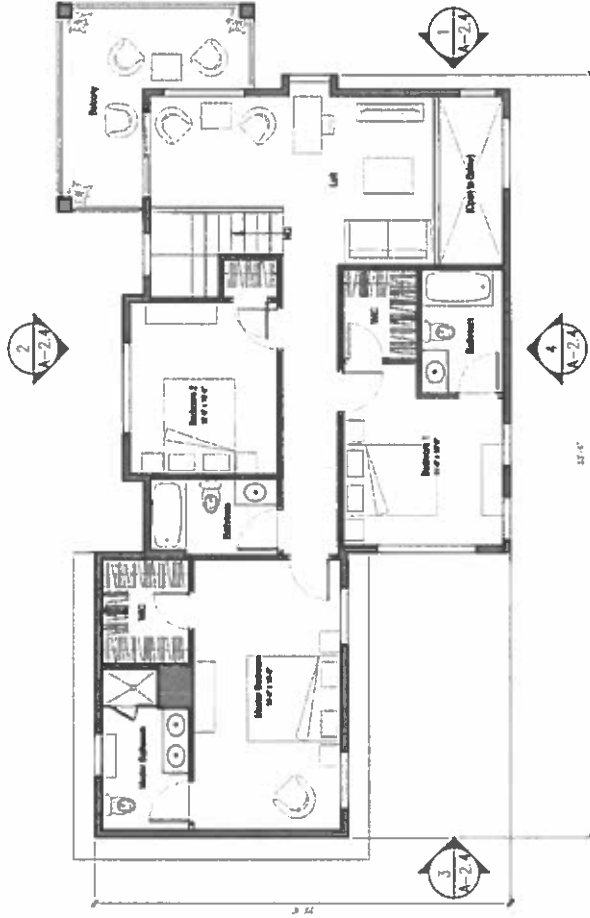
2 Second Floor Plan - Building Type C  
 SCALE: 1/4" = 1'-0"



1 First Floor Plan - Building Type C  
 SCALE: 1/4" = 1'-0"

**Floor Area Calc - Type C**

TYPE C Area	688.15 SQ. FT.
Common Area	1,128.00 SQ. FT.
STAIRS, ELEVATOR SHAFTS, ETC.	1,128.00 SQ. FT.
Garage	475.00 SQ. FT.
Total Permitted / Allowed (Type C) Allowance	295.00 SQ. FT.



Floor Area Calc - Type D

Living Room	450
Dining Room	175
Kitchen	175
Living Room	175
<b>TOTAL LIVING AREA</b>	<b>1075</b>
Bedroom	415
Bedroom	385
<b>TOTAL BEDROOM AREA</b>	<b>800</b>



**SITE ADDRESS:**  
 GROUP 3 (RECREATION) (MOTOR COURT) (16)

**A.P.N.:**  
 336-854-13

**LEGAL DESCRIPTION:**  
 PART 16 OF CERTIFICATE OF COMPLETION OF THE REDEVELOPMENT  
 PLAN FOR THE EAST SIDE OF ORANGE AVENUE, PERRIS, CALIFORNIA,  
 IN SANGRE DE TORO COUNTY

**ZONING AND LAND USE:**  
 GROUP 3 (RECREATION) (MOTOR COURT) (16)  
 GROUP 3 (RECREATION) (MOTOR COURT) (16)  
 GROUP 3 (RECREATION) (MOTOR COURT) (16)  
 GROUP 3 (RECREATION) (MOTOR COURT) (16)

**LAND USE SUMMARY:**  
 GROUP 3 (RECREATION) (MOTOR COURT) (16)  
 GROUP 3 (RECREATION) (MOTOR COURT) (16)  
 GROUP 3 (RECREATION) (MOTOR COURT) (16)  
 GROUP 3 (RECREATION) (MOTOR COURT) (16)

**GENERAL NOTES:**  
 1. PROPERTY MAP REFERS TO THE PROPERTY MAP IN THE RECORD BOOK.  
 2. EXISTING UTILITIES ARE SHOWN AS THEY EXIST.  
 3. STREET LIGHTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY STANDARDS.  
 4. ALL STREETS TO BE FINISHED.

**SERVICE DISTRICTS:**  
 FIRE: FIRE DISTRICT 1  
 WATER: WATER DISTRICT 1  
 GARBAGE: SOUTHERN CALIFORNIA GAS CO.  
 TELEPHONE: CENTRAL ELECTRONIC  
 SCHOOLS: THE ANGELES DISTRICT COUNTY FOR EDUCATION  
 HEALTH CARE: THE UNITED STATES DEPARTMENT OF HEALTH AND HUMAN SERVICES  
 PUBLIC UTILITIES: SOUTHERN CALIFORNIA GAS COMPANY  
 POWER: THE ANGELES DISTRICT COUNTY FOR EDUCATION

**EASEMENT NOTE:** FOR THE USE AND ENJOYMENT OF THE TRACT OR PORTION OF THE TRACT SHOWN HEREON, TO BE USED FOR THE PURPOSES SET FORTH HEREIN, THE TRACT TOTAL TO NOT BE LESS THAN 1/4 AC.

**NO PARKING NOTE:** THE NO PARKING ZONE IS INDICATED BY THE SHADING OF THE TRACT. NO PARKING IS PERMITTED ON A TRACT OF AT LEAST 30 FEET BY 12 FEET, OR 30 FEET BY 12 FEET. NO TRUCKS OR TRAILERS ARE PERMITTED ON A TRACT OF AT LEAST 30 FEET BY 12 FEET.

**PROPERTY SUBMITTER:**  
 POLE INVESTMENT TRUST  
 14000 SANTA FE, CA 95047

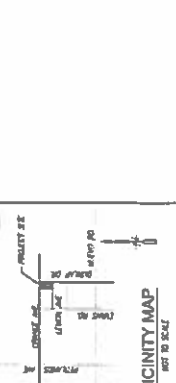
**APPLICANT/REPRESENTATIVE:**  
 CROWDWORK, INC.  
 REC CONSULTANTS, INC.  
 2445 S. ORANGE AVENUE, SUITE 105  
 PERRIS, CA 92570  
 PH: (919) 222-8200  
 FAX: (919) 222-8210

**ENGINEER OF WORK:**  
 REC CONSULTANTS, INC.  
 2445 S. ORANGE AVENUE, SUITE 105  
 PERRIS, CA 92570  
 PH: (919) 222-8200  
 FAX: (919) 222-8210  
 EXP. 2018/10/01

SITE DATA		BUILDING DATA	
<p>RECEIVED: 10/1/18</p> <p>REVISIONS:</p> <p>NO. 1: 10/1/18</p> <p>NO. 2: 10/1/18</p> <p>NO. 3: 10/1/18</p> <p>NO. 4: 10/1/18</p> <p>NO. 5: 10/1/18</p> <p>NO. 6: 10/1/18</p> <p>NO. 7: 10/1/18</p> <p>NO. 8: 10/1/18</p> <p>NO. 9: 10/1/18</p> <p>NO. 10: 10/1/18</p>	<p>RECEIVED: 10/1/18</p> <p>REVISIONS:</p> <p>NO. 1: 10/1/18</p> <p>NO. 2: 10/1/18</p> <p>NO. 3: 10/1/18</p> <p>NO. 4: 10/1/18</p> <p>NO. 5: 10/1/18</p> <p>NO. 6: 10/1/18</p> <p>NO. 7: 10/1/18</p> <p>NO. 8: 10/1/18</p> <p>NO. 9: 10/1/18</p> <p>NO. 10: 10/1/18</p>	<p>RECEIVED: 10/1/18</p> <p>REVISIONS:</p> <p>NO. 1: 10/1/18</p> <p>NO. 2: 10/1/18</p> <p>NO. 3: 10/1/18</p> <p>NO. 4: 10/1/18</p> <p>NO. 5: 10/1/18</p> <p>NO. 6: 10/1/18</p> <p>NO. 7: 10/1/18</p> <p>NO. 8: 10/1/18</p> <p>NO. 9: 10/1/18</p> <p>NO. 10: 10/1/18</p>	<p>RECEIVED: 10/1/18</p> <p>REVISIONS:</p> <p>NO. 1: 10/1/18</p> <p>NO. 2: 10/1/18</p> <p>NO. 3: 10/1/18</p> <p>NO. 4: 10/1/18</p> <p>NO. 5: 10/1/18</p> <p>NO. 6: 10/1/18</p> <p>NO. 7: 10/1/18</p> <p>NO. 8: 10/1/18</p> <p>NO. 9: 10/1/18</p> <p>NO. 10: 10/1/18</p>



CITRUS COURT MODULE - TYPICAL DETAIL  
 SCALE: 1" = 30'



LEGEND:

- ▭ 0'-0" TO 3'-0" SIDEWALK
- ▭ 3'-0" TO 4'-0" SIDEWALK
- ▭ 4'-0" TO 5'-0" SIDEWALK
- ▭ 5'-0" TO 6'-0" SIDEWALK
- ▭ 6'-0" TO 7'-0" SIDEWALK
- ▭ 7'-0" TO 8'-0" SIDEWALK
- ▭ 8'-0" TO 9'-0" SIDEWALK
- ▭ 9'-0" TO 10'-0" SIDEWALK
- ▭ 10'-0" TO 11'-0" SIDEWALK
- ▭ 11'-0" TO 12'-0" SIDEWALK
- ▭ 12'-0" TO 13'-0" SIDEWALK
- ▭ 13'-0" TO 14'-0" SIDEWALK
- ▭ 14'-0" TO 15'-0" SIDEWALK
- ▭ 15'-0" TO 16'-0" SIDEWALK
- ▭ 16'-0" TO 17'-0" SIDEWALK
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- ▭ 24'-0" TO 25'-0" SIDEWALK
- ▭ 25'-0" TO 26'-0" SIDEWALK
- ▭ 26'-0" TO 27'-0" SIDEWALK
- ▭ 27'-0" TO 28'-0" SIDEWALK
- ▭ 28'-0" TO 29'-0" SIDEWALK
- ▭ 29'-0" TO 30'-0" SIDEWALK



**RESOLUTION NO. 16-30**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, RECOMMENDING THE CITY COUNCIL REVIEW AND ADOPT MITIGATED NEGATIVE DECLARATION 2327 AND APPROVE GENERAL PLAN AMENDMENT 14-00094, ZONE CHANGE 14-00095, PLANNED DEVELOPMENT OVERLAY 14-00093 AND TENTATIVE TRACT MAP 14-00091 (TTM 373038) TO ALLOW FLEXIBILITY IN DESIGN TO CREATE A GATED COMMUNITY CONSISTING OF 113 SINGLE-FAMILY DWELLING UNITS WITH COMMON OPEN SPACE AMENITIES LOCATED AT THE SOUTHWEST CORNER OF ORANGE AVENUE AND DUNLAP ROAD**

**WHEREAS**, the City of Perris received applications for General Plan Amendment (GPA) 14-00094, Zone Change (ZC) 14-00095, Plan Development Overlay (PDO) 14-00093, Tentative Tract Map 14-00091 (TTM 37038) to allow flexibility in design to create a gated community consisting of 113 single-family dwelling units with common open-space amenities located at the southwest corner of Orange Avenue and Dunlap Road; and

**WHEREAS**, the property proposed for a General Plan Amendment and Zone Change are more particularly described as Area Parcel Number 320-360-013.

**WHEREAS**, as a mandatory element of a General Plan, State law limits amendments to the Land Use Element to four times a year; howsoever, a number of changes may be made at one time; and,

**WHEREAS**, General Plan Amendment 14-00094 constitutes the second amendments of the Land Use Element of the General Plan for 2016; and

**WHEREAS**, the proposed Planned Development Overlay 14-00093 will not conflict with the goals, policies, and implementation measures set forth in the General Plan and Zoning Ordinance; and

**WHEREAS**, the proposed Tentative Tract Map 37038 (aka TTM 14-00091) is consistent with the goals (*Goal 1.0*), and policies (*Policies 1.3 and 1.4*) of the General Plan to provide a variety of housing types to meet the changing demands of the City; and

**WHEREAS**, the proposed project is located in the March Air Reserve Base Compatibility Zone D, and is subject to the Airport Land Use Commission (ALUC) review because all General Plan Amendment required ALUC review consistency determination; and

**EXHIBIT E**

**WHEREAS**, the proposed project was reviewed and heard by the ALUC Board on March 10, 2016 and was deemed consistent with their plan subject to standard conditions which will be incorporated as part of the project approval; and

**WHEREAS**, the proposed General Plan Amendment (GPA) 14-00094, Zone Change (ZC) 14-00095, Plan Development Overlay (PDO) 14-00093 and Tentative Tract Map 14-00091 (TTM 37038) have been duly noticed; and

**WHEREAS**, on December 7, 2016, the Planning Commission conducted a legally noticed public hearing on General Plan Amendment (GPA) 14-00094, Zone Change (ZC) 14-00095, Plan Development Overlay (PDO) 14-00093 and Tentative Tract Map 14-00091 (TTM 37038) and considered public testimony and materials in the staff reports and accompanying document and exhibits; and,

**WHEREAS**, all interested persons were given full opportunity to be heard and to present evidence.

**WHEREAS**, the City has complied with the California Environmental Quality Act; and,

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

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

**Section 2.** The Planning Commission 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 General Plan Amendment, Zone Change, Plan Development Overlay and Tentative Tract Map, the Planning Commission hereby finds:

**General Plan Amendment 14-00094 & Zone Change 14-00095**

- A. The proposed project will not result in a significant adverse effect on the environment and will not affect health, safety, and welfare as sufficient mitigation measures are in place to reduce any impact to a level of less than significant.
- B. The proposed project is consistent with the goals (*Goal 1.0*), and polices (*Policies 1.3 and 1.4*) of the General Plan to provide a variety of housing types to meet the changing demands of the City.
- C. The proposed project is compatible with the surrounding single-family lots as the

development will only slightly increase the density allowed from 4 – 7 units per acre to 7.4 units per acre (*i.e. or 107 units allowed in the R-6,000 zone versus 113 units proposed with MFR-14*), but will be off-set by maintaining a detached residential product with common open-space amenities that will create a desirable environment for residents.

- D. The proposed project is a logical extension of an existing zoning pattern, whereas the density range is only slightly higher than what would be permitted in the R-6,000 zone; and whereas a higher density PDO development is better suited for the site as its located adjacent to a school site where ingress and egress should be further limited due to concentration of traffic when the school day begins and ends which can be better accomplished with a gated community.

Tentative Parcel Map 37038 (TPM 14-00091)

- A. The proposed Tentative Tract Map will not result in a significant adverse effect on the environment.
- B. As conditioned, the design of the proposed Tentative Tract Map is consistent with the General Plan and the MFR-14 density requirements subject to a PDO zone to allow greater flexibility in lot size, lot shape and design.
- C. The project site is physically suitable for type and density of the approved Tentative Tract Map.
- D. As conditioned, the proposed Tentative Tract Map is consistent with City standards, ordinances, and policies.
- E. The proposed Tentative Tract Map is compatible with the surrounding land uses and zoning designations in the area.
- F. The proposed Tentative Tract Map will not have a negative affect on public health, safety, or general welfare.
- G. The proposed Tentative Tract Map is in compliance with the Subdivision Map Act.

Planned Development Overlay Zone 14-00093

- 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., clubhouse, tot-lot, splash pad, 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 7.** For the foregoing reasons the Planning Commission recommends that the City Council review and adopt the Mitigated Negative Declaration 2327, and approve General Plan Amendment (GPA) 14-00094, Zone Change (ZC) 14-00095, Plan Development Overlay (PDO) 14-00093, Tentative Tract Map 14-00091 (TTM 37038), based on the information and findings presented in the staff report and subject to the attached Conditions of Approval and Mitigation Monitoring Program (Exhibit A).

**Section 8.** The Planning Commission declares that should any provision, section, paragraph, sentence, or word of this Resolution be rendered or declared invalid by any court of competent jurisdiction, or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences, and words of this Resolution shall remain in full force and effect.

**Section 9.** The Chairperson shall sign and the Secretary shall certify to the passage and adoption of this Resolution.

***ADOPTED, SIGNED, and APPROVED*** this 7<sup>th</sup> day of December 2016.

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CHAIRPERSON, PLANNING COMMISSION

ATTEST:

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Secretary, Planning Commission

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

I, Clara Miramontes, SECRETARY OF THE PLANNING COMMISSION OF THE CITY OF PERRIS, DO HEREBY CERTIFY that the foregoing Resolution Number 16-30 was duly adopted by the Planning Commission of the City of Perris at a regular meeting of said Planning Commission on the 7<sup>th</sup> day of December 2016, and that it was so adopted by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

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Secretary, Planning Commission

**CITY OF PERRIS**  
**MITIGATED NEGATIVE DECLARATION NO. 2327**

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

*Citrus Court Gated Community – General Plan Amendment (GPA) 14-00094, Zone Change (ZC) 14-00095, Plan Development Overlay (PDO) 14-00093, Tentative Tract Map 14-00091 (TTM 37038) – Proposal to amend the General Plan and Zoning designation of 15 acres of vacant land from R-6,000 to MFR 14 and to apply a Planned Unit Development (PUD) Overlay zone to allow flexibility in design to create a gated community consisting of 113 dwelling units with common open space amenities.*

**Location:**

*Southwest corner of Orange Avenue and Dunlap Drive (APN: 320-360-013)*

**Entity or person undertaking project:**

A. City of Perris – Development Services Department

B. Other (private)

1. **Name:** Kenneth Phung
2. **Address:** 135 N. D Street  
Perris, California, 92570  
951-943-5003 Ext 257 or kphung@cityofperris.org

**Document Review Period:**

The Mitigated Negative Declaration (MND) and the Initial Study is available for review **beginning Wednesday, November 16, 2016 and ends on December 5, 2016** at the City of Perris Planning Division, 135 North “D” Street, Perris, CA 92570. Copies of the Initial Study and Supporting Studies can be viewed at the following webpage:  
<http://www.cityofperris.org/departments/development/planning.html>

City of Perris  
Department of Community Development, Planning Division  
135 North D Street  
Perris, CA 92570  
Phone: (951) 943-5003 Ext 257

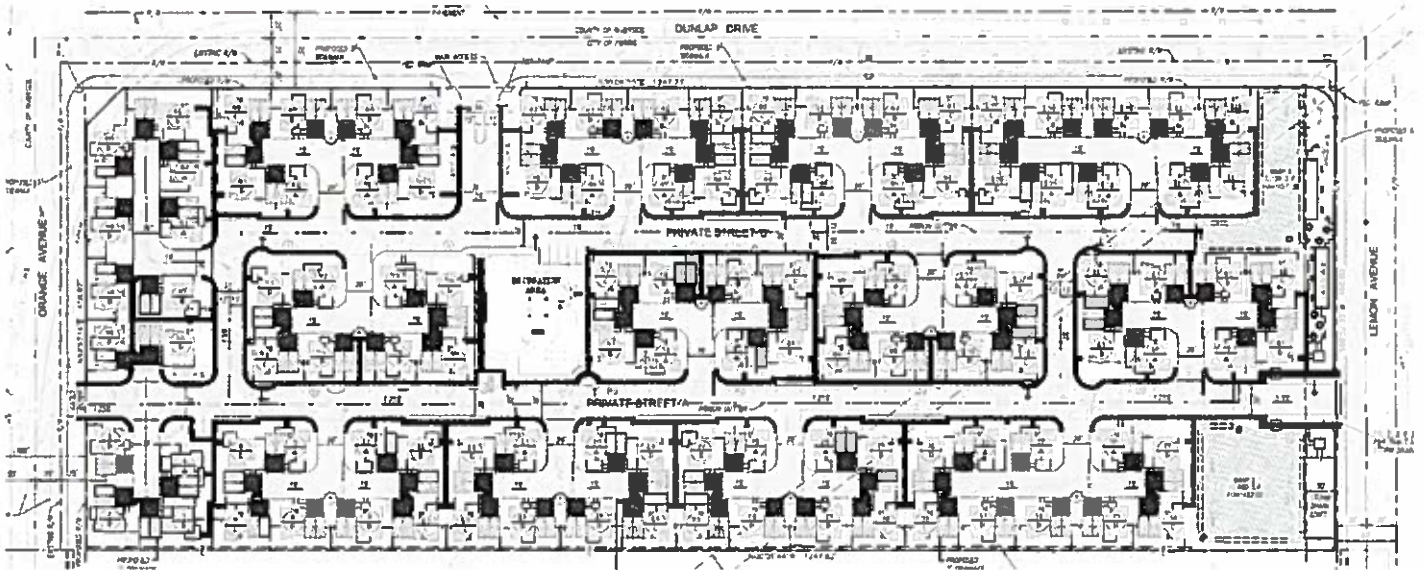
  
Staff

**EXHIBIT - H**

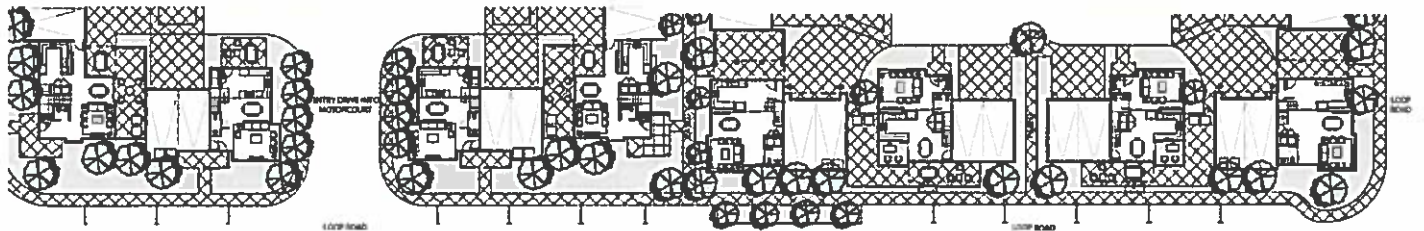
<b>City of Perris</b> <b>135 North "D" Street, Perris,</b> <b>California 92570</b>			
Project Title	<b>Citrus Court Gated Community – General Plan Amendment (GPA) 14-00094, Zone Change (ZC) 14-00095, Plan Development Overlay (PDO) 14-00093, Tentative Tract Map 14-00091 (TTM 37038)</b>		
Lead Agency Name and Address	<b>City of Perris Planning Division, 135 North "D" Street, Perris, California 92570</b>		
Contact Person and Phone Number	<b>Kenneth Phung, Project Planner, (951) 943-5003, ext. 257</b>		
Project Location	<b>Southwest corner of Orange Avenue and Dunlap Drive (APN: 320-360-013)</b>		
Project Sponsor's Name and Address	<b>Robert Furey</b> <b>Groundwurk Inc</b> <b>2442 2nd Avenue</b> <b>San Diego, CA 92101</b>		
General Plan Designation	<b>Existing: R-6,000 Residential</b> <b>Proposed: MFR-14 Multi-Family Residential</b>		
Zoning/Landuse	<b>Existing: R-6,000 Residential</b> <b>Proposed: MFR-14 Multi-Family Residential</b>		
Description of Project	<b>Proposal to amend the General Plan and Zoning designation of 15 acres of vacant land from R-6,000 to MFR 14 and to apply a Planned Unit Development (PUD) Overlay zone to allow flexibility in design to create a gated community consisting of 113 dwelling units with common open space amenities.</b>		
Surrounding Land Uses and Setting	<b>Boundary</b>	<b>General Plan Designation</b>	<b>Existing Land Use</b>
	Eastern	County of Riverside – Medium Density Residential	Tent Farming
	Northern	County of Riverside – Medium Density Residential	Single-Family; Vacant Land
	Southern	R-6,000	Vacant Land
	Western	R-6,000	Southeast High School
<p><i>The site is rectangular in shape and has an area of approximately 15.25 acres. The site slopes gently, descending to the west and southwest, and is vegetated sparsely with low-lying grasses and shrubs. The site has recently been disced. A shallow earthen drainage ditch traverses the mid portion of the site, draining to the west-northwest. A 36-inch water transmission line, belonging to Eastern Municipal Water District, traverses the southern portion of the site in a northwest-southeast direction. The water line is planned for relocation along the right-of-ways of Orange Avenue and Dunlap Drive.</i></p> <p><i>The project site consist of a predominantly flat agricultural parcel, surrounded by residential developments to the north, a nursery to the east, an abandoned mass graded residential tract to the south, and a recently constructed high school to the west. The project site contains</i></p>			



<b>City of Perris</b> <b>135 North "D" Street, Perris,</b> <b>California 92570</b>	
	<i>14.4 acres of disturbed non-native habitat and 0.34 acres of disturbed non-vegetated habitat.</i>  <i>The project is anticipated to have a population of 422 persons at build-out (based 3.73 persons/du – 113 Lots).</i>
Other public agencies whose approval is required	<ul style="list-style-type: none"><li>• <i>Regional Water Quality Control Board</i></li><li>• <i>Airport Land Use Commission</i></li></ul>



Site Plan



Urban Design Elevation Concept



Materials Board

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Aesthetic/Visual                  | <input type="checkbox"/> Agricultural Resources        | <input type="checkbox"/> Air Quality                        |
| <input checked="" 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 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

Kenneth Phung  
\_\_\_\_\_  
Printed name

November 15, 2016  
\_\_\_\_\_  
Date

City of Perris  
\_\_\_\_\_  
Agency

<b>1. AESTHETICS</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) 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 checked="" type="checkbox"/>	<input 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. & c. No Impact.** The project site is not within an area identified as a significant scenic vista or resource. Development of the site will not involve significant alteration of the existing landforms or hillsides, since the subdivision will occur on land that is flat (less than 10% slope) and will not significantly obstruct views of the knolls within the project.

Landscaping around the perimeter of the residential tract and the associated tract development will adequately mitigate impacts to scenic vistas. Therefore, no impacts to scenic vistas will occur.

**1b. No Impact.** The project site is not adjacent to a designated state scenic highway as identified on the California Scenic Highway Mapping System. Furthermore, the project site is vacant and does not contain any scenic resources such as trees, rock outcroppings, or historic buildings. Considering there are no state scenic highways located in the City of Perris and no scenic resources are located on the project site or will be altered as a result of the project, no impact will occur.

**1d. Less Than Significant Impact.** The existing project site is undeveloped and has no lighting. With development of the project, street lighting and exterior security lighting will occur onsite. All lighting will comply with City standards for intensity and location and all lighting will be directed onsite to minimize light and glare impacts offsite. The project site is inside the Palomar Observatory lighting radius Zone A; consistent with City and County standards for this Zone A, the project will be required to utilize exterior lighting fixtures with sharp cut-off features to prevent light above the horizontal plane of the bottom of the light fixture. Less than significant impacts are anticipated.

2. <u>AGRICULTURE AND FORESTRY RESOURCES</u>	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
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.** According to the Map of Important Farmland for Western Riverside County, the project site is designated Prime Farmland. However, farming operations are being phased out within the City limits according the General Plan EIR. The General Plan EIR addressed anticipated conversion of all existing farmlands within the City.

The areas surrounding the site has been developing and removing potential agricultural uses. A high school was recently constructed to the west of the site and the south property was previously graded for single family homes during the housing boom but has not started construction. There are existing single-family homes to the north of the site. And although, the site to the east is currently utilized for tent farming, a Specific Plan has been approved for single-family home development.

Therefore, no impacts related to the conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to a non-agricultural use will occur.

**2b. No Impact.** According to the 2008-2009 Riverside County Williamson Act Map, the project site is categorized as non-Williamson Act land. The project site is specifically categorized as land not enrolled in a Williamson Act contract and not mapped by the Farmland Mapping and Monitoring Program as Urban and Built-Up Land or Open Land. In addition, the project is currently zoned R-6,000 – Single-Family Residential. Therefore, there will be no conflict with existing zoning for agricultural use or a Williamson Act contract and there will be no impacts.

**2c. No Impact.** Public Resources Code Section 12220(g) identifies forest land as “land that can support 10-percent native tree cover of any species, including hardwoods, under natural

conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits.” The project site and surrounding properties do not contain native tree cover consistent with forest land and are not currently being managed or used for forest land as identified in Public Resources Code Section 12220(g). Therefore, development of this project will have no impact to any timberland zoning.

**2d. No Impact.** The project site is vacant land. Therefore, development of this project will have no impact to any timberland zoning. The project site is not being managed or used for forest land and is not zoned for forest land use; thus, there will be no loss of forest land or conversion of forest land to non-forest use as a result of this project. No impacts will occur.

**2e. No Impact.** The project site is vacant land. The areas surrounding the site has been developing. A high school was recently constructed to the west of the site and the south property was previously graded for single family homes during the housing boom but has not started construction. There are existing single-family homes to the north of the site. And although, the site to the east is currently utilized for tent farming, a Specific Plan has been approved for single-family home development. Development of this project will not change the existing environment in a manner that will result in the conversion of farmland to non-agricultural use or forest land to a non-forest use. No impacts will occur.

<b>3. <u>AIR 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)	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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

**Explanation of Checklist Answers**

To determine if maximum daily criteria pollutant emissions from construction and operation of the proposed project are significant, the SCAQMD significance thresholds are used. These thresholds are identified in Table 2 (SCAQMD Maximum Daily Emissions Thresholds (lbs./day)).

**Table 1**  
**SCAQMD Maximum Daily Emissions Thresholds (lbs./days)**

Pollutant	Construction	Operation
NO <sub>x</sub>	100	55
VOC/ROG	75	55
PM <sub>10</sub>	150	150
PM <sub>2.5</sub>	55	55
SO <sub>x</sub>	150	150
CO	550	550
Lead	3	3
Source: SCAQMD 2015		

**3a.-b. Less than Significant.** The Air Quality Management Plan (AQMP) for the South Coast Air Basin (SCAB) sets forth a comprehensive program that will lead the SCAB into compliance with all federal and state air quality standards. The AQMP control measures and related emission reduction estimates are based upon emissions projections for a future development scenario derived from land use, population, and employment characteristics defined in consultation with local governments. Accordingly, conformance with the AQMP for development projects is determined by demonstrating compliance with local land use plans and/or population projections.

The proposed project envisions a gated residential community that will necessitate a General Plan Amendment, Zone Change, and Plan Unit Development applications to slightly increase the density allowed from 4 – 7 units per acre to 7.4 units per acre (i.e. or 107 units allowed in the R-6,000 zone versus 113 units proposed), but it will be off-set by maintaining a detached residential product with common open space amenities to meet the changing demands of the region due to increase housing cost pricing out first time home buyer who have less of a desire for bigger homes and larger lots, but instead desiring more amenities and less maintenance. While the density is slightly higher, the site has built-in open space amenities (i.e. clubhouse, tot-lot, open space and etc.) to minimize parents driving their children to local parks and is next to a high school which will minimize the need of high school children needing to drive to school or their parents driving them to school which will help reduce trip rates. Therefore, this project is considered to be substantially consistent with the land use information that was the basis for the current AQMP and will not obstruct implementation of the plan. Impacts are considered less than significant

**3c. Less than Significant Impact.** The project will not result in a cumulatively considerable net increase of a criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors). Long and short term air quality impacts were estimated using the SCAQMD approved emission factors for construction and operational emissions by using the CalEEMod Version: CalEEMod.2013.2.2 computer program. The results confirmed that the Air Quality impact will be under the regional thresholds for operational and construction as noted in the summary below:

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	NOG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	Netto-CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2017	20.1369	48.9504	42.1641	0.0714	6.3977	2.9573	8.4379	3.3772	2.7550	5.2541	0.0000	6,801.737	6,801.737	1.4221	0.0000	6,831.602
Total	20.1369	48.9504	42.1641	0.0714	6.3977	2.9573	8.4379	3.3772	2.7550	5.2541	0.0000	6,801.737	6,801.737	1.4221	0.0000	6,831.602

Mitigated Construction

	NOG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	Netto-CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2017	20.1369	48.9504	42.1641	0.0714	2.5974	2.9573	4.5375	1.3442	2.7550	3.2212	0.0000	6,801.737	6,801.737	1.4221	0.0000	6,831.602
Total	20.1369	48.9504	42.1641	0.0714	2.5974	2.9573	4.5375	1.3442	2.7550	3.2212	0.0000	6,801.737	6,801.737	1.4221	0.0000	6,831.602

	NOG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	Netto-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	59.40	0.00	45.04	60.20	0.00	38.69	0.00	0.00	0.00	0.00	0.00	0.00

Unmitigated Operational

	NOG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	Netto-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	4.2597	0.1196	10.3032	3.4006E-004		0.0562	0.0562		0.0562	0.0562	0.0000	16.4219	16.4219	0.0163	0.0000	16.5053
Energy	0.0755	0.6451	0.2745	4.1200E-003		0.0522	0.0522		0.0522	0.0522		823.5570	823.5570	0.0158	0.0151	828.3691
Mobility	3.8532	0.8867	35.9739	0.1008	6.7398	0.1363	6.8781	1.8028	0.1256	1.9254		8,309.2195	8,309.2195	0.3013		8,315.5474
Total	7.3984	1.6514	46.5516	0.1054	6.7398	0.2447	6.9845	1.8008	0.2340	2.0348	0.0000	3,151.1584	3,151.1584	0.3354	0.0151	3,162.5217



**Mitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
<b>Category</b>	<b>lb/day</b>											<b>lb/day</b>				
Area	4.2697	0.1196	10.3032	5.4000e-004		0.0562	0.0562		0.0562	0.0562	0.0000	18.4219	18.4219	0.0183	0.0000	18.6053
Energy	0.0658	0.5622	0.2392	3.5900e-003		0.0455	0.0455		0.0455	0.0455		717.7152	717.7152	0.0138	0.0132	722.0831
Mobile	3.0532	8.6857	35.9739	0.1006	6.7398	0.1363	6.6761	1.8026	0.1256	1.9264		8,309.2195	8,309.2195	0.3013		8,315.5474
<b>Total</b>	<b>7.3887</b>	<b>9.3685</b>	<b>46.5163</b>	<b>0.1049</b>	<b>6.7398</b>	<b>0.2360</b>	<b>6.5778</b>	<b>1.8008</b>	<b>0.2273</b>	<b>2.0281</b>	<b>0.0000</b>	<b>5,045.3566</b>	<b>5,045.3566</b>	<b>0.3354</b>	<b>0.0132</b>	<b>5,056.4358</b>
<b>Percent Reduction</b>	<b>0.13</b>	<b>0.06</b>	<b>0.04</b>	<b>0.50</b>	<b>0.00</b>	<b>2.74</b>	<b>0.10</b>	<b>0.00</b>	<b>2.96</b>	<b>0.33</b>	<b>0.00</b>	<b>1.16</b>	<b>1.16</b>	<b>0.00</b>	<b>12.85</b>	<b>1.16</b>

Both short-term and long-term emissions were compared to the applicable SCAQMD regional and localized significance thresholds. Air pollutant emissions associated with the project would not occur over the short and long term.

- 3d. **Less than Significant Impact.** The project site is vacant land surrounded by a recently constructed high school to the west, a previously graded site for single family homes to the south during the housing boom but has not started construction, tent farming to the east and existing single-family homes to the north. The sensitive receptors are the existing homes to the north and the recently constructed high school to the west. The Air Quality Study prepared by Scientific Resources Associated dated July 1, 2016 determined the surrounding sensitive receptors will not have long term exposure from any pollutant concentrations exceeding AQMD thresholds. Also, during development standard construction practices will be conditioned to minimize impacts such as watering to control fugitive dust and traveling along designated trucks.
- 3e. **No Impact.** The project would not create objectionable odors affecting the substantial number of people. During operation, solid waste generated by the proposed development would be collected by a contracted waste hauler, ensuring that any odors resulting from on site would be adequately managed. Because solid waste from the proposed project would be managed and collected in a manner to prevent the proliferation of odors, no significant odor impact would occur.

<b>4. <u>BIOLOGICAL RESOURCES</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) 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 checked="" type="checkbox"/>	<input 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 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 checked="" type="checkbox"/>	<input type="checkbox"/>

**Explanation of Checklist Answers**

**4a. Less Than Significant with Mitigation.** Hernandez Environmental Services prepared a Biological Assessment according to the guidelines set for in the Western Riverside County Multi-Species Habitat Conservation Plan Consistency Analysis for the project site. Field investigations were conducted on July 28, 2014 to survey the approximately 14.7-acre project site and nearby area to determine the biological resources present.

The project site consist of a predominantly flat agricultural parcel, surrounded by residential developments to the north, a nursery to the east, a disced open field to the south, and ongoing construction activity to the west. The project site contains 14.4 acres of disturbed non-native habitat and 0.34 acres of disturbed non-vegetated habitat. A total of 12 sensitive species of plants and 16 sensitive species of animals have the potential to occur on or within a seven mile radius around the project location. This vegetation type is characterized by areas that have been disturbed by human activities and are dominated by non-native vegetation. This project habitat type is dominated by Russian thistle (*Salsola tragus*). Other species associated with this habitat type are puncture vine (*Tribulus terrestris*), curley dock (*Rumex crispus*), tree tobacco (*Nicotina*

glauca), cheeseweed (*Malva parviflora*), barely (*Hordeum* sp.), mustard (*Hirschfeldia incana*), sunflower (*Helianthus petiolaris*), filaree (*Erodium* sp.), horseweed (*Erigeron bonariensis*), western ragweed (*Ambrosia psilostachya*), Bromus (*Bromus* sp.), common mustard (*Brassica tournefortii*), oats (*Avena* sp.), and pigweed (*Amaranthus* sp.). No impacts to any sensitive plant or animal species are expected to occur. The project site is too disturbed and surrounded by residential developments, a nursery, a construction site, and disturbed open field.

The project area is located outside of any Criteria Area, Criteria Cell or Conserved Land identified for conservation potential by the MSHCP (Figure 5; WRCRCA 2003). A total of four animal species listed as threatened, endangered, or as a candidate, under state and federal endangered species laws or for special consideration under the MSHCP have a potential to occur on the project site. However, as determined during the field survey, the project site does not contain suitable habitat for any of these species except the burrowing owl, as such, is required to comply with the burrowing owl survey requirements identified in the MSHCP.

The project site does not contain any trees, shrubs or suitable mammal burrows that can be used by nesting birds. There are no large trees, shrubs, or burrows that can be used by nesting birds within 500 feet of the project location. The area to the north contains ornamental trees associated with the residences but these trees are under constant disturbance by the inhabitants.

The project site does not contain state or federal jurisdictional streams, rivers, or lakes. There is a small drainage which is located in the center of the property and runs from east to west. The source of this drainage feature is runoff from the road and plant nursery located to the east of the property. This drainage is not a state or federal jurisdictional drainage feature. The drainage feature was constructed to direct runoff from the nursery and road away from the property and prevent pooling. The drainage feature is not part of a present or historical stream. It outlets to the property located to the west, and does not connect to any state streams or federal waters. No wetlands or vernal pools were observed on the property. With mitigation measures incorporated below less than significant impact is anticipated.

### **Mitigation Measures**

**BIO 1** Per the Western Riverside County Multi-Species Habitat Conservation Plan Burrowing Owl Survey Instructions (March 2006), focused burrowing owl surveys (Step II, Part A) shall be conducted by a qualified biologist during the breeding season (March 1 – August 31) in order to describe if, when, and how the project site is used by burrowing owls. In the event owls are observed onsite, County of Riverside Environmental Programs Department (EPD) will be contacted to discuss potential mitigation measures, such as passive or active relocation.

**BIO-2** If pre-construction nesting bird surveys locate active nests, no construction-related activities shall take place within 300 feet of sensitive bird nests and within 500 feet of raptor nests, or as determined by a qualified biologist. Protective measures (e.g., sampling) shall be required to ensure compliance with the Migratory Bird Treaty Act and relevant California Fish and Game Code requirements.

- 4b. **No Impact.** No sensitive natural vegetation communities or riparian habitat are present on the project site. Therefore, no impacts to riparian habitat or other sensitive natural vegetation communities will occur.
- 4c. **No Impact.** No federally protected wetland are located on the project site. Therefore, no impacts will occur.
- 4d. **No Impact.** The project site is primarily urban and is not located within an established wildlife movement corridor. The project site is not located within a known wildlife nursery site. Thus, no impacts to wildlife species, migratory corridors, and native wildlife nursery sites will occur.
- 4e. **No Impact.** The City of Perris General Plan contains a Conservation Element. The following policies pertain to the protection of biological resources.

Policy II.A Comply with state and federal regulations to ensure protection and preservation of significant biological resources.

Policy III. A Review all public and private development and construction projects and any other land use plans or activities within the MSHCP area, in accordance with the conservation criteria procedures and mitigation requirements set forth in the MSHCP.

The City of Perris does not have a tree preservation policy or ordinance. No conflicts with any local policies or ordinances pertaining to the protection of biological resources will occur.

- 4f. **Less than Significant Impact.** The project site is located within the WRCMSHCP Mead Valley Area Plan. The project site is not located within an MSHCP criteria area or area plan subunit. The project site is not within a predetermined Survey Area for narrow endemic plant species, criteria area plant species, amphibian species, or mammal species. No surveys are required for these species. As discussed in 4.4.A, according to the MSHCP, focused surveys may be required during the appropriate season if potential burrowing owl habitat is determined to be located on the project site. Thus, Mitigation Measure BIO-1 is incorporated. No riparian resources, riverine resources, or vernal pools pursuant to Section 6.1.2 of the MSHCP were identified on the project site. The project site is not within or adjacent to an MSHCP Core, Linkage, Constrained Linkage, or Non-Contiguous Habitat Block. Therefore, an Urban/Wildland Interface analysis pursuant to Section 6.1.4 of the MSHCP is not required. Impacts will be less than significant.

<b>5. <u>CULTURAL RESOURCES</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)	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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## Explanation of Checklist Answers

- 5a. No Impact.** This analysis is based on the Phase I and II Cultural Resources Assessment prepared by Brian F. Smith & Associates dated October 9, 2014 and the Phase I Environmental Site Assessment prepared by CTE Inc. dated July 30, 2014. The project site is currently vacant land and has historically been utilized for agricultural purposes dating back to photo records going back to 1938. Results from the California Historical Resources Information System-Eastern Information Center at the California University, Riverside (CHRIS-EIC) indicated that there were no previously recorded historical resources with the project area and the historic trash scatter discovered during the archaeological survey was tested and evaluated as having no further research potential; therefore, no impact analysis of historical resources is necessary. No impacts to historic resources will occur.
- 5b. Less Than Significant Impact with Mitigation.** Results from the Phase I Cultural Resources Assessment prepared by Brian F. Smith & Associates dated October 9, 2014 indicated that there were 38 previously recorded archaeological resources within the one-mile radius Study, but no archaeological resources were identified within the project area or as the result of the pedestrian survey or subsequent analysis of trash scattered on site. Although, no archaeological resources were uncovered at the surface it is possible that intact archaeological resources exist at depth particularly since there have been 28 cultural resource studies conducted within a one-mile radius of the project site with a majority of these sites located in the foothills to the north and east of the project area. Given the historic settlement of the region, in addition to the frequency of historic sites known to be surrounding the project area, there is a potential for archaeological discoveries.

Prior to completing the cultural mitigations City Planning Staff conducted both SB 18 and AB 52 consultation with the Indian tribes. A timeline of the consultation process is summarized for the Pechanga and Soboba tribes who requested consultation in writing.

	Date	Correspondence
<b>Pechanga Band of Mission Indians</b>	9/4/2015	Email SB 18 letter
Anna Hover, Cultural Analyst	10/28/2015	Tribe request consultation
Ebru Ozdil, Planning Specialist	1/29/2016	Email follow-up re: scheduling SB 18 consultation
	2/23/2016	Email follow-up re: scheduling SB 18 consultation
	3/17/2016	Tribal consultation meeting
	3/18/2016	Email AB 52 letter
	4/14/2016	Tribe email letter requesting consultation
	4/22/2016	Email follow-up re: scheduling AB 52 consultation
	4/28/2016	Email Tribe confidential appendices
	6/1/2016	Email mitigation monitoring requesting feedback before notice
	Date	Correspondence
<b>Soboba Band of Luiseno Indians</b>	9/4/2015	Email SB 18 letter
Joseph Ontiveros, Cultural	10/28/2015	Email cultural & paleo reports to Tribe
	11/25/2015	Tribe email letter requesting consultation
	1/29/2016	Email follow-up re scheduling consultation meeting
	3/9/2016	Consultation meeting with Soboba
	3/28/2016	Email AB 52 letter
	3/31/2016	Tribe letter requesting consultation

4/28/2016 Email Tribe confidential appendices

5/4/2016 Consultation mt & provide tribe mitigations to review

In summary, for the Soboba tribe they supported the City's mitigations incorporating their feedback, but no closure letter was provided to the City as discussed at the meeting on May 4, 2016 meeting. For Pechanga due to the lack of response, Staff proceeded with public review of the environmental document. Therefore, the City conducted SB 18 and AB 52 consultation with Pechanga and Soboba, and complied with applicable consultation requirements prior to release of the MND for public review.

As a result, the mitigation measure below has been incorporated to reduce potentially significant impacts to previously un-discovered archaeological resources that may be accidentally encountered during project implementation to a less than significant level.

**CULT-1** The project developer shall retain a professional archaeologist- prior to the issuance of grading permits. The task of the archaeologist shall be to monitor the initial ground-altering activities- at the subject site and off-site project improvement areas for the unearthing of previously unknown archaeological and/or cultural resources. Selection of the archaeologist shall be subject to the approval of the City of Perris Director of Development Services and no grading activities shall occur at the site or within the off-site project improvement areas until the archaeologist has been approved by the City.

The archaeological monitor shall be responsible for maintaining daily field notes and a photographic record, and for reporting all finds to the developer and the City of Perris in a timely manner. The archaeologist shall be equipped to record and salvage cultural resources that may be unearthed during grading activities. The archaeologist shall be empowered to temporarily halt or divert grading equipment to allow recording and removal of the unearthed resources.

In the event that archaeological resources are discovered at the project site or within the off-site project improvement areas, the handling of the discovered resources will differ. However, it is understood that all artifacts with the exception of human remains and related grave goods or sacred/ceremonial objects belong to the property owner. All artifacts discovered at the development site shall be inventoried and analyzed by the professional archaeologist. If any artifacts of Native American origin are discovered, all activities in the immediate vicinity of the find (within a 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 Impact with Mitigation.** Geologically according to the Paleontological Resource Assessment prepared by Brian F. Smith & Associates dated August 26, 2014, on the 1:24,000-scale geologic map of the Perris 7.5-minute quadrangle, the subject property is mainly underlain by Quaternary (lower Pleistocene) very old alluvial fan sediments that lap onto, on the northern part of the property, Lower Cretaceous (~ 100 ± million year old) granitic rocks (biotite-hornblende tonalite) of the Lakeview Mountains pluton, which forms part of the extensive southern California Peninsular Ranges batholith. The granitic rocks do not have any possibility of ever yielding fossils of any sort. The southern two-thirds of the subject property is mapped as lower Pleistocene (~ 1 to ~ 2 million year old) very old alluvial fan sediments.

The project area can be divided into two parts that can be assigned different levels of paleontological sensitivity based on their underlying geologic formations. The northern third of the property is underlain by the Cretaceous granitic rocks of the Lake Mountains pluton, and is assigned a Low paleontological resource potential to yield nonrenewable paleontological resources (i.e., fossils) by the RCLIS, and thus has a low paleontological resource sensitivity. However, the southern two-thirds of the property is underlain by very old alluvial fan sediments, which, in much of the Inland Empire of Riverside County, often yields Ice Age fossils of large vertebrate animals, such as mammoth, mastodon, giant ground sloth, extinct camels, horses and bison, saber-tooth cats, and others. Both the PGP and the RCLIS, treat this area as having a two-fold level of paleontological sensitivity, sediments in the upper four or five feet having a Low sensitivity due to their geologic youth, and geologically older sediments below them, having a High (or "High B") sensitivity and High potential for yielding nonrenewable paleontological resources. Therefore, the mitigation measure below has been incorporated to reduce potentially significant impacts to potential paleontological resources.

**CULT-2** Prior to the issuance of grading permits, the project applicant shall submit to and receive approval from the City, a Paleontological Resource Impact Mitigation Monitoring Program (PRIMMP). The PRIMMP shall include the provision of a qualified professional paleontologist (or his or her trained paleontological monitor representative) during on-site and off-site subsurface excavation that exceeds three (3) feet in depth. Selection of the paleontologist shall be subject to approval of the City of Perris Director of Development Services and no grading activities shall occur at the site until the paleontologist has been approved by the City.

Monitoring shall be restricted to undisturbed subsurface areas of older alluvium, which might be present below the surface. The approved paleontologist shall be prepared to quickly salvage fossils as they are unearthed to avoid construction delays. The paleontologist shall also remove samples of sediments which are likely to contain the remains of small fossil invertebrates and vertebrates. The paleontologist shall have the power to temporarily halt or divert grading equipment to allow for removal of abundant or large specimens.

Collected samples of sediments shall be washed to recover small invertebrate and vertebrate fossils. Recovered specimens shall be prepared so that they can be identified and permanently preserved. Specimens shall be identified and curated and placed into an accredited repository (such as the Western Science Center or the Riverside Metropolitan Museum) with permanent curation and retrievable storage.

A report of findings, including an itemized inventory of recovered specimens, shall be prepared upon completion of the steps outlined above. The report shall include a discussion of the significance of all recovered specimens. The report and inventory, when submitted to the City of Perris Planning Division, would signify completion of the program to mitigate impacts to paleontological resources.

**5d. Less Than Significant Impact with Mitigation.** No human remains were identified during the pedestrian survey of the Study Area. However, these findings do not preclude the existence of previously unknown human remains located below the ground surface, which may be encountered during construction excavations associated with the proposed project. Similar to the discussion regarding archaeological resources above, it is also possible to encounter buried human remains during construction given the proven prehistoric occupation of the region, the identification of multiple surface archaeological resources within a half mile of the Study Area, and the favorable natural conditions that would have attracted prehistoric inhabitants to the area. As a result, mitigation measure CULT-3 is incorporated to reduce potentially significant impacts to previously unknown human remains that may be unexpectedly discovered during project implementation to a less than significant level.

**CULT-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).

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 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).** **No Impact.** *The City of Perris General Plan determines that the project area is not located in an Alquist-Priolo Earthquake Fault Zone and there are no other known faults in the vicinity. Consistent with the General Plan, the Geotechnical Investigation concludes there are no known active or potentially active faults traversing the project site or is the project within an Alquist-Priolo Earthquake Fault Zone. Therefore, there would be no impact related to surface fault rupture and no mitigation is required.*
- 6a(ii).** **Less than Significant Impact.** *According to the Geotechnical Investigation prepared by CTE, South Inc. dated August 7, 2014, no active or potentially active faults are known to exist in the project area. The proposed project will be subject to the seismic design criteria of the California Building Code (CBC) and the recommendations of the geotechnical report. Adherence to these requirements will reduce the potential of the buildings from collapse during an earthquake, thereby minimizing injury and loss of life. Although structures may be damaged during earthquakes, adherence to seismic design requirements will minimize damage to property within the structure because the structure is designed not to collapse. The CBC is intended to provide minimum requirements to prevent major structural failure and loss of life. Adherence to existing regulations will reduce the risk of loss, injury, and death; impacts due to strong ground shaking will be less than significant.*
- 6a(iii).** **Less than Significant Impact.** *The project site is not mapped by the California Geological Society as an area that is susceptible to liquefaction. According to the Geotechnical Investigation prepared by CTE, South Inc. dated August 7, 2014, the project site is not located within an area of shallow groundwater (i.e. ground water was not encountered at 45-foot boring) with sediments that have a low susceptibility for liquefaction. The design of the proposed project will be in conformance with the CBC for earthquake design which will reduce impacts to less than significant levels.*
- 6a(iv).** **No Impact.** *The project site is not located in an area prone to slope instability. Therefore, the project area is not susceptible to geologic instability that would result in on-or off-site landslides. In addition, the design of the proposed project will be in conformance with the CBC for earthquake design. No impacts are expected.*
- 6b.** **Less Than Significant Impact.** *Erosion and loss of topsoil could result in damage to on-site structures and landscaping or to neighboring properties. Erosion can also impact downstream water bodies while loss of nutrient-rich topsoil impacts the ability for vegetation to grow. The proposed project is subject to SCAQMD Rule 403 and the erosion control requirements of the CBC to prevent wind-blown and stormwater-related erosion. Rule 403 will minimize wind-blown erosion by requiring stabilization of disturbed soils during construction activities through measures such as daily watering. All individual construction project activities greater than one acre are subject to the State's General Permit for Construction Activities that is administered by the California Regional Water Quality Control Board (RWQCB). Employment of Best Management Practices (BMPs) implemented through a Storm Water Pollution Prevention Plan (SWPPP) is required to limit the extent of eroded materials from a construction site. Development that is one acre or more is required to comply with the provisions of the NPDES regulations concerning the discharge of eroded materials and pollutants from construction sites and prepare and implement a SUSMP. With implementation of existing regulations, impacts due to erosion and loss of topsoil will be less than significant.*

- 6c. **Less than Significant Impact.** As mentioned in 4.6.A.iii-iv), the project site is not susceptible to landslides or liquefaction. Lateral spreading is the downslope movement of surface sediment due to liquefaction in a subsurface layer. The downslope movement is due to gravity and earthquake shaking combined. Such movement can occur on slope gradients of as little as one degree. Lateral spreading typically damages pipelines, utilities, bridges, and structures. Lateral spreading of the ground surface during a seismic activity usually occurs along the weak shear zones within a liquefiable soil layer and has been observed to generally take place toward a free face (i.e. retaining wall, slope, or channel) and to lesser extent on ground surfaces with a very gentle slope. Due to the absence of any channel within or near the subject site, and the subsurface soil conditions that are not conducive to liquefaction, the potential for lateral spread occurring on the project site is considered to be negligible. The City of Perris, General Plan Safety Element also does not identify any additional concerns related to unstable soils such as subsidence or collapse. Impacts will be less than significant.
- 6d. **Less than Significant Impact.** Expansive soils shrink and swell in response to moisture due to high percentages of clay. Expansive soils can result in damage to structures when clay within the soil swells due to moisture. Since expansive soils were not encountered during the geotechnical investigation the site soils are anticipated to have very low expansion potential. Although, this is the case additional expansion index testing will be conducted during grading per the recommendation of the Geotechnical Report which will be reviewed by the engineers, architects, owner, maintenance personnel and other interested parties during the design of the project and future property maintenance which is standard practice. Therefore, less than significant impact is anticipated.
- 6e. **No Impact.** The project will connect to existing sewer lines and treatment facilities, so no impact is anticipated.

7. <u>GREENHOUSE GAS EMISSIONS</u>	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
<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.-b. **Less than Significant Impact.** The project would generate direct and indirect greenhouse gas emissions; however, these emissions would not result in a significant impact on the environment. Per Air Quality report prepared by Scientific Resources Associated dated July 1, 2016, the operation of the project projects a total of 1,511 Metric Tons of Carbon Dioxide equivalents (MTCO<sub>2e</sub>) below the SCAQMD Draft Tier 3 threshold of 3,000. The project's GHG emissions would therefore be less than significant.
- 7a.-b. **Less than Significant Impact.** The project would not conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases. Also, the project would promote the goals of AB 32.

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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 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 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 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.** **No Impact.** The proposed project will not create a significant hazard to the public or the environment through the routine transportation, use, or disposal of hazardous materials as it's a residential development. Therefore, there is no risk associated with accidental explosion or release of hazardous substances. No mitigation is required.

**8b & c.** **Less than Significant Impact.** Although, the project site is adjacent to a recently constructed high school located to the west, development of the project will not result in hazardous emissions or involve the handling of hazardous or acutely hazardous materials, substances, or waste. The proposed project will not have the potential to create a significant hazard to the public or the environment through reasonable foreseeable upset and accidental conditions involving the release of hazardous materials into the environment.

**8d. Less Than Significant Impact.** A Phase I assessment was performed in accordance with ASTM practice and standard for the property, researching data back to the late 1930s when the property was undeveloped. Through all the data researched (historical directories, historical photographs, assessor's records, building department records from various government agencies and information derived from interviews of parties familiar with the area) the following information can be derived:

Aerial Photograph Dates	Observations
1938	Site developed for agriculture purposes. Orange Avenue and Dunlap Drive are present. Lemon Avenue present to southeast. Area of site developed for agriculture purposes.
1953	Similar to 1938 photograph.
1967	Northwest draining swale or gully emanating from approximate one half point on east property boundary. Additional drainage discharge onto site from southeast corner of property. Site and general area remains as agricultural.
1976	Northwest draining gully from east property boundary discharge is pronounced. Residential type structures to northwest across Orange Avenue. Property and general area remain as agricultural.
1989	Northwest draining gully from east property boundary remains and possible on site ponding is present. Residential development to north across Orange Avenue with resulting decreased agriculture activities. Increased residential development to southeast and south of site. Agriculture activities remain on site and in general vicinity.
1994	Similar to 1989 photograph. decreased indications of onsite ponding of water.
2005	Site appears to have been tilled, on site drainage gully on north approximate one half is pronounced. Numerous row type structures across Dunlap Drive to east. Increased residential development including mass graded tract residential homes to south. Scattered agriculture activities.
2006	Similar to 2005 photograph.
2009	Grading for a possible retention basin on west adjacent property, otherwise similar to 2006 photographs.
2010	Similar to 2008 photograph.
2012	Similar to 2010 photograph.

Per the aerial history, the project site has not history of contamination. Also, per the State of California Leaking Underground Storage Tank (LUST) list.

**8e. Less Than Significant with Mitigation.** The March Air Reserve Base/Inland Port Airport is located in northwestern Riverside County, approximately 70 miles east of Los Angeles. For most of the second half of the twentieth century, the base was known as March Air Force Base. The current March Air Reserve Base (MARB) name became official in 1996 as a result of recommendations of the 1993 Defense Base Realignment and Closure Commission (BRAC). Although the role of March ARB has evolved over time, the runway system and other basic aeronautical components of the base have existed in largely their present configuration since the World War II era. The airport's primary runway (Runway 14-32)—oriented north-northwest/south-southeast—is 13,300 feet in length.

The project site is located at the southwest corner of Orange Avenue and Dunlap Road approximately 24,700 feet southeasterly of the southeasterly terminus of Runway 14-32 at March Air Reserve Base and 17,100 feet northeasterly of the northerly terminus of Runway 15-33 at Perris Valley Airport. The site is located within Airport Compatibility Zone D of the March ARB, and the adopted Compatibility Plan does not limit residential density in Zone D.

Although, no density restriction exist for density Zone D because the project involves a General Plan Amendment it was submitted, reviewed and heard by the ALUC Board on March 10, 2016 for consistency determination. The project was deemed consistent subject to standard conditions by ALUC which will be incorporated as part of the project approval.

**8f. No Impact.** The project site, is not within the vicinity of a private airstrip. The nearest private airport is the Perris Valley Airport, located approximately 3 miles south of the project site. There would be no impact related to hazards from proximity to a private airstrip.

**8g. Less Than Significant Impact.** Implementation of the proposed project will generate an increase in the amount and volume of traffic on local and regional networks. The project proponent would be required to design, construct, and maintain structures, roadways, and facilities to comply with applicable local, regional, State and/or Federal requirements related to emergency access and evacuation plans. Construction activities, which may temporarily restrict vehicular traffic, would be required to implement measures to facilitate the passage of persons and vehicles through/around any required road closures.

In addition, per state Fire and Building codes, sufficient space must be provided around the buildings for emergency personnel and equipment access and emergency evacuation. All project elements, including landscaping, will be sited with sufficient clearance from existing and proposed structures so as not to interfere with emergency access to and evacuation from the site. The project is required to comply with the California Fire Code (Title 24, California Code of Regulations, Section 9).

The project driveways will also allow emergency access and evacuation from the site, and will be constructed to California Fire Code specifications. The project will not impair implementation of or physically interfere with an adopted emergency response plan or evacuation plan because no permanent public street or lane closures are proposed. Construction work in the street associated with the project will be limited to lateral utility connections that would be limited to nominal potential traffic diversion. Traffic control will be provided for any lane closures. Project impacts will be less than significant.

**8h. No Impact.** The proposed project site is vacant undeveloped land. There are no wildlands located within the project vicinity. The project site is not located within a Fire Hazards Severity Zone. No impacts will occur.

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"/>
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 type="checkbox"/>	<input checked="" 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>				
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 checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Explanation of Checklist Answers**

9a. **Potentially Significant Unless Mitigation Incorporated.** Refer to Checklist response 17.a for discussion on waste discharge requirements.

REC Consultants, Inc. prepared a Preliminary Water Quality Management Plan for the project. The report has been reviewed by URS Corporation for the City. On July 12, 2016, URS indicated the Project Specific Preliminary WQMP (dated November 30, 2015) was determined to be in "substantial compliance" for a Preliminary WQMP with the requirements of the Riverside County WQMP Manual. The WQMP addressed development of the project site involving grading of more than one acre; therefore, the project proponent would be required to obtain a National Pollutant Discharge Elimination System (NPDES) General Construction permit.

As part of the current NPDES General Construction Permit, a Stormwater Prevention Pollution Plan (SWPPP) would be required to address erosion and discharge impacts associated with the proposed on-site grading. Best Management Practices (BMPs) would be identified in the SWPPP and would be implemented to reduce impacts to surface water from construction or stormwater discharges. BMPs utilized during the construction phase may include the use of gravel bags, silt fences, hay bales, check dams, hydroseed, and soil binders.

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.

The WQMP is required to be incorporated by reference or attached to the project's SWPPP as the Post-Construction Management Plan. To ensure that an NPDES permit has been obtained prior to construction activities, Mitigation Measure HYD-01 through HYD-03 has been identified. Compliance with the project-specific SWPPP and WQMP as well as Mitigation Measures HYD-01 through HYD-03 would reduce impacts related to this issue to a less than significant level.

**HYD-01** Prior to the issuance of a 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.

**HYD-02** 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 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 and covered with plastic tarps.
- 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.

In the event that it is not feasible to implement the above BMPs, the City of Perris can make a determination that other BMPs would provide equivalent or superior treatment either on site or off site.

**HYD-03** The Construction Contractor 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 Contractor and available for City inspection. In addition, the Contractor would also be required to maintain an inspection log and have the log on site available for review by the City of Perris and the representatives of the Regional Water Quality Control Board

**9b. Less Than Significant Impact.** The proposed project does not involve the withdrawal of groundwater, therefore the proposed project would not result in the direct lowering of the local groundwater table. The proposed project would not interfere with groundwater recharge as the project site is not identified as a groundwater recharge area by the City. Through the addition of sidewalks, driveways, and other hardscape surfaces (paved areas and building areas), development of the proposed project would reduce the amount of pervious surfaces that could facilitate percolation on site. However, the proposed project would include the installation of a storm drain system with two (2) bio-retention basins and vegetated swales that would be designed to allow percolation to continue to occur on site. Because project design features would be sized to continue to allow percolation to occur onsite and because the site is not identified as a groundwater recharge area, implementation of the proposed project would not 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. Therefore, the proposed project would not interfere with groundwater recharge activities. Impacts associated with this issue are less than significant and no mitigation measure is required.

**9c-d. Less than Significant Impact.** The proposed project would result in the conversion of on-site permeable surfaces to impermeable surfaces, which would alter the current drainage pattern. During the operational phase of the proposed project, the major source of pollution in stormwater runoff would be contaminants that have accumulated on the land surface over which runoff passes. Based on the project's site plans, impervious surfaces (e.g. multi-family rooftops, parking lot surfaces, carports, sidewalks, and other non-permeable surfaces) would be routed to and through the storm drain system with six (6) bio-retention facilities, vegetated swales that would treat and allow for storm water runoff to percolate on-site before exiting the site into an approved storm drain at the easterly end of the site along Ruby Drive.

Since 2004, post-construction impacts associated with urban runoff have been addressed through adherence to the Riverside County Water Quality Management Plan (WQMP) Guidance document, prepared by Riverside County's Storm Water Clean Water Protection Program. New development projects submitted for approval after December 2004 are required to submit a project-specific WQMP prior to the first discretionary project approval or permit. Preparation of a WQMP is a standard requirement of all development activity. The primary objective of the WQMP, by addressing site design, source control, and treatment control BMPs applied on a project-specific and/or sub-regional or regional basis, is to ensure that the land use approval and permitting process of each City minimizes the cumulative regional impact of urban runoff. The Pre-WQMP has been preliminary approved by URS on behalf of the City.

The WQMP will be required to be incorporated by reference or attached to the project's SWPPP as the Post-Construction Management Plan. Through adherence to WQMP and City requirements, impacts associated with this issue would be less than significant. No mitigation would be required.

**9e. Less than Significant Impact.** The backbone of the City's storm drainage system is the 250-foot wide earthen Perris Valley Storm Channel (PVSC). The PVSC is the primary collector of storm water in the northern part of the City of Perris. The storm channel was built and is currently owned and maintained by Riverside County Flood Control and Water Conservation District (RCFCWCD). All existing City storm drains flow laterally into the PVSC from the east and west and transport the flows through Perris Valley and to the San Jacinto River.

Development of the project site would result in an increase in the amount of impervious surfaces in the form of buildings, driveways, roadways and sidewalks. Conditions resulting from this change could degrade existing water quality due to increased runoff volumes and velocity; reduced infiltration; increased flow frequency, duration, and peak; and faster time to reach peak flow. However, implementation of the proposed project would include the installation of BMPs designed to remove pollutants from runoff coming from the project site. In addition, the proposed project would include the construction of a storm drain system with two (2) bio-retention facilities, vegetated swales, to allow storm water to leave the site at pre-development flow levels and connect into existing storm drain facilities in the street, therefore a less than significant impact would occur and no mitigation is required.

- 9f. Less Than Significant Impact.** The proposed project would result in the conversion of permeable surfaces to impermeable surfaces, which would alter the current drainage pattern. During the operational phase of the proposed project, the major source of pollution in stormwater runoff would be contaminants that have accumulated on the land surface over which runoff passes. For the proposed project, impervious surfaces are connected to a storm drain system with a series of on-surface infiltration trenches, infiltration basin and a sub-surface infiltration pit with a pretreatment device that treats and allows for the percolation of stormwater runoff.

Since 2004, post-construction impacts associated with urban runoff have been addressed through adherence to the Riverside County WQMP Guidance document, which was prepared by Riverside County's Storm Water Clean Water Protection Program. New development projects submitted for approval after December 2004 are required to submit a project-specific WQMP prior to the first discretionary project approval or permit. The primary objective of the WQMP, by addressing site design, source control, and treatment control BMPs applied on a project-specific and/or sub-regional or regional basis, is to ensure that the land use approval and permitting process of each City minimizes the cumulative regional impact of urban runoff. The WQMP would be required to be incorporated by reference or attached to the project's SWPPP as the Post-Construction Management Plan. The WQMP includes site design features to achieve the following:

- Minimize urban runoff;
- Minimize the impervious "footprint" of the proposed uses;
- Conserve natural areas; and
- Minimize directed connected impervious areas.

Since the proposed project would be required to develop a WQMP for the project and because the WQMP identifies best management practices (BMPs) to treat any pollutants generated on site, impacts associated with this issue would be less than significant. Therefore, no mitigation would be required.

- 9g-h. No Impact.** The proposed project site is not located within an area identified as a 100-year floodplain. The proposed project is not located within an area identified as being subjected to flood hazards, either by the City of Perris or the Federal Emergency Management Agency (FEMA), the placement of structures within a flood hazard area would not occur, and the development of the proposed park would not impede or redirect flood flows. Therefore, no impacts related to this issue would occur with implementation of the proposed project and no mitigation would be required.

9i. **No Impact.** Portions of the City are susceptible to inundation resulting from dam failure as the City is located within the potential dam inundation plains of three reservoirs: Pigeon Pass Reservoir to the north in the City of Moreno Valley, Lake Perris Reservoir to the northeast, and Little Lake Reservoir to the east in Hemet. Failure of these dams would cause major flooding in those areas identified within Exhibit S-15 of the City's General Plan Safety Element. Based on this exhibit, the project site is not within the potential dam inundation plains of Pigeon Pass Reservoir, Lake Perris Reservoir, or Little Lake Reservoir. Since the project site is not susceptible to inundation resulting from dam failure, no impacts associated with this issue would occur. No mitigation is required.

9j. **No Impact.** A tsunami is a series of waves generated in a body of water by a pulsating or abrupt disturbance that vertically displaces water. Seiches are oscillations in enclosed bodies of water that are caused by a number of factors, most often wind or seismic activity. Lakes in seismically active areas such as Lake Perris are at risk from seiches. A mudslide (also known as a mudflow) occurs when there is fast-moving water and a great volume of sediment and debris that surges down a slope, stream, canyon, arroyo, or gulch. Mudslides are similar to flash floods and can occur suddenly without time for adequate warning. Mudflows can ruin substantial improvements with the force of the flow itself and the burying or erosion of improvements by mud and debris.

The project site is approximately 38 miles northeast of the Pacific Ocean and 1 mile south of Lake Perris. Due to the distance between the project site and Pacific Ocean, the project site would not be susceptible to a tsunami event occurring in the Pacific Ocean. Similarly, the project site would not be susceptible to a tsunami or seiche event associated with the failure of the Lake Perris Reservoir as the project site is outside of the inundation zone identified for the Lake Perris Reservoir. The project site would not be susceptible to a mudflow event as the project site is located in a relatively flat area that does not contain any canyons, arroyos, or gulches. Since the project site's distance and topographic features would not expose people or structures to inundation by seiche, tsunami, or mudflow, no impacts associated with this issue would occur. No mitigation is required.

<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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

**Explanation of Checklist Answers**

10a. **Less Than Significant Impact.** The subject property is currently vacant surrounded by residential developments to the north across Orange Avenue located in the County zoned Medium Density Residential allowing 2 – 5 dwelling units per acre, a nursery to the east across Dunlap Road also

in the County zoned Medium Density Residential, an abandoned mass graded residential tract to the south across Lemon Avenue zoned R-6,000, and a recently constructed high school to the west.

The proposed gated community will allow a slightly higher density than the existing R-6,000 zone (7.4 DU per acre proposed verses 4-7 DUs per acre permitted by the R-6000 zone). The purpose of the General Plan Amendment, Zone Change and Plan Unit Development is to allow greater flexibility in lot size and lot shape and design to create a gated community with common open space amenities with a slightly higher density, but still maintaining a detached residential product. Therefore, the proposed project will not divide an established community. The division of an established community typically refers to the construction of a physical feature (such as a highway or railroad tracks) or removal of a means of access (such as a local road or bridge) that would impair mobility within an existing community, or between a community and outlying areas. The proposal will enhanced the existing community by developing a gated residential community maintaining attributes of a single-family development with enhanced common space amenities with enhanced landscaping and entry treatments. Therefore, the project will not divide an established community. Therefore, less than significant impacts are anticipated.

**10b. Less Than Significant Impact** The proposed map is consistent with the goals and policies of the General Plan to provide a variety of housing types to meet the changing demands of the City. Although, General Plan Amendment, Zone Change, and Plan Unit Development applications are proposed, the density range is a slightly higher density allowed in the R-6,000 zone, but will be off-set by maintaining a detached residential product with common open space amenities with enhanced landscaping and entry treatments. The proposed project allows greater flexibility in lot size, lot shape and design to meet the changing demands of the region due to increase housing cost pricing out first home time buyer who have less of a desire for bigger homes and larger lots, but instead desiring more amenities and less maintenance. Therefore, the project will not conflict with any land use plans or policies.

**10c. Less Than Significant Impact.** As previously discussed in the Biological Resources section of this Initial Study, the project site is within the Mead Valley Area Plan of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), but does not occur within or adjacent to any MSHCP Cell Criteria or proposed MSHCP Conservation Areas. The project site and off-site impact areas are located within the Burrowing Owl (BUOW) Survey Area. Based on the analysis presented for Threshold 4f in the Biological Resources section, the proposed project would not conflict with the provisions of the MSHCP.

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.** According to the City of Perris General Plan EIR, lands within the City of Perris and its Sphere of Influence are designated MRZ-3 and MRZ-4 which are not defined as significant resource areas. Accordingly, no impact to availability of valuable mineral resources will occur. Additionally, no sites have been designated as locally-important mineral resource recovery sites on any local plan. Thus, no impact to availability of a locally-important mineral resource recovery site will occur.

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 ground borne vibration or ground borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Explanation of Checklist Answers**

**12a. Less than Significant Impact.** Established noise standards applicable to the proposed project are included in the following regulatory documents: The Noise Element of City of Perris General Plan and Chapter 16.22 of the Perris Municipal Code. Based on Noise Contours for the March ARB Plan the project site is located within an area with less than 60 decibels (dBa)/Community Noise Equivalent Level (CNEL) contours for the MARB, and is located approximately 2.25 miles from I-215 Freeway. Residential uses in the City of Perris are permitted in areas where the exterior noise level is less than 60 dBa CNEL; there would be no conflict with land use compatibility standards for these facilities. The proposed project would also generate noise from on-site operations, and traffic generated by the proposed project may result in an increase in noise levels along local roads, but it would not exceed noise levels considered acceptable in the General Plan and other regulatory documents as discussed above.

**12b. Less than Significant Impact.** Ground-borne vibration is not a common environmental problem. It is unusual for vibration from sources such as buses and trucks to be perceptible.

Some common sources of ground-borne vibration are construction activities such as blasting, pile driving, and operating heavy earth-moving equipment. No blasting or pile driving is anticipated for the proposed project.

Humans can experience vibration levels up to 80 vibration decibels (VdB) before being adversely affected by vibration. Ground borne vibration dissipates quickly with distance and the vibration level from heavy equipment would be approximately 79 VdB at 60 feet. Construction activity at more than 60 feet from residential structures would not be considered annoying. The closest sensitive vibration receptors to the project site are residences approximately 100-feet away on the north side of Orange Avenue. Therefore, the vibration impact would be less than 80 VdB and the impact would be less than significant.

- 12c. Less than Significant Impact.** The proposed project would result in a permanent increase in ambient noise levels from an increase in traffic on local roads generated by the project. However, standard City conditions of approval for construction noise (see 12.d) will reduce these impacts to less than significant levels.
- 12d. Less than Significant Impact with Mitigation.** Development of the proposed project may result in temporary or periodic increases in ambient noise levels in the project area due to construction activities and may potentially result in significant short-term noise impacts during construction. To mitigate these impacts the following mitigation measures are proposed:
- 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.
- 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.
- 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.
- 12e – f. No Impact.** The site is located approximately 3 mile north of the Perris Valley Airport and outside the main approach and influence areas. The project site is also located approximately 4.75 miles south of the March Air Reserve Base and outside the main approach to the base. The project site is located outside the 60 CNEL and 65 DNL minimal noise contour areas. Therefore, no impact is anticipated.

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 City’s population (2010) is estimated at 73,756 persons (U.S. Census Bureau 2016). The Southern California Association of Governments (SCAG) projections estimate the population of the City will grow to 82,000 persons by the year 2020 (SCAG 2012b). Although, the proposed project will necessitate a General Plan Amendment, Zone Change, and Plan Unit Development applications to slightly increase the density allowed in the R-6,000 zone, it will be off-set by maintaining a detached residential product with common open space amenities to meet the changing demands of the region due to increase housing cost pricing out first time home buyer who have less of a desire for bigger homes and larger lots, but instead desiring more amenities and less maintenance. The proposed project would not alter or expand existing infrastructure in a manner that would induce population growth beyond the Perris General Plan (2030) projections. The City Engineer required public improvements limited to the capacity of the proposed project. The project is consistent and supported by SCAG policies and projections; therefore no mitigation is required beyond standard road improvements (curb, gutter, sidewalk and street lighting).

**13b - c. No Impact.** The proposed project would be constructed on a vacant parcel of land. Since the land is vacant, the construction of the proposed project would not result in the removal of existing housing, or require the construction of replacement housing, or displace any existing residents. Since the project entails construction of a residential gated community, no relocation of existing residents or construction of replacement housing would result.

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 type="checkbox"/>	<input checked="" type="checkbox"/>
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 1.25 miles west 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 2.25 miles southwest 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 North Perris Road and Bridge Benefit District (NPRBBD) fees. The NPRBBD is comprised of approximately 3,500 acres of land located in the northern portion of the City of Perris. The NPRBBD boundary is the same as the boundary of the PVCC Specific Plan. The purpose of the NPRBBD is to improve the efficiency of the financing of specific regional road and bridge improvements that are determined to provide benefit to the developing properties within the NPRBBD boundaries. In addition, the NPRBBD includes additional improvements to supplement the Transportation Uniform Mitigation Fee (the TUMF) and City's Developer Impact Fee (the DIF) programs. NPRBBD fees include TUMF and DIF fees. 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 NPRBBD, inclusive of 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 miles southwest of the project site.

As stated in Threshold 14a, the proposed project would be required to pay into the NPRBBD, inclusive of 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 and the RCSD for new development in regards to public safety. In addition, the project would be required to pay into the City's NPRBBD, inclusive of 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 from the proposed project, less than significant impacts to school services would result.

- 14d. No Impact.** The proposed project is a gated residential community with common open space amenities consisting of BBQ areas, clubhouse, shade structures, intermittent passive turf areas with benches linked by pedestrian pathways, game courts, splash pad and a tot-lot. In addition, the applicants will be required to pay development impact fees related to public parks. Therefore, no impacts are anticipated.

- 14e. No Impact.** The proposed project does not have the potential to affect governmental services or create a need for new facilities, in excess of those previously considered by the General Plan. Therefore, no impacts are anticipated.

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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

**Explanation of Checklist Answers**

15a. - b. **No Impact.** The proposed project is a gated residential community with common open space amenities consisting of BBQ areas, clubhouse, shade structures, intermittent passive turf areas with benches linked by pedestrian pathways, game courts, splash pad and a tot-lot. Although, recreation amenities will be provided on-site the project will still increase the need for City and regional parks. As standard requirement to cover this need, the project is required to pay into a CFD (Community Facilities District) thru the DIF (Development Impact Fee) program, therefore 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 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**

**16a.-b. Less than Significant Impact.** The project will widen Orange Avenue, Dunlap Road and Orange Avenue (along project boundary). Currently per the General Plan Circulation Element Orange Avenue and Dunlap Roads are both secondary arterial streets (94' feet of public right-of-way) and Lemon Avenue is a Local Street (60' feet of public right-of-way). The Project is proposed to have emergency access on Orange Avenue and a secondary access off of Lemon Avenue. Its main access will be off of Dunlap Drive. Base on the Traffic Study prepared by KOA Corporation – Planning & Engineering dated October 2014, consistent with the General Plan Circulation Element, improvements have been included in the future analysis to increase capacity on parallel corridors and access to I-215. Funding of the improvements are not currently identified, therefore, since the improvements both benefit the proposed project and land uses regionally, the proposed project should contribute a proportionate share to implement the following two regional-serving mitigation measures:

**Traffic-1:** Construct the intersections of Wilson Avenue, Murrieta Road and Evans Avenue along Orange Avenue to its ultimate classification according to the General Plan Circulation Element. Improvements would provide additional east-west roadway capacity therefore reducing the cumulative impacts.

**Traffic-2:** Construct the intersections of Murrieta Road, Evans Road and El Nido Avenue with Nuevo Road to its ultimate classification according to the General Plan Circulation Element. Improvements would provide additional east-west roadway capacity therefore reducing the cumulative impacts.

Where study intersections are significantly impacted, mitigation measures are identified to reduce the traffic impact to a level considered less than significant. The Table below summarizes the approximate percent proportionate share calculation assuming implementation of the proposed project. The percent share information provided in the Table is derived assuming the project volume contribution to the intersection divided by the total growth in traffic at the subject intersection. The proposed mitigation measures described in Tables 6-1 have adequately addressed the project's impact to the circulation network within the study area. The implementation of these mitigation measures at the impacted facilities produce a level of service that is equal to or better than that of the without project condition.

**Traffic-3: Fair Share Payment.**

**Percent Proportionate Share Calculation Summary**

Mitigated Study Intersection	AM Peak Hour Proportionate Share	PM Peak Hour Proportionate Share
Wilson Avenue & Orange Avenue	2%	4%
Murrieta Road and Orange Avenue	2%	4%
Evans Road and Orange Avenue Hour	2%	4%
Murrieta Road and Nuevo Road	8%	7%
Evans Road and Nuevo Road	8%	7%
El Nido Avenue and Nuevo Road	48%	44%
<b>Average Percent Fair Share</b>	<b>12%</b>	<b>12%</b>

In addition, the City Engineer will condition the project. Therefore no impact to the traffic or reduction of LOS is anticipated.

- 16c. **Less than Significant Impact.** The proposed project does not include any component that will result in a change in air traffic patterns. Therefore, no impacts are anticipated.
- 16d.-e. **Less than Significant Impact.** One-emergency ingress and egress to the project site will be provided on Orange Avenue. Other roadways affected by the project are paved and adequately designed. The roadway paving and design as well as the final design plans for the project site's ingress and egress will be reviewed by the City Engineer for appropriate width and lanes. Thus, the project does not have the potential to substantially increase hazards due to design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment). Moreover, the walkway, ingress and egress will be clearly marked with directional signs. All access lanes will meet City requirements pursuant to the Uniform Building and Fire Code to ensure adequate emergency access throughout the project site. Therefore, no lack of emergency access and impacts associated with transportation design features are anticipated.
- 16f. **Less than Significant impact.** The greater project area is served by Riverside Transit Agency (RTA) Route 19 (Moreno Valley to Perris Station Transit Center) and Route 41 (Mead Valley Community Center to Moreno Valley College and Riverside County Regional Medical Center). RTA Route 19 travels along Perris Boulevard in the project area and RTA Route 41 travels east along Ramona Expressway to Perris Boulevard then south along Perris Boulevard in the project area.

The proposed project will not conflict with policies that support public transit as Perris Boulevard and Ramona Expressway will still operate as a designated bus route for RTA to provide mass transit. Moreover, the proposed use is not such that relies on transit infrastructure or necessitates transit accommodations. While the project site and immediate area are not served by mass transit, this project will not conflict with the potential mass transit routes identified in the General Plan or preclude future transit service in the immediate area. Therefore, impacts to alternative transportation will be less than significant.

17. UTILITIES AND SERVICE SYSTEMS	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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

**Explanation of Checklist Answers:**

**17a. Less Than Significant Impact.** As identified in the General Plan the Eastern Municipal Water District (EMWD) would provide sanitary sewer service to the proposed project. Wastewater generated by the proposed project would be treated at the 300-acre Perris Valley Regional Water Reclamation Facility (PVRWRF) south of Case Road and west of the I-215 Freeway. The PVRWRF currently treats an estimated 14 million gallons per day (mgd), but with the recent expansion of this facility, it has a current capacity of 22 mgd (EMWD 2014). As identified in the PVCC Specific Plan EIR, there is potential to expand the capacity to 100 mgd. Waste Discharge Requirements are issued by the Santa Ana RWQCB under the provisions of the California Water Code (Division 7 Water Quality, Article 4 Waste Discharge Requirements). These requirements regulate the discharge of wastes that are not made to surface waters but which may impact the region's water quality by affecting underlying groundwater basins. Operational discharge flows treated at the PVRWRF would be required to comply with waste discharge requirements identified for the facility. The proposed project would not discharge wastewater into the domestic sewer system in a way that would cause the PVRWRF to exceed requirements, as determined by the Santa Ana RWQCB's Water Discharge Requirements resulting in a less than significant impact. The EMWD's compliance with conditions, permits, and discharge requirements would further ensure that wastewater treatment requirements would not be exceeded.

**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. 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. Less Than Significant 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) (consists of 113 dwelling units and does not exceed 500 dwelling units) and will not require a water supply assessment. Also, the project site is within the Eastern Municipal Water District area which provides services to residential developments.

**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. 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.

**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 Non-disposal 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**

**18a. Less Than Significant Impact with Mitigation.** The project site is currently undeveloped. As described in the Biological Resources section of this Initial Study, the project site currently consists of non-native sparsely vegetative fields. There are no other sensitive biological resources, habitat, or species (fish, wildlife, or plant) were located on the project site. The project has potential to result in direct impacts burrowing owls and migratory and nesting birds within the project boundary if project grading occurs during the general bird nesting season as discussed in the Biological Resources Section of this Initial Study. With implementation of the required mitigation measures, impacts to biological resources would be less than significant. There are no known historical, archaeological, or paleontological resources located within the project site; however, there is a potential to encounter these resources during excavation activities.

**18b. & c. Less Than Significant Impact with Mitigation.** As identified through the analysis presented in this Initial Study, with incorporation of applicable mitigation measures from the PVCC Specific Plan EIR, PVCC Specific Plan Standards/Guidelines and mitigations identified in the Initial Study, the proposed project would have no impact or less than significant impacts or less than significant impacts with mitigation related to biological resources, cultural resources, hydrology, noise and transportation/traffic.

## **SUMMARY OF MITIGATION MEASURES**

- BIO 1** Per the Western Riverside County Multi-Species Habitat Conservation Plan Burrowing Owl Survey Instructions (March 2006), focused burrowing owl surveys (Step II, Part A) shall be conducted by a qualified biologist during the breeding season (March 1 – August 31) in order to describe if, when, and how the project site is used by burrowing owls. In the event owls are observed onsite, County of Riverside Environmental Programs Department (EPD) will be contacted to discuss potential mitigation measures, such as passive or active relocation.
- BIO-2** If pre-construction nesting bird surveys locate active nests, no construction-related activities shall take place within 300 feet of sensitive bird nests and within 500 feet of raptor nests, or as determined by a qualified biologist. Protective measures (e.g., sampling) shall be required to ensure compliance with the Migratory Bird Treaty Act and relevant California Fish and Game Code requirements.
- CULT-1** The project developer shall retain a professional archaeologist- prior to the issuance of grading permits. The task of the archaeologist shall be to monitor the initial ground-altering activities- at the subject site and off-site project improvement areas for the unearthing of previously unknown archaeological and/or cultural resources. Selection of the archaeologist shall be subject to the approval of the City of Perris Director of Development Services and no grading activities shall occur at the site or within the off-site project improvement areas until the archaeologist has been approved by the City.

The archaeological monitor shall be responsible for maintaining daily field notes and a photographic record, and for reporting all finds to the developer and the City of Perris in a timely manner. The archaeologist shall be equipped to record and salvage cultural resources that may be unearthed during grading activities. The archaeologist shall be empowered to temporarily halt or divert grading equipment to allow recording and removal of the unearthed resources.

In the event that archaeological resources are discovered at the project site or within the off-site project improvement areas, the handling of the discovered resources will differ. However, it is understood that all artifacts with the exception of human remains and related grave goods or sacred/ceremonial objects belong to the property owner. All artifacts discovered at the development site shall be inventoried and analyzed by the professional archaeologist. If any artifacts of Native American origin are discovered, all activities in the immediate vicinity of the find (within a 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.

**CULT-2** Prior to the issuance of grading permits, the project applicant shall submit to and receive approval from the City, a Paleontological Resource Impact Mitigation Monitoring Program (PRIMMP). The PRIMMP shall include the provision of a qualified professional paleontologist (or his or her trained paleontological monitor representative) during on-site and off-site subsurface excavation that exceeds three (3) feet in depth. Selection of the paleontologist shall be subject to approval of the City of Perris Director of Development Services and no grading activities shall occur at the site until the paleontologist has been approved by the City.

Monitoring shall be restricted to undisturbed subsurface areas of older alluvium, which might be present below the surface. The approved paleontologist shall be prepared to quickly salvage fossils as they are unearthed to avoid construction delays. The paleontologist shall also remove samples of sediments which are likely to contain the remains of small fossil invertebrates and vertebrates. The paleontologist shall have the power to temporarily halt or divert grading equipment to allow for removal of abundant or large specimens.

Collected samples of sediments shall be washed to recover small invertebrate and vertebrate fossils. Recovered specimens shall be prepared so that they can be identified and permanently preserved. Specimens shall be identified and curated and placed into an accredited repository (such as the Western Science Center or the Riverside Metropolitan Museum) with permanent curation and retrievable storage.

A report of findings, including an itemized inventory of recovered specimens, shall be prepared upon completion of the steps outlined above. The report shall include a discussion of the significance of all recovered specimens. The report and inventory, when submitted to the City of

Perris Planning Division, would signify completion of the program to mitigate impacts to paleontological resources.

**CULT-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).

**HYD-01** Prior to the issuance of a 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.

**HYD-02** 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 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 and covered with plastic tarps.
- 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.

**HYD-03** The Construction Contractor 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 Contractor and available for City inspection. In addition, the Contractor would also be required to maintain an inspection log and have the log on site available for review by the City of Perris and the representatives of the Regional Water Quality Control Board

**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.

**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.

**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.

**Traffic-1:** Construct the intersections of Wilson Avenue, Murrieta Road and Evans Avenue along Orange Avenue to its ultimate classification according to the General Plan Circulation Element. Improvements would provide additional east-west roadway capacity therefore reducing the cumulative impacts.

**Traffic-2:** Construct the intersections of Murrieta Road, Evans Road and El Nido Avenue with Nuevo Road to its ultimate classification according to the General Plan Circulation Element. Improvements would provide additional east-west roadway capacity therefore reducing the cumulative impacts.

**Traffic-3: Fair Share Payment.**

**Percent Proportionate Share Calculation Summary**

<b>Mitigated Study Intersection</b>	<b>AM Peak Hour Proportionate Share</b>	<b>PM Peak Hour Proportionate Share</b>
Wilson Avenue & Orange Avenue	2%	4%
Murrieta Road and Orange Avenue	2%	4%
Evans Road and Orange Avenue Hour	2%	4%
Murrieta Road and Nuevo Road	8%	7%
Evans Road and Nuevo Road	8%	7%
El Nido Avenue and Nuevo Road	48%	44%
<b>Average Percent Fair Share</b>	<b>12%</b>	<b>12%</b>

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# Planning Commission Agenda

CITY OF PERRIS  
12.07.16

## Item

# 7B

**Conditional Use Permit 16-05129**



PLANNING COMMISSION  
AGENDA SUBMITTAL

Meeting Date: December 7, 2016

**SUBJECT:** Conditional Use Permit 16-05129 – Proposal is to permit a voluntary outpatient crisis stabilization center serving patients 18 and older with average admission time between four to eight hours, but no longer than 24 hours located 85 E. Ramona Expressway, Suites 1-3. **Applicant:** Roderick Verbeck, RUHS-Mental Health

**REQUESTED ACTION:** Adopt Resolution No. 16-29 approving Conditional Use Permit 16-05129 to permit a voluntary outpatient crisis stabilization center serving patients 18 and older, based on the findings contained in the staff report and subject to the Conditions of Approval.

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

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**BACKGROUND/DISCUSSION:**

Riverside County Department of Mental Health (“RCDMH”) is requesting a Conditional Use Permit (16-05129) to operate a voluntary outpatient crisis stabilization center serving patients 18 years and older with average admission time between four to eight hours, but no longer than 24 hours, located at 85 Ramona Expressway, Suites 1-3. The facility lease space is 4,046 square feet within the Expressway Plaza Shopping Center. The operation will be operated by Telecare Corporation under contract by RCDMH to develop and operate a crisis center at this location. The project if approved will replace an existing vocational training center approved by the Planning Commission on April 2, 2014 (CUP 14-02-0016) at the same location also operated by RCDMH offering housing supportive services and vocational training programs for life-skill and job readiness.

The facility will operate similar to an urgent care center, but will provide stabilization services on a voluntary basis for residents in the region experiencing a mental health crisis. It will be open 24 hours a day, seven days a week, and patients will typically arrive at the facility accompanied by family members/friends or law enforcement. Upon admission, patients will be thoroughly assessed to determine if the crisis can be resolved using a combination of counseling and appropriate community referrals and, in some instances, medication. Patients that can be stabilized with medication or other therapy will be returned to their home and referred to other mental health services such as outpatient programs. Patients that cannot be stabilized at this facility will be transferred to a higher level of care (most often an acute psychiatric facility). It is anticipated that more than 90% of persons treated at the Crisis Walk-In Center will be released to family and returned home without needing a higher level of care. The project will comply with all zoning code and parking requirements as it’s within an existing tenant space in a shopping center that has above and beyond the necessary parking for the site.

The project is Categorically Exempt project is categorically exempt pursuant to Article 19 Section 15301 of CEQA for a proposed operation out of an existing facility requiring only negligible improvements. A public hearing notice was mailed to adjacent property owners within 300’ feet of the subject site and tenants within the shopping center where the site is located. To date, no comments have been received from the public. As conditioned, staff is recommending that the Planning Commission approve this project.

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

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**PREPARED BY:** Kenneth Phung, Project Planner

**Public Hearing:** December 7, 2015

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

**STAFF REPORT**

**CASE NUMBERS:** Conditional Use Permit 16-05129

**Date:** December 7, 2016

**Project Planner:** Kenneth Phung, Project Planner

**Project Description:** Proposal is to permit a voluntary outpatient crisis stabilization center serving patients 18 and older with average admission time between four to eight hours, but no longer than 24 hours.

**Location:** 85 E. Ramona Expressway, Suites 1-3

**Assessor's Parcel Number:** 313-100-022

**Applicant/Owner:** Roderick Verbeck  
RUHS-Behavioral Health  
2085 Rustin Avenue  
Riverside, CA 92507

**Environmental Determination:** Categorically exempt pursuant to Article 19 Section 15301 of CEQA for a proposed operation out of an existing facility requiring only negligible improvements.

**Related Cases:**

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

**Existing Zoning:** Perris Valley Commerce Center (PVCC) Specific Plan - Commercial

**Surrounding Zoning:**

<b><i>Direction</i></b>	<b><i>Land use</i></b>
North	PVCC Specific Plan - Commercial
South	PVCC Specific Plan – Residential
East	PVCC Specific Plan – Commercial
West	PVCC Specific Plan - Commercial

**Existing Land Use:** Expressway Plaza Shopping Center

Surrounding Land Uses:

<i>Direction</i>	<i>Land Use</i>
North	Retail
South	Mobile Home Park
East	Retail
West	Retail

**PROJECT DESCRIPTION:**

The applicant Roderick Verbeck of Riverside County Department of Mental Health (“RCDMH”) is requesting a Conditional Use Permit (16-05129) to operate a voluntary outpatient crisis stabilization center serving patients 18 years and older with average admission time between four to eight hours, but no longer than 24, located at 85 Ramona Expressway, Suites 1-3, totaling 4,046 square feet within the Expressway Plaza Shopping Center. The operation will be run by the Telecare Corporation who has been contracted by RCDMH to develop and operate a crisis center. The project if approved will replace an existing vocational training center approved by the Planning Commission on April 2, 2014 (CUP 14-02-0016) at the same location also operated by RCDMH offering housing supportive services and vocational training programs for life-skill and job readiness.

The operation will function similar to an urgent care center, but will provide stabilization services on a voluntary basis for residents in the region experiencing a mental health crisis. The facility will operate 24 hours per day, seven days per week, and patients will typically arrive at the facility accompanied by family members/friends or law enforcement. The facility will serve up to 12 adults (18+) at a time. Typical lengths of stay will be four to six hours per treatment episode, with no patient staying more than 24 hours.

Upon admission, patients will be thoroughly assessed to determine if the crisis can be resolved using a combination of counseling and appropriate community referrals and in some instances, medication. Patients that can be stabilized with medication or other therapies will be returned to their homes and referred to other mental health services such as outpatient programs. Patients that cannot be stabilized in this setting will be transferred to a higher level of care (most often an acute psychiatric facility). It is anticipated that more than 90% of persons treated at the Crisis Walk-In Center will be released to family and returned home without needing a higher level of care.

There will be 7 full-time equivalent (FTE) staff on site during the day shift (8 am to 4 pm) Monday through Friday and 4 FTE on Saturdays and Sundays. There will be 5 FTE staff on site during the afternoon/evening shift (4 pm to 12 pm) Monday through Friday and 4 FTE on Saturdays and Sundays during the afternoon/evening shift. There will be 3 FTE staff on site during the overnight shift (12 pm – 8 am) (7 days a week). The staffing will include administrative staff and a variety of direct-care staff, which will include registered nurses (RN), licensed vocational nurses (LVN), licensed clinical social workers, peer counselors and psychiatrists. A psychiatrist will be on-site seven days per week, eight hours per day on weekdays and 5 hours a day on weekends.

**TELCARE CORPORATION BACKGROUND**

Telecare Corporation is a family and employee owned company with more than 3,000 employees and a 50-year history of providing mental health services to California consumers. Telecare currently operates a range of mental health services within Riverside County, including a Crisis Stabilization Unit and Psychiatric Health Facility (inpatient) in Indio and an outpatient, field-based mental health program stationed in Riverside. Telecare operates more than 30 programs throughout Southern California.

Telecare has provided ambulatory mental health crisis services for 14 years, beginning with Mental Health Urgent Care Center in Los Angeles County and Sausal Creek Outpatient Stabilization Clinic in Alameda County, both of which opened in 2002. They currently operate three 24-hour Crisis Stabilization Units, including Santa Cruz County (opened in 2013), Riverside County (opened in 2014) and Stanislaus County (opened in 2015).

**ANALYSIS AND REVIEW:**

**GENERAL PLAN & SPECIFIC PLAN CONSISTENCY**

The Perris Valley Commerce Center Specific Plan designates the site as “Commercial. The Perris Valley Specific Plan requires a Conditional Use Permit for an urgent care center in the Commercial land use designation. The proposed use is similar to an urgent care center in that it provides urgent care for mental crisis patients in need of voluntary outpatient crisis stabilization services and, therefore, a Conditional Use Permit is required.

**PARKING**

Per Perris Municipal Code for off-street parking, all commercial shopping centers are required to provide 1 parking space per 300 sq. ft. of office space. However, the facility is not a typical office space. Patients will typically arrive at the site accompanied by family members/friends or via law enforcement. Employees will drive to and from the site with a maximum number of employees at any one time not anticipated to more than seven (7). See table below for anticipated maximum number of employee per 8 hour shift.

<b>Anticipated Staffing Level</b>					
	Weekday: 8 am to 4 pm	Weekday: 4 pm to 12 pm	Weekend: 8 am to 4 pm	Weekend: 4 pm to 12 pm	Overnight: 12 pm to 8 am
Staffing	7	5	4	4	3

The facility is required to have 14 spaces on-site. The unit is allocated 15 parking spaces under their lease. The entire site has a total of 460 parking spaces, in which 258 spaces are required. There is a large parking lot along the west side of the shopping center building that provides additional parking for tenants. Therefore, more than sufficient parking is provided on-site.

## LANDSCAPING

Staff is conditioning the applicant to enhance and refurbish the existing planter areas adjacent to the facility. The property owner of the shopping center also intends to renovate the entire center in the future. The remodeling plans for the center have already been approved, which includes exterior improvements, parking lot restriping, and new landscaping.

## PUBLIC/AGENCY COMMENTS:

A public hearing notice was mailed to affected public agencies and property owners within 300 feet of the subject property and to the tenants of the retail center. As of the writing of this report, no comments in opposition have been received from the neighboring property owners, tenants within the shopping center or public agencies.

## ENVIRONMENTAL DETERMINATION:

The project is categorically exempt pursuant to Article 19 Section 15301 of CEQA for a proposed operation out of an existing facility requiring only negligible improvements.

## FINDINGS:

### Conditional Use Permit 16-05129

- A. The proposed location of the conditional use is in accordance with the objectives of the PVCC Specific Plan Commercial land use designation in that a voluntary outpatient crisis stabilization facility is a permitted use subject to the approval of a Conditional Use Permit. The proposed use complies with all Zoning Code requirements and standards of the Commercial land use designation.
- B. The proposed plan is consistent with the City's General Plan and conforms to all General Plan, zoning standards and other ordinances and resolutions of the City.
- C. The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity, as conditioned
- D. The building architecture will remain the same and is therefore compatible with the existing shopping center and nearby architectural standards, and will therefore protect the character of adjacent development.
- E. The landscaping improvement is sufficient to ensure visual relief and provides an attractive environment for the public's enjoyment.

## RECOMMENDATION:

Staff recommends that the Planning Commission:

**ADOPT Resolution No. 16-29 to approve Conditional Use Permit 16-05129** to permit a voluntary outpatient crisis stabilization center serving patients 18 and older with average admission time between four to eight hours, but no longer than 24 hours, based on the findings and subject to the Conditions of Approval.

**EXHIBITS:**

- Exhibit A - Conditions of Approval (Planning & Building)
- Exhibit B - Vicinity and Aerial Map
- Exhibit C - Perris Commerce Center Specific Plan Map
- Exhibit D - Plans
- Exhibit E - Resolution 16-29

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

**FINAL CONDITIONS OF APPROVAL**

**CONDITIONAL USE PERMIT 16-05129**

**Planning Commission**

**December 7, 2016**

---

**PROJECT: Conditional Use Permit 16-05129** – Proposal to operate a voluntary outpatient crisis stabilization center serving patients 18 and older with average admission time between four to eight hours, but no longer than 24 hours located at 85 Ramona Expressway, Suites 1-3, totaling 4,046 square feet within the Expressway Plaza Shopping Center. **Applicant:** Roderick Verbeck, RUHS-Mental Health.

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**General Requirements:**

1. **Zoning Compliance.** The project shall conform to the Perris Valley Commerce Center Specific Plan – Commercial landuse regulations and City of Perris Municipal Code Title 19.
2. **Approved use.** The approval of this permit is for a voluntary outpatient crisis stabilization center serving patients 18 and older with average admission time between 4 to 8 hours, but no longer than 24 hours. Any deviation shall require the appropriate Planning Division review and approval.
3. **Subsequent Review.** No expansion of the business use shall occur without subsequent reviews and approvals from the Planning Division.
4. **City Ordinances and Business License.** The subject business 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.
5. **Conformance to Approved Plans.** Development of the project site shall conform substantially to the approved set of plans presented at the December 7, 2016 Planning Commission meeting, or as amended by these conditions. Any deviation shall require appropriate Planning Division review and approval.
6. **Term of Approval.** This approval shall be used within three (3) years of approval date; otherwise it shall become null and void. By use is meant the beginning of substantial construction contemplated by this approval within the three (3) year period which is thereafter diligently pursued to completion, or the beginning of substantial utilization contemplated by this approval. A maximum of three (3) one-year time extensions shall be permitted.
7. **Building Official/Fire Marshal.** Engineering Conditions. The project shall comply with all requirements of the Building Official/Fire Marshall comments dated September 9, 2016.
8. **ADA Compliance.** The project shall conform to all disable access requirements in accordance with the State of California, Title 24, and American Disability Act.

**Exhibit A**

9. **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 Conditional Use Permit 16-05129. 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.
10. **Signage.** The proposed project does not include signage. All proposed signs shall be reviewed and approved by the Planning Division prior to the issuance of building permits.

**Prior to Issuance of Occupancy Permits:**

11. **Landscaping.** Re-establish existing adjacent landscaping areas. All existing landscaping areas are required to be restored and re-established according to Chapter 19.70.
12. **Planning Clearance.** 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 pertinent conditions of approval have been met.

**Operational Requirements:**

13. **Business Activities.** All business activities shall be conducted inside the building at all times.
14. **Graffiti.** Graffiti located on site shall be removed within 48 hours. The site shall be maintained in a graffiti-free state at all times.
15. **Property Maintenance.** The project shall comply with provisions of Perris Municipal Code 7.06 regarding Landscape Maintenance, and Chapter 7.42 regarding Property Maintenance.



# **SRC TRANSMITTAL MAJOR MODIFICATION**

**16-05129**

## **BUILDING COMMENTS**

- 
1. Must Comply with the Latest Adopted Version of the California Fire Code 2013 Edition
  2. Must Have Proper Fire Access to the Building facility.
  3. Must Comply with the Latest Adopted Version of the California Building Code 2013 Edition
  4. Must Comply with the Latest Adopted Version of the California Electrical Code 2013 Edition
  5. Must Comply with the Latest Adopted Version of the California Mechanical Code 2013 Edition
  6. Must Comply with the Latest Adopted Version of the California Plumbing Code 2013 Edition
  7. Must Comply with the State of California Title 24 Energy Regulations
  8. Must Comply with the State of California Title 24 Access Regulations.
  9. This is a complete change in the Occupancy Group and will require that the new Occupancy completely comply with the new Accessibility Regulations per section 3412.2.5 of the 2013 CBC.

PLANNER – ILENE LUNDFELT

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David J. Martinez/Interim Building & Fire Official

Date: 9-12-16

EXHIBIT - A

# Vicinity & Aerial Map

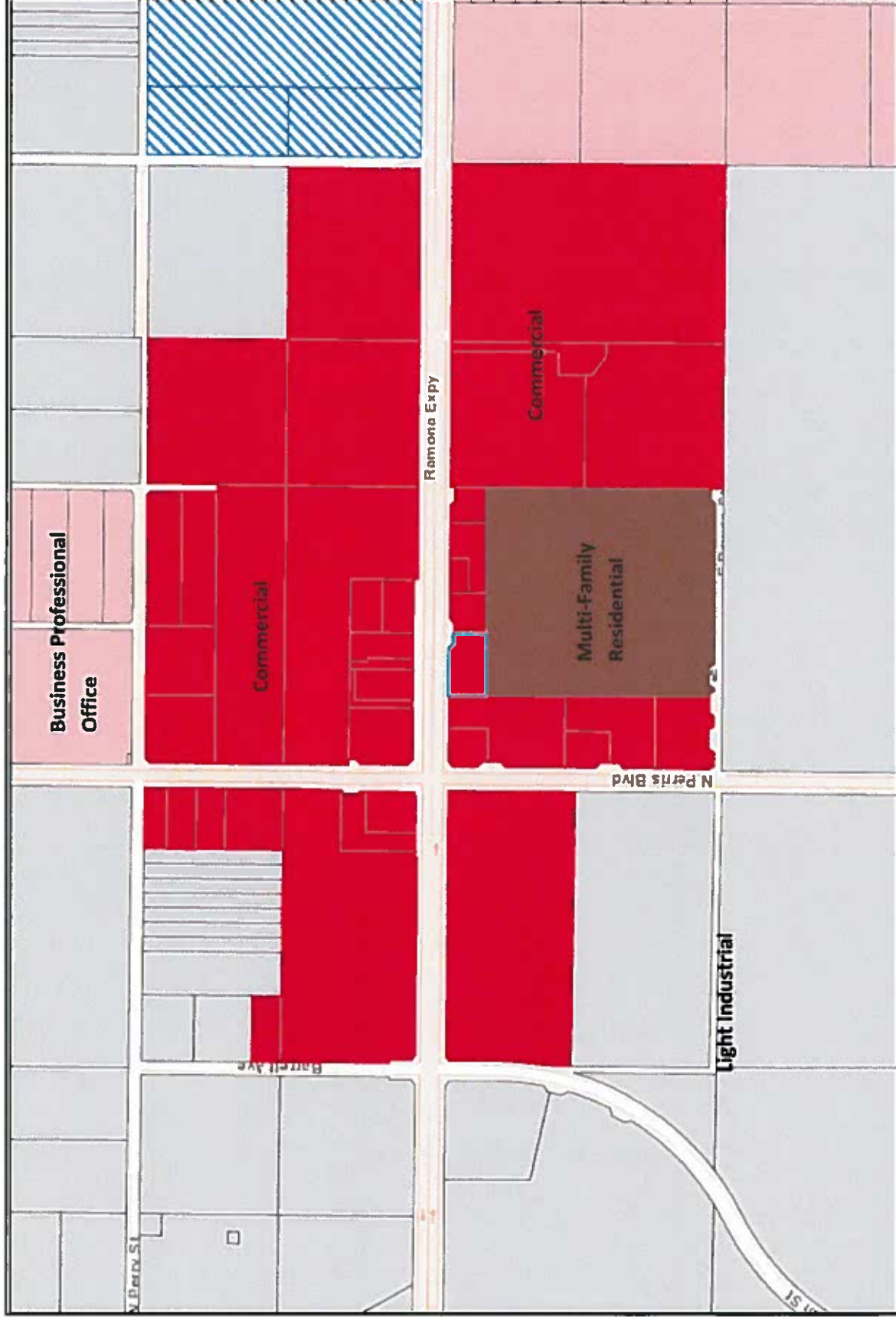


Planning Commission December 7, 2015

CUP 16-05129

**Exhibit B**

# Perris Valley Commerce Center Specific Plan

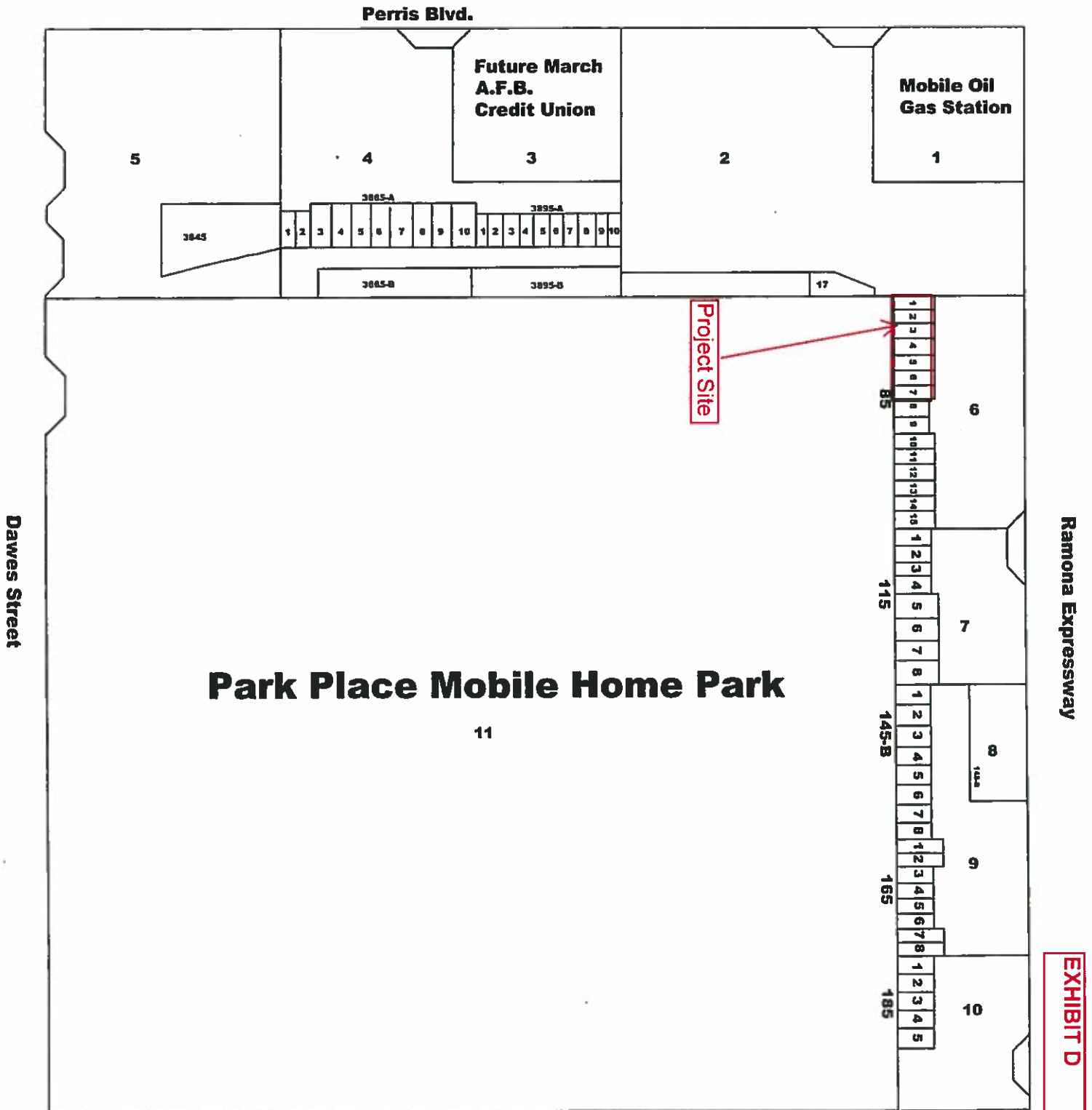


Planning Commission December 7, 2016

CUP 15-05129

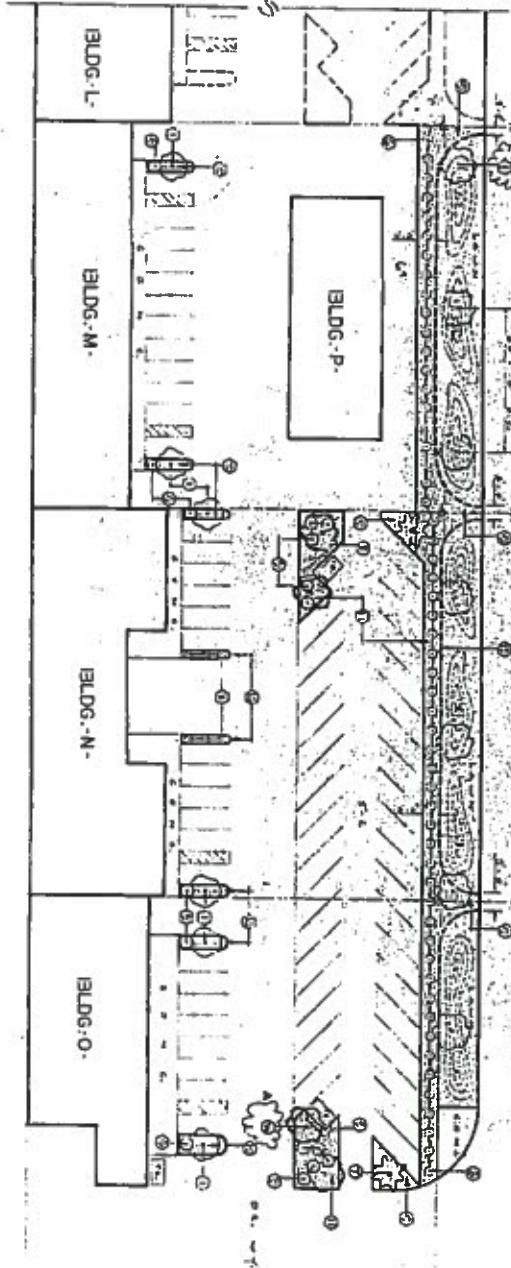
**Exhibit C**

**SITE PLAN  
EXPRESSWAY CENTER  
85 EAST RAMONA EXPRESSWAY  
PERRIS, CA 92571**

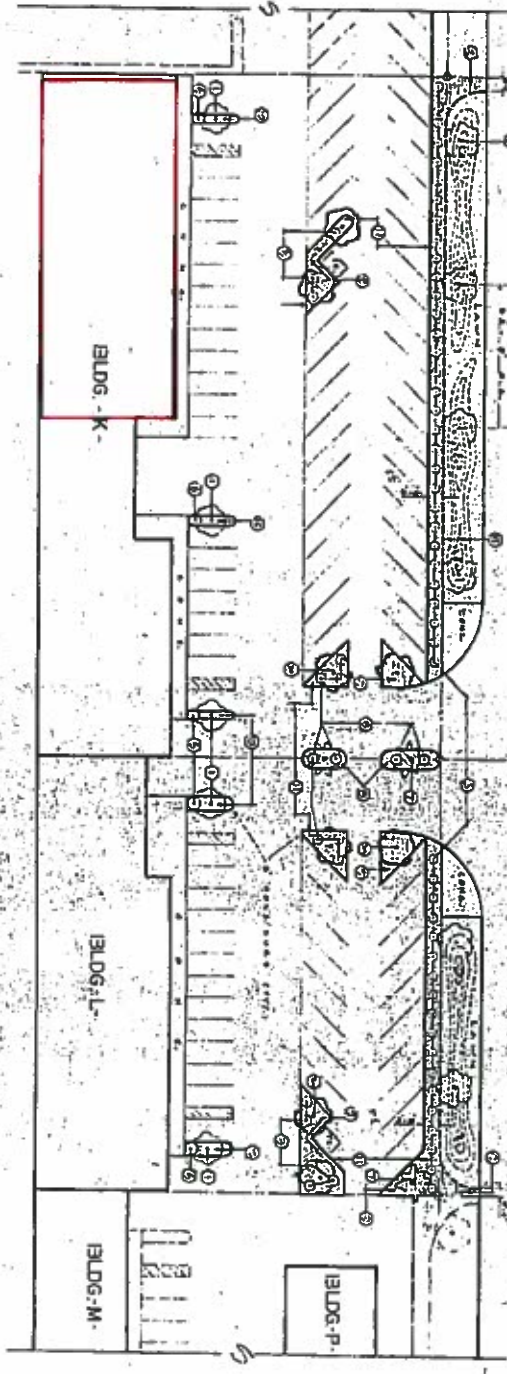


**EXHIBIT D**

1.1	1.1	1.1	1.1
1.2	1.2	1.2	1.2
1.3	1.3	1.3	1.3
1.4	1.4	1.4	1.4
1.5	1.5	1.5	1.5
1.6	1.6	1.6	1.6
1.7	1.7	1.7	1.7
1.8	1.8	1.8	1.8
1.9	1.9	1.9	1.9
1.10	1.10	1.10	1.10
1.11	1.11	1.11	1.11
1.12	1.12	1.12	1.12



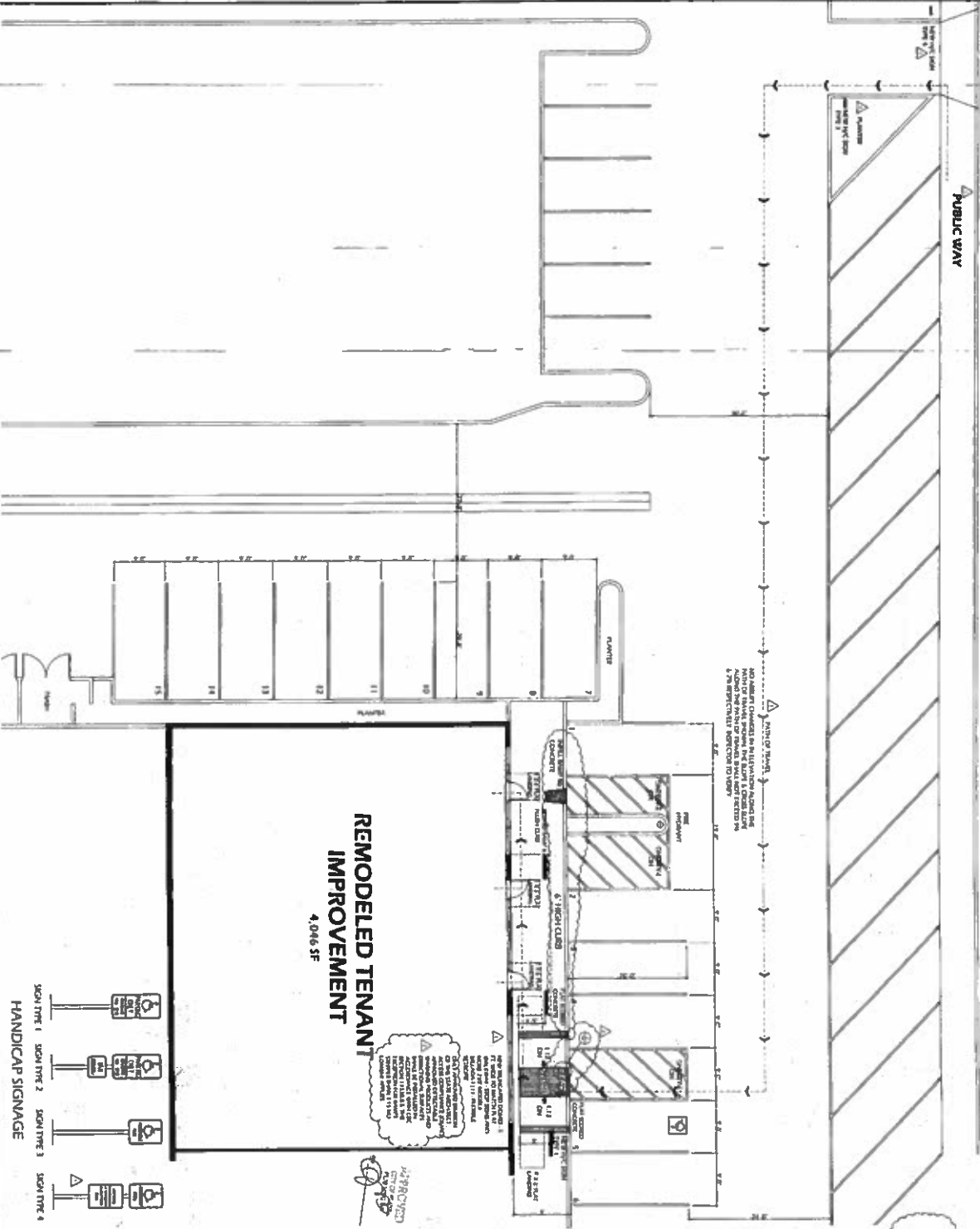
L A N D S C A P E D E T I L S.



CANTONIA MAP

CONTINUED

PROPOSED SITE PLAN



REMODELED TENANT IMPROVEMENT  
4,046 SF

- SCN TYPE 1
- SCN TYPE 2
- SCN TYPE 3
- SCN TYPE 4

HANDICAP SIGNAGE

1/8" = 1'-0"

**DEFERRED SUBMITTALS**

1. Electrical

2. Mechanical

3. Plumbing

4. Fire Protection

5. Structural

6. Civil

7. Landscape

8. Signage

9. Other

**INDEX**

1. Building

2. Parking

3. Public Way

4. Planter

5. 6 Inch Clad

6. Motor of Travel

7. No Obstacle Changes in Elevation

**PROJECT DATA**

PROJECT NAME: COMMUNITY SERVICES CENTER / VOCATIONAL PROGRAM

PROJECT ADDRESS: 85 E. RAMONA EXPRESSWAY, SUITES 1-3, PERRIS, CA

CONTACT: ATLAS PROPERTIES, 12125 DAY ST., SUITE V207, MORENO VALLEY, CA 92557 (951) 369-0308

**PARKING ANALYSIS**

3011 CARPENTER PARKING CODE

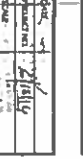
3011 CARPENTER PARKING CODE

3011 CARPENTER PARKING CODE

3011 CARPENTER PARKING CODE

3011 CARPENTER PARKING CODE

**VICINITY MAP**



**MICHAEL MCHALE ARCHITECT**

P.O. BOX 233, EAST IRVINE, CA 92614

**COMMUNITY SERVICES CENTER / VOCATIONAL PROGRAM**

COUNTY OF RIVERSIDE

85 E. RAMONA EXPRESSWAY, SUITES 1-3, PERRIS, CA

FOR

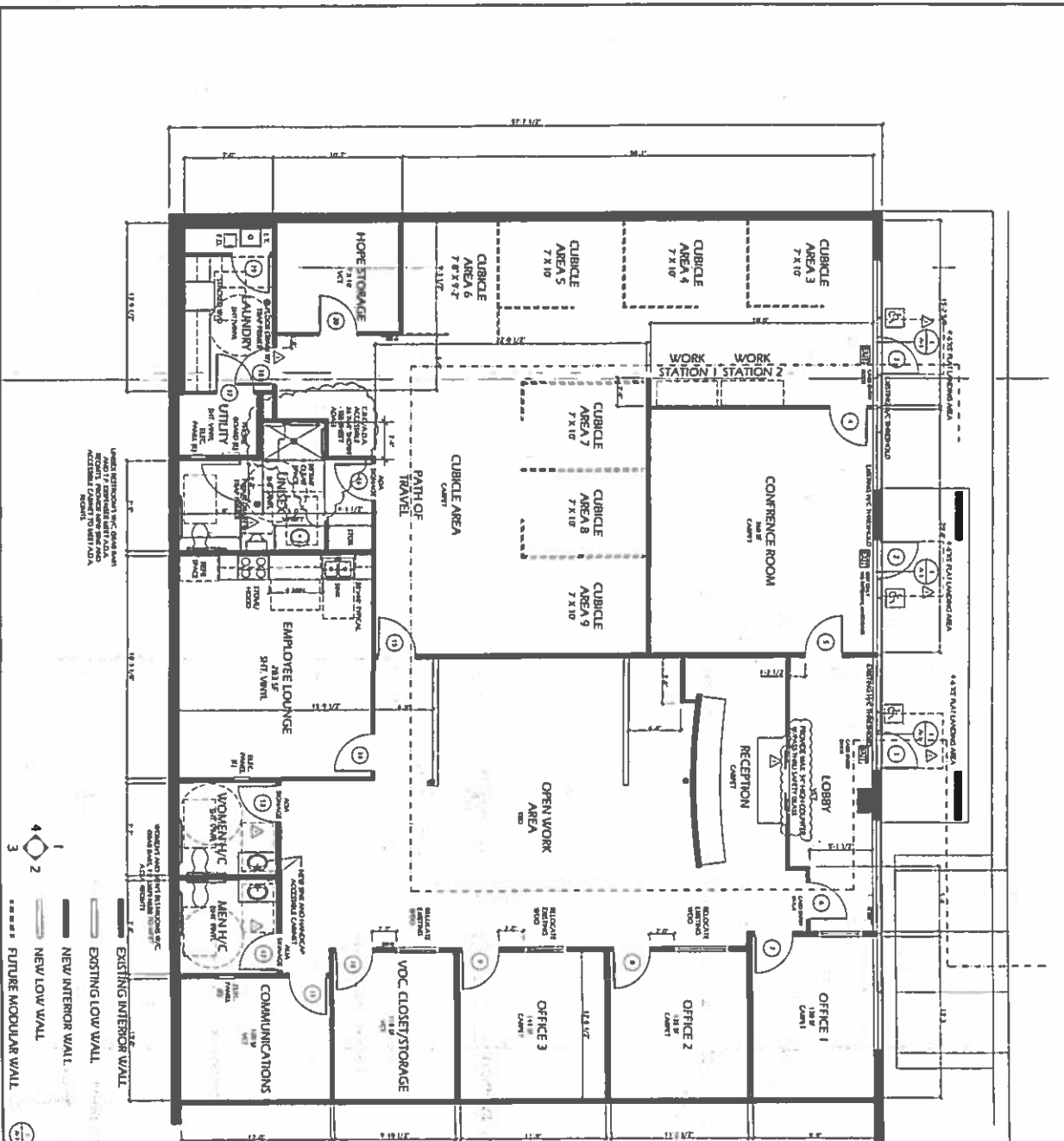
**ATLAS PROPERTIES**

12125 DAY ST., SUITE V207

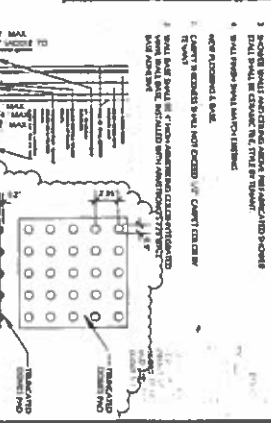
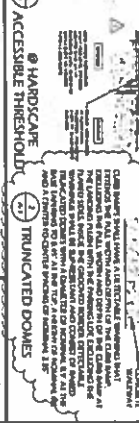
MORENO VALLEY, CA 92557 (951) 369-0308



**PROPOSED FLOOR PLAN**



- 1 NEW INTERIOR WALL
- 2 NEW LOW WALL
- 3 FUTURE MODULAR WALL
- EXISTING INTERIOR WALL
- EXISTING LOW WALL



**DOOR SCHEDULE**

NO.	TYPE	THICKNESS	FRAME	FINISH	NON-LOCKABLE	LOCKABLE	BATHROOM LOCK	CARD ACCESS	COMMENTS
1	SWING	1 1/2"	ALUMINUM	WOOD GRAIN					
2	SWING	1 1/2"	ALUMINUM	WOOD GRAIN					
3	SWING	1 1/2"	ALUMINUM	WOOD GRAIN					
4	SWING	1 1/2"	ALUMINUM	WOOD GRAIN					
5	SWING	1 1/2"	ALUMINUM	WOOD GRAIN					
6	SWING	1 1/2"	ALUMINUM	WOOD GRAIN					
7	SWING	1 1/2"	ALUMINUM	WOOD GRAIN					
8	SWING	1 1/2"	ALUMINUM	WOOD GRAIN					
9	SWING	1 1/2"	ALUMINUM	WOOD GRAIN					
10	SWING	1 1/2"	ALUMINUM	WOOD GRAIN					
11	SWING	1 1/2"	ALUMINUM	WOOD GRAIN					
12	SWING	1 1/2"	ALUMINUM	WOOD GRAIN					
13	SWING	1 1/2"	ALUMINUM	WOOD GRAIN					
14	SWING	1 1/2"	ALUMINUM	WOOD GRAIN					
15	SWING	1 1/2"	ALUMINUM	WOOD GRAIN					
16	SWING	1 1/2"	ALUMINUM	WOOD GRAIN					
17	SWING	1 1/2"	ALUMINUM	WOOD GRAIN					
18	SWING	1 1/2"	ALUMINUM	WOOD GRAIN					
19	SWING	1 1/2"	ALUMINUM	WOOD GRAIN					
20	SWING	1 1/2"	ALUMINUM	WOOD GRAIN					
21	SWING	1 1/2"	ALUMINUM	WOOD GRAIN					
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24	SWING	1 1/2"	ALUMINUM	WOOD GRAIN					
25	SWING	1 1/2"	ALUMINUM	WOOD GRAIN					
26	SWING	1 1/2"	ALUMINUM	WOOD GRAIN					
27	SWING	1 1/2"	ALUMINUM	WOOD GRAIN					
28	SWING	1 1/2"	ALUMINUM	WOOD GRAIN					
29	SWING	1 1/2"	ALUMINUM	WOOD GRAIN					
30	SWING	1 1/2"	ALUMINUM	WOOD GRAIN					

**ADDITIONAL NOTES:**

- ALL DOORS SHALL BE REVISIONS PER PERMITS AND LOCAL ORDINANCES.
- ALL DOORS SHALL BE SET INTO AND SET INTO PER PERMITS AND LOCAL ORDINANCES.
- ALL NEW AND EXISTING DOORS SHALL BE SET INTO AND SET INTO PER PERMITS AND LOCAL ORDINANCES.
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**MICHAEL McHALE ARCHITECT**

70 BOX 232, EAST RIVER, CA (949) 546-4951

**COMMUNITY SERVICES CENTER / VOCATIONAL PROGRAM**  
 COUNTY OF RIVERSIDE  
 85 E. RAMONA EXPRESSWAY, SUITES 1 & 3  
 PERRIS, CA

FOR  
**ATLAS PROPERTIES**  
 12125 DAY ST., SUITE V207  
 MORENO VALLEY, CA 92557 (951) 369-0308

**PROPOSED FLOOR PLAN**

A-1

**RESOLUTION NUMBER 16-29**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING CONDITIONAL USE PERMIT 16-05129 TO PERMIT A VOLUNTARY OUTPATIENT CRISIS STABILIZATION CENTER SERVING PATIENTS 18 AN OLDER WITH AN AVERAGE ADMISSION TIME BETWEEN FOUR TO EIGHT HOURS, BUT NO LONGER THAN 24 HOURS, LOCATED AT 85 E. RAMONA EXPRESSWAY, SUITES 1-3, AND MAKING FINDINGS IN SUPPORT THEREOF.**

**WHEREAS**, the applicant filed Conditional Use Permit 16-05129 to permit a voluntary outpatient crisis stabilization center serving patients 18 an older with average admission time between four to eight hours, but no longer than 24 hours located at 85 E. Ramona Expressway, Suites 1-3; and

**WHEREAS**, the proposed location of the use is in accordance with the objectives of the Commercial landuse designation of the Perris Valley Commerce Center (PVCC) Specific Plan; and

**WHEREAS**, the proposed project is consistent with the City's General Plan and conforms to all zoning standards and other Ordinances and Resolutions of the City; and

**WHEREAS**, this Conditional Use Permit (CUP) has been duly noticed; and

**WHEREAS**, a public hearing was held on December 7, 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 Planning Commission of the City of Perris as follows:

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

**Section 2.** The Planning Commission has determined that the project is exempt from review under the California Environmental Quality Act (CEQA) pursuant to Article 19 Section 15301 of CEQA for a proposed operation out of an existing facility requiring only negligible improvements.

**Section 3.** Based upon the information contained within the staff report and accompanying attachments, with respect to the Conditional Use Permit, the Planning Commission hereby finds the following:

- A. The proposed location of the conditional use is in accordance with the objectives of the PVCC Specific Plan Commercial landuse designation in that a voluntary outpatient crisis stabilization facility is a permitted use subject to the approval of a Conditional Use Permit. The proposed use complies with all Zoning Code requirements and standards of the Commercial landuse designation.

**EXHIBIT E**



- B. The proposed plan is consistent with the City's General Plan and conforms to all General Plan, zoning standards and other ordinances and resolutions of the City.
- C. The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity, as conditioned
- D. The building architecture will remain the same and is therefore compatible with the existing shopping center and nearby architectural standards, and will therefore protect the character of adjacent development.
- E. The landscaping improvement is sufficient to ensure visual relief and provides an attractive environment for the public's enjoyment.

**Section 4.** For the foregoing reasons the Commission hereby approves Conditional Use Permit 16-05129 to permit a voluntary outpatient crisis stabilization center serving patients 18 and older with average admission time between four to eight hours, but no longer than 24 hours located at 85 E. Ramona Expressway, Suites 1-3, based on the information and findings presented in the staff report and subject to the attached Conditions of Approval (Exhibit A).

**Section 5.** The Planning Commission declares that should any provision, section, paragraph, sentence, or word of this Resolution be rendered or declared invalid by any court of competent jurisdiction, or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences, and words of this Resolution shall remain in full force and effect.

**Section 6.** The Chairperson shall sign and the Secretary shall certify to the passage and adoption of this Resolution.

**ADOPTED, SIGNED, and APPROVED** this 7<sup>th</sup> day of December 2016.

---

CHAIRPERSON, PLANNING COMMISSION

ATTEST:

---

Secretary, Planning Commission

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

I, Clara Miramontes, SECRETARY OF THE PLANNING COMMISSION OF THE CITY OF PERRIS, DO HEREBY CERTIFY that the foregoing Resolution Number 16-29 was duly adopted by the Planning Commission of the City of Perris at a regular meeting of said Planning Commission on the 7<sup>th</sup> day of December 2016, and that it was so adopted by the following vote:

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

---

Secretary, Planning Commission