CITY OF PERRIS

PLANNING COMMISSION
AGENDA SUBMITTAL

MEETING DATE: June 2, 2021

SUBJECT: **Tentative Tract Map 37803 (TTM19-05223)** – A proposal to subdivide 53.15 acres into 145 single-family residential lots with ten (10) lettered lots (A - J) located at the southwest corner of Metz Road and "A" Street, north of San Jacinto Avenue.
Applicant: Steve Letwinch, J & C International Group.

REQUESTED ACTION: **Adopt Resolution No. 21-03** recommending that the City Council, based on the findings contained in the Resolution and attached exhibits:

- **Adopt** the Mitigated Negative Declaration (2352) and
- **Approve** Tentative Tract Map 37803 (TTM19-05223).

CONTACT: Candida Neal, Interim Development Services Director

PROJECT DESCRIPTION AND BACKGROUND:

Accessible through an improved San Jacinto Avenue (to the south) and Metz Road (to the north), the project site is surrounded by existing residential neighborhoods to the east and south and vacant land to the north and west. The project site has a rolling topography with elevations ranging from 1494 feet above sea level to 1570 feet above sea level. Currently vacant, the site has numerous rock outcroppings.

Tract Map 37803 (TTM19-05223) subdivides 53.15 acres into 145 single-family residential lots with ten (10) lettered lots (A - J) located at the southwest corner of Metz Road and "A" Street, and north of San Jacinto Avenue. The proposed residential lots range in size range from 6,000 sq. ft. to 19,246 sq. ft. with an average lot size of 7,087 sq. ft. The proposed density is 2.7 dwelling units per acre, which is below the max density of 7 dwelling units per acre allowed in the R-6,000 zone. The proposed tract map has two points of access: one along Metz Road and the other along San Jacinto Avenue.

Lettered lot "A" is a 1.17-acre bio-retention basin proposed for WQMP (Water Quality Management Plan) purposes and to convey drainage flows located at the southwest corner of Metz Road and "A" Street. Lot "B" is a .52-acre open unusable area with a large boulder located at the northeast corner of "B" Street and San Jacinto Avenue. Lot "C" is a 1.95-acre undevelopable open space lot situated along the western boundary of the tract map (along lots 111 to l20). Lot "C" is a lot with steep topography and rock outcroppings designated for the open space. Lot "D" is a 9.12-acre open space lot with steep slopes and rock outcroppings. Lots "E" through "J" are slopes and

entry corner lots that the HOA will maintain. These lots are identified in Exhibit H. The ten lettered lots are summarized below:

TENTATIVE TRACT MAP 37803 (TTM19-05223) SUMMARY				
Lot No.	***Area (Sq. ft.)***	***Area (AC)***	***Land Use***	***Maintained By***
A	51,143	1.17	Drainage	LMD
B	22,613	.52	Landscape	HOA
C	85,110	1.95	Landscape	HOA
D	397,314	9.12	Landscape	HOA
E	3,009	.07	Landscape	HOA
F	1,270	.03	Landscape	HOA
G	403	.01	Landscape	HOA
H	3,090	.07	Landscape	HOA
I	3,239	.07	Landscape	HOA
J	1,864	.04	Landscape	HOA

PROJECT ANALYSIS:

Zoning and General Plan Consistency

The proposed Project is located within Planning Area 7 of the City of Perris General Plan (2030) Land Use Element. Planning Area 7 (Westside Residential) is generally located west of the central core of the City, bounded by Nuevo Road to the north, the City limits to the west, downtown to the east, and Mapes Road to the south.

Currently, the project site is designated R-6,000 per the City of Perris General Plan (2030) Land Use Element and R-6,000 (Single Family Residential) per the Zoning Map, which allows conventional single-family residential subdivisions. The proposed subdivision would produce a residential density of 2.7 dwelling units per acre, which is less than the density of the adjacent Senior Housing neighborhood to the east. As indicated in the table below, the proposed project is compatible with the surround land uses and the general plan designations. The tract map is consistent with Goal I of the City of Perris General Plan (2030) Land Use Element, which states to provide "Quality housing in attractive neighborhoods for households at all income levels and stages of life."

Area Surrounding the Project Site			
	General Plan Designation	***Zoning***	***Land Uses***
North:	R-6,000 (Single-Family Residential)	R-6,000 (Single-Family Residential)	Single-Family Neighborhood
South:	R-10,000 (Single-Family Residential)	R-10,000 (Single-Family Residential)	Single-Family Neighborhood
East:	R-6,000-SHO (Single-Family Residential/Senior	R-6,000-SHO (Single-Family Residential/Senior	Single-Family Neighborhood

	Housing Overlay) and P (Public)	Housing Overlay) and P (Public)	
West:	R-6,000 (Single-Family Residential) and R-10,000 (Single-Family Residential)	R-6,000 (Single-Family Residential) and R-10,000 (Single-Family Residential)	Vacant

Development Standards

The proposed single-family tract map will adhere to the R-6,000 land use development standards identified below:

Development Standard	*R-6,000*	*Complies?*
Minimum Lot Size	6,000 sq. ft.	**Yes**
Minimum Lot Width	60 feet (65 feet corner lots)	**Yes**
Minimum Lot Depth	100 feet	**Yes**
Lot Frontage	60' feet (45' feet cul-de-sac and knuckles)	**Yes**
Density (Units/Acre)	up to 7 d.u./Acre	**Yes (2.7 d.u./Acre)**

All the proposed lots exceed the minimum development standards for the R-6,000 zone, as shown in the chart above. Overall, the proposed lot sizes range from 6,000 sq. ft. to 19,246 sq. ft. with an average lot size of 7,087 sq. ft. The developer is also required to submit an ADPR (Administrative Development Plan Review) for review and approval of architecture, plotting, conceptual landscaping, and fencing prior to the start of construction. The ADPR application ensures that a variety of architecture and floor plans are provided. Overall, the application will ensure that all development complies with the R-6,000 zoning standards for setbacks and lot coverage.

Access & Circulation

The proposed Project is designed to provide connectivity to the existing streets to the north and south. The Metz Road point of access is aligned with Kimball Road to the north, and the San Jacinto Avenue point of access is aligned with Jazz Lane to the south. The two points of access would connect to a series of cul-de-sacs and through streets, creating a circulation system that provides for fire access and private setting for future residents. All internal streets are a modified 56-foot right-of-way (28 feet from centerline) with full-width street improvements in accordance with City of Perris standards.

Walls, Fencing, and Entry Monuments

The project perimeter walls fronting San Jacinto Avenue, Metz Road, and "A" Street shall consist of a 6' high decorative split-face block wall with pilaster columns every 100 feet. All entryways (San Jacinto Avenue and Metz Road) to the tract are conditioned to provide entry monumentation to identify the residential neighborhood. All reverse frontage lots and corner lots with a side street frontage shall include a 6-foot-high split face block wall with pilasters throughout the interior of the tract. The interior side and rear property lines (not visible from the public right-of-way) require a

six-foot-high vinyl fence or similar material. Also, the enclosed detention basins and storm drain facilities will have decorative wrought iron fencing with decorative pilasters every 100' feet along the perimeter wall or lot corner. The detention basin area that is adjacent to a residential property will provide a 6-foot tall block wall.

Blasting

The project would require some explosive blasting of the existing rocks on the site prior to the start of grading. Sound levels from typical construction blasting have been documented at approximately 93 to 94 dBA at 50 feet. This noise level is only a few decibels higher than the sound levels that are generated from some of the pieces of construction equipment that would be present on the site, such as bulldozers, excavators, etc. To further minimize potential noise nuisance with blasting, the closest blasting area is approximately 300-feet from the perimeter property boundary of the senior housing community to the east at Crown Ridge Road. The closest blasting area along San Jacinto Avenue is approximately 750-feet from residential areas and 1,200-feet from Metz Road. All other rock removal associated with the project will be processed with mechanical equipment or chemical breaking solvents.

MARB AND PERRIS VALLEY AIRPORT LANDUSE CONSISTENCY:

The project site is located within the March Air Reserve Base/Inland Port Airport Influence Area (March AIA) Zone D (Flight Corridor Buffer) and Perris Valley Airport Influence Area (PV AIA) Zone E. Both Zone D and Zone E have no residential development restrictions however are subject to a deed notice and disclosure of an avigation easement and notice of "airport in the vicinity" to future property owners. The project complies with both the 2014 March ARB/IP Land Use Compatibility Plan (March ALUCP) and Perris Valley Airport Compatibility Plan.

ENVIRONMENTAL DETERMINATION:

An Initial Study was prepared for the Project in accordance with the City's guidelines implementing the California Environmental Quality Act. This Initial Study was undertaken for the purpose of deciding whether the Project may have a significant effect on the environment. From all potential impacts evaluated, impacts in the area of aesthetics, air quality, biological resources, cultural resources, geology and soils, noise, and traffic were identified but will be reduced to less than significant levels with implementation of mitigation measures identified in the Initial Study. The City did not identify any significant, unavoidable impacts. and concluded that all potential significant effects on the environment can be reduced to a less than significant level through mitigation measures, the design of the development, the zoning code, and standard requirements of the City, Therefore, a Mitigated Negative Declaration (2352) has been prepared.

In accordance with the California Environmental Quality Act (CEQA), a Notice of Intent (NOI) to adopt a Mitigated Negative Declaration was filed for a thirty (30) day review. The public review period commenced on January 20, 2021 and concluded on February 18, 2021. During the draft IS/MND review period, three (3) comment letters and were received from the following agencies and an adjacent property owner (i.e., a religious organization) as noted below:

A. Riverside County Flood Control letter dated February 18, 2021
B. Rincon Band of Luiseño Indians letter dated January 29, 2021

C. First Congregational Church email dated February 19, 2021

CEQA and the State CEQA Guidelines require public agencies to consider public comments received on a mitigated negative declaration; however, they do not require that agencies prepare responses to such comments. (Pub. Resources Code, § 21091(d), (f); State CEQA Guidelines, § 15074(b).) However, the City prepared courtesy responses which were sent to the three (3) commenters.

The *Rincon Band* letter stated that they had no comments at this time; however, they requested to be notified of any changes in project plans, and the *Riverside County Flood Control* letter is a standard informational comment letter.

The First Congregational Church emailed their concerns with potential drainage from the Project site entering their property located at 100 North "A" Street. The developer scheduled a meeting with City Staff and the First Congregational Church officials to discuss their concerns. During that meeting, the developer stated that the site design of the proposed Project re-directs current surface drainage flows away from the church property and re-directs them toward the proposed water quality basin (Lot A) located at the northeast corner of the project site. Ultimately, the drainage flows will be channeled into a Riverside County Flood Control Master Planned Facility. Currently, the church receives surface drainage flows from an approximately 16.2-acre drainage area adjacent to the Project site, which generates 35 cfs (cubic feet per second) of water flow in a major rain event. However, the proposed Project would reduce the flow surface area to 0.67-acres of slope, which would generate 0.88 cfs of flow for a 100-year storm event. Overall, the Project would significantly reduce the amount of surface water drainage that currently flows to the church property by a reduction of 34.12 cfs.

None of the responses constituted "significant new information" or met any of the conditions in Section 15088.5 of the State CEQA Guidelines that would require recirculation of the Draft IS/MND. Therefore, a final Mitigated Negative Declaration (No. 2352) has been prepared. The Draft IS/MND, and the Final IS/MND has been available for public review at the City's website.

RECOMMENDATION

The Planning Commission **Adopt Resolution No. 21-03** recommending that the City Council **Adopt** the Mitigated Negative Declaration (2352) and **Approve** Tentative Tract Map 37803 (TTM19-05223), based on the findings contained in the Resolution and attached exhibits.

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

Prepared by: Nathan Perez, Senior Planner
REVIEWED BY: Kenneth Phung, Planning Manager

~~Exhibits:~~

~~A. PC Resolution 20-03~~
~~B. Conditions of Approval (Planning, Engineering, Public Works,~~

Building, Community Services and MMRP)
C. Aerial View
D. Vicinity Map
E. General Plan Map
F. TM 37803 exhibit
G. Blasting Exhibit
H. Landscape Maintenance Exhibit/Lettered Lots
I. MND/Initial Study 2352

Consent:
Public Hearing: X
Workshop:
Presentation:
Other:

EXHIBIT A

PC Resolution 20-3

RESOLUTION NUMBER NO. 21-03

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT MITIGATED NEGATIVE DECLARATION 2352 AND APPROVE TENTATIVE TRACT MAP 37803, A PROPOSAL TO SUBDIVIDE 53.15 ACRES INTO 145 SINGLE-FAMILY RESIDENTIAL LOTS LOCATED AT THE SOUTHWEST CORNER OF METZ ROAD AND A STREET, NORTH OF SAN JACINTO AVENUE SUBJECT TO CONDITIONS OF APPROVAL AND THE FINDINGS NOTED HEREIN.

WHEREAS, the applicant, *Steve Letwinch,* filed Tentative Tract Map 37803 (TTM19-05223) 53.15 acres into 145 single-family residential lots with ten (10) lettered lots (A - J) located at the southwest corner Metz Road and "A" Street, north of San Jacinto Avenue; and

WHEREAS, this Tentative Tract Map has been duly noticed; and

WHEREAS, the proposed subdivision is considered a "Project" as defined by the California Environmental Quality Act ("CEQA");

WHEREAS, between January 20, 2021, to February 18, 2021, the Initial Study/MND 2352 was made available for public review and comment during a state-mandated 30-day public review period (SCH # 2021010193); and

WHEREAS, a Planning Commission public hearing was held on June 2, 2021, at which time all interested persons were given full opportunity to be heard and to present evidence; and

WHEREAS, Section 66411 of the California Government Code (Subdivision Map Act) vests in the legislative bodies of local agencies the regulation and control of the design and improvement of subdivisions; and

WHEREAS, the project site is located within the March Air Reserve Base/Inland Port Airport Influence Area (March AIA) Zone D (Flight Corridor Buffer) and Perris Valley Airport Influence Area (PV AIA) Zone E. Both Zone D and Zone E have no residential development restrictions however are subject to a deed notice and disclosure of an avigation easement and notice of "airport in the vicinity" to future property owners. The project complies with both the 2014 March ARB/IP Land Use Compatibility Plan (March ALUCP) and Perris Valley Airport Compatibility Plan; and

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

WHEREAS, Chapter 19.54 of the City of Perris Municipal Code (Zoning Code, Authority and Review Procedures) authorizes the City to approve, conditionally approve, or deny requests for a Tentative Tract Map; and

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

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF PERRIS does resolve as follows:

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

Section 2. The Planning Commission hereby determines pursuant to Section 15070 of the CEQA Guidelines that based upon on the Initial Study, staff report, supporting exhibits, and all written and oral testimony presented at the public hearing, prepared for the project in accordance with City of Perris guidelines for implementing the CEQA, all potential significant effects on the environment can be reduced to a less than significant level through mitigation measures, the design of the development, the zoning code, and standard requirements of the City, therefore a Mitigated Negative Declaration (MND) 2352 has been prepared, with findings that:

A. No significant environmental effects would occur and there is no substantial evidence, in light of the whole record, that the project as revised may have a significant effect on the environment, and a Mitigated Negative Declaration (MND) 2352 has been prepared.

B. The City has complied with the California Environmental Quality Act (CEQA).

C. Determinations of the Planning Commission reflect the independent judgment of the City.

Section 3. The Planning Commission further finds, based upon Initial Study, staff report, supporting exhibits, and all written and oral testimony presented at the public hearing, with respect to Tentative Tract Map 37803 (PLN19-05223).

A. The proposed Tentative Tract Map will not result in a significant adverse effect on the environment:

The proposed Tentative Tract Map will not result in a significant adverse effect on the environment. An Initial Study was prepared for the project, which was supported by numerous technical studies, including biological, cultural, paleontological, air quality, greenhouse gas, traffic, and other studies covering the site. Based on this Initial Study, all adverse effects on the environment were found to be less than significant through the application of conditions of approval, mitigation measures, and design modifications. Furthermore, the application of the City's standard project conditions (i.e., Erosion Control Best Management Practices, Storm Water Best Management Practices, etc.) will prevent the project from creating significant impacts on the environment.

B. As conditioned, the design of the Tract is consistent with the General Plan and the Zoning Ordinance standards for the R-6,000 zone.

The design and improvements required for TPM 37803 are consistent with the City General Plan and R-6,000 zoning, with respect to the minimum required development standards, including lot width, depth, and size. The lots created by TPM 37803 will provide an adequate building site and appropriate vehicular access at a density that is compatible with existing surrounding residential uses. Further, necessary water and sewer services are available to serve the site, and the development is required through conditions of approval and mitigation measures to pay its fair share and construct transportation, drainage, and other improvements to serve the site. Therefore, the TTM 37803 is consistent with the City's General Plan and Zoning Ordinance.

C. The project site is physically suitable for the type and density of the proposed residential development.

The site for TTM 37803 is physically suited to create a subdivision for future development for single-family residential development. The lots created by the proposed project are consistent with the development standards established for the R-6,000 zone in terms of size, shape, width, and depth and can readily accommodate future residential development. All future development is required to undergo additional administrative review to ensure that it meets all City code requirements for architecture, grading, and plotting. Also, the tract map proposes a density of 2.7 dwelling units per acre which is below and consistent with the density permitted by the R-6,000 zoning regulations. As such, the project site is physically suitable for the proposed density of development.

D. The proposed Tentative Tract Map will not have a negative effect on public health, safety, or general welfare.

The proposed Tentative Tract Map will not have a negative effect on public health, safety, or general welfare. The design of the subdivision is in conformance with the City's General Plan, Zoning Code, and Subdivision Ordinance. As conditioned, the developer is required to pay its fair share towards or construct improvements to comply with all applicable City ordinances, codes, and standards, which are intended to protect the public's health, safety, and welfare. Adequate services are available and in close proximity to serve the subdivision, and no hazardous situations are created through the subdivision. As such, TTM 37803 will not have a negative effect on public health, safety, or the general welfare of the City of Perris residents.

E. Tentative Tract Map is in compliance with the Subdivision Map Act.

The design of subdivision, TTM 37803, is in compliance with the Subdivision Map Act as the lots created by the subdivision are of adequate size to support future single-family residential development as intended, and the proposed subdivision is consistent with the standards outlined for the R-6,000 zoning district and all applicable provisions of the City's Subdivision and Zoning Codes Title 18 & 19). Therefore, TTM 37803 is in compliance with the Subdivision Map Act.

Section 4. The Planning Commission hereby recommends that the City Council adopt Mitigated Negative Declaration 2352 and Mitigation Monitoring Reporting Program (MMRP) based on the Initial Study, staff report, supporting exhibits, and all written and oral testimony presented at the public hearing,

Section 5. The Planning Commission hereby recommends that the City Council approve TTM 37803, based on the information and findings presented in the staff report and supporting exhibits, as well as all written and oral testimony presented at the public hearing, and subject to the attached Conditions of Approval.

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

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

ADOPTED, SIGNED, and ***APPROVED*** this 2nd day of June 2021.

_____
CHAIRPERSON, PLANNING COMMISSION

ATTEST:

_____
Secretary, Planning Commission

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

I, Kenneth Phung, SECRETARY OF THE PLANNING COMMISSION OF THE CITY OF PERRIS, DO HEREBY CERTIFY that the foregoing Resolution Number 21-03 was duly adopted by the Planning Commission of the City of Perris at a regular meeting of said Planning Commission on the 2nd day of June 2021 and that it was so adopted by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
Secretary, Planning Commission

~~**Attachments:** Conditions of Approval (Planning, Engineering, Public Works, Community Services, Building and MMRP)~~

EXHIBIT B

Conditions of Approval (Planning, Engineering, Public Works, Building, Community Services and MMRP)

CITY OF PERRIS
DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION

CONDITIONS OF APPROVAL

Tentative Tract Map 37803 (19-05223) **June 2, 2021**

PROJECT: Tentative Tract Map 37803 (TTM19-05223) – A proposal to subdivide 53.15 acres into 145 single-family residential lots with ten (10) lettered lots (A - J) located at the southwest corner of Metz Road and North "A" Street, north of San Jacinto Avenue. **Applicant:** Steve Letwinch.

***MITIGATION, MONITORING, AND REPORTING PROGRAM (MMRP)**
The Mitigation Monitoring and Reporting Program (MMRP) Checklist is attached 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. **Environmental Impact Report Mitigation Monitoring Program.** The project shall at all times comply with all provisions of the adopted Mitigation Monitoring and Reporting Program (MMRP) of the Mitigated Negative Declaration.

2. **Development Standards.** The project shall conform to all requirements of the City of Perris Municipal Code Title 19.

3. **Conformance to Approved Plans.** Development of the project site, building elevations, and conceptual landscaping shall conform substantially to the approved set of plans presented at the **June 2, 2021,** Planning Commission hearing or as amended by these conditions and as approved by the City Council. Any deviation shall require appropriate Planning Division review and approval.

4. **Tract Map Term of Approval.** In accordance with the Subdivision Map Act, the recordation of the final map shall occur within two (2) years from the approval date unless an extension is granted. The applicant may apply for a maximum of five (5) one-year extensions to permit additional time to record the final map. A written request for extension shall be submitted to the Development Services Department at least thirty (30) days prior to the expiration of Tentative Map approval.

5. **Perris Elementary School District and Perris Union High School District**. The proposed subdivision shall adhere to the standard requirements and mitigation fees established by the *Perris Elementary School District and Perris Union High School District.*

6. **ADA Compliance.** The project shall conform to all disabled access requirements in accordance with the State of California, Title 24, and Federal Americans with Disabilities Act (ADA).

7. **Property Maintenance.** The project shall comply with provisions of Perris Municipal

Code 7.06 regarding Landscape Maintenance and Chapter 7.42 regarding Property Maintenance.

8. **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 approval of the City, or any agency or instrumentality thereof, advisory agency, appeal board or legislative body including actions approved by the voters of the City, concerning **TTM 37803 (19-05223)**. 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 defense of the action.

9. **Building Official/Fire Marshal.** The proposed project shall adhere to all requirements of the Building Official/Fire Marshal. Fire hydrants shall be located on the project site pursuant to the Building Official. The applicant shall submit a fire access and fire underground plan prior to construction drawings. Water, gas, sewer, electrical transformers, power vaults and separate fire/water supply lines (if applicable) must be shown on the final set of construction plans pursuant to the requirements of the Building Official. All Conditions of Approval shall be included on building plans. See City of Perris website, Office of the Fire Marshal, for examples and relevant information for access and underground plan available at: http://www.cityofperris.org.

10. **Fish and Game Fee**. Within three (3) days of City Council approval, the applicant shall file the NOD (Notice of Determination) to the Riverside County Clerk-Recorder and the Office of Planning and Research. The applicant shall ensure payment of State Fish and Game fees and County documentary handling fee. In accordance with Section 711.4 of the State Fish and Game Code, no project shall be operative, vested, or final until the filing fees have been paid.

11. **Public Works Administration Conditions.** The project shall comply with all requirements of the Public Works Administration Department as indicated in the Conditions of Approval dated February 19, 2021.

12. **Engineering Conditions.** The project shall comply with all requirements of the City Engineer as indicated in the Conditions of Approval dated May 20, 2021.

13. **Fire Marshall Conditions.** The project shall comply with all requirements of the Fire Marshall as mentioned below:

    a. A fire department access road complying with the CFC, Chapter 5 and the approved fire department access plans shall be installed prior to building construction.

    b. All required fire hydrants shall be installed and operational prior to building construction. All fire hydrants shall remain operational during construction.

    c. All required fire hydrants shall be readily visible and immediately accessible. A clear

space of not less than 3-feet shall be maintained at all times.

d. Prior to construction a temporary address sign shall be posted and clearly visible from the street.

e. The permanent building address shall be provided and either internally or externally lighted during hours of darkness. The address shall be clearly visible from the street fronting the property and comply with California Fire Code Section 505.1 for size and color.

f. All streets with cul-de-sac longer than 150 feet shall have restricted parking in the bulb portion. The curb shall be marked per City of Perris Guideline for Fire Department Access & Water Requirements for Commercial & Residential Development as a fire lane.

14. **Building Conditions.** The project shall comply with all requirements of the Building Official as indicated in the conditions of approval dated January 11, 2021.

15. **Community Services Conditions.** The project shall comply with all requirements of the Community Services department as indicated in the conditions of approval dated January 26, 2021.

16. **Active Transportation Plan.** As applicable, prior to street improvement plan acceptance, the tract is subject to the City of Perris Active Transportation Plan (Perris ATP) subject to the requirements of the City Engineer.

17. **Unit Identification.** Each unit in the tract shall include an interior lighted address fixture. This fixture shall allow for the replacement of the bulbs and shall be reviewed and approved by the Planning Division.

18. **Utilities.** All utilities such as cable TV and electrical distribution lines (including those that provide direct service to the project site and/or currently exist along public right-of-way) adjacent to the site shall be placed underground, except for electrical utility lines rated 65kv or larger. All utility facilities attached to buildings, including meters and utility boxes, shall be painted to match the wall of the building to which they are affixed. These facilities shall also be screened from the public right-of-way by landscaping.

19. **Mechanical Equipment.** All mechanical equipment, including air conditioning units, pool equipment, etc., shall be screened from the public right-of-way by a view obscuring fence, wall, or landscaping to the satisfaction of the Planning Division.

20. **Residential Use and Development Restrictions.** The physical development of all lots shall be reviewed and approved by the City. Any use, activity, and/or development occurring on the site without appropriate city approvals shall constitute a code violation and shall be treated as such. Placement of any sales trailer or a model home shall require separate review and approval by the City.

21. **Spark Arresters.** All spark arresters in the proposed tract shall be screened by sheet metal

enclosures or other material acceptable to the Building Department and painted according to the approved paint palette.

22. **City-Approved Waste Hauling.** The developer shall use only the City-approved waste hauler for all construction and other waste disposal.

23. **Energy Conservation.** To improve local air quality, the applicant shall incorporate the following energy-conservation features into the project (as feasible):

- Low NO_X water heaters per specifications in the Air Quality Attainment Plan;
- Heat transfer modules in furnaces;
- Light colored water-based paint and roofing materials;
- Passive solar cooling/heating; and,
- Energy efficient appliances and lighting.

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

24. **Preliminary Water Quality Management Plan (PWQMP).** A Preliminary WQMP was prepared for the proposed project site. All P-WQMPs were determined to be in substantial compliance, in concept, with the Riverside County 2012 WQMP Manual requirements. The following two conditions apply:

a. The development shall be subject to all provisions of City of Perris Ordinance Number 1194, which establishes stormwater/urban runoff management and discharge controls to improve water quality and comply with federal regulations, and any subsequent amendments, revisions, or ordinances pertaining thereto.

b. The structural BMPs selected for this project have been approved in concept. The owner shall submit a final WQMP including plans and details providing the elevations, slopes, and other details for the proposed structural BMPs, including the lot specific LID design, extended detention basins, and landscaping. The Public Works Department shall review and approve the final WQMP text, plans, and details.

Prior to Final Tract Map Approval.

25. **Final Tract Map Approval**. Prior to issuance of grading permits, a final map application shall be submitted to the Planning Division with payment of appropriate fees for review and approval concurrently with application to the City Engineer. The developer shall obtain the following clearances or approvals prior to Final Map Recordation:

a. Verification from the Planning Division that all pertinent conditions of approval have been met, including any Administrative Development Plan Review approvals, as mandated by the Perris Municipal Code.

b. Planning Commission approval of all proposed street names through a Street Name application.

c. Any other required approval from an outside agency.

d. **Assessment and Community Facilities Districts.** The project shall be annexed into any assessment, community facilities, or similar district that provides funding for maintenance, services, or public improvements that benefit the project. The costs and benefits shall be described in the applicable district and annexation documents. The developer shall complete all actions required to complete such annexation prior to issuance of a Certificate of Occupancy. This condition shall apply only to districts existing at the time the project is approved (or all requirements have been met for a certificate of occupancy, as applicable). Such districts may include but are not limited to the following:
   i. Landscape Maintenance District No. 1;
   ii. Flood Control Maintenance District No. 1;
   iii. Maintenance District No. 84-1;
   iv. Perris South Public Safety Community Facilities District 2001-3; and
   v. Community Facilities District No. 2018-02 (public services district)

26. **CC&Rs.** Prior to the recordation of the Final Map, the developer shall submit and obtain approvals for any Covenants, Conditions, and Restrictions (CC&Rs) to set the rules for the HOA, subject to the review and approval of the Department of Development Services and the City Attorney's office. The CC&Rs shall include maintenance responsibilities of the HOA. Approved CC&Rs shall be recorded with the final map.

Prior to Issuance of Grading Permits

27. **Notification**. Prior to grading permit issuance, the developer/contractor/owner shall notify property owners within 300-feet of grading and blasting operations. Blasting areas shall be limited to areas of the blasting exhibit.

28. **Southern California Edison.** Prior to issuance of grading permits, the applicant shall contact the Southern California Edison (SCE) area service planner to complete the required forms prior to commencement of construction.

29. **Final Water Quality Management Plan (F-WQMP).** The development shall be subject to all provisions of City of Perris Ordinance Number 1194, which establishes stormwater/urban runoff management and discharge controls to improve water quality and comply with federal regulations, and any subsequent amendments, revisions, or ordinances pertaining thereto. The structural BMPs selected for this project have been approved in concept. The owner shall submit a final WQMP including plans and details providing the elevations, slopes, and other details for the proposed structural BMPs including the bio-retention basin, detention basin, self-retaining landscaping, and roof drains to vegetation. The Public Works Department shall review and approve the final WQMP text, plans and details.

Prior to Issuance of Building Permits

30. **Building Plans.** All Planning, Public Works Administration, Community Services and

Engineering Conditions of Approval shall be copied onto the approved building plans. Such conditions shall be annotated, directing the receiver to the sheet and detail(s) indicating satisfaction of the conditions. Also, the Mitigation and Monitoring Reporting Plan (MMRP) shall be listed and included with the "General Notes" on the construction drawings, and implemented in accordance with the timeline, reporting and monitoring intervals listed in the MMRP.

31. **Property Liens.** The applicant shall pay all liens owed to the City prior to the issuance of building permits.

32. **Administrative Development Plan Review.** Prior to issuance of any building permit, the applicant shall obtain approval of an Administrative Development Plan Review (ADPR) for the review of architecture, plotting, conceptual landscape, and fencing of all production units within the entire tract. The applicant shall provide one single-story product type which shall be plotted on corners and at regular intervals throughout the tract (i.e., every fourth or fifth unit). Side entry garages are encouraged and shall be incorporated as feasible and as approved through the development plan review process. The following is required for plotting, color and materials, and architecture.

a. The developer shall submit a minimum of three (3) architectural types, four (4) or more color schemes, and a minimum three (3) floor plans for each architectural type.
b. Each architectural type shall provide a minimum of two (2) materials that are associated with selected architecture.
c. All elevations shall provide architectural detail option for lots that are facing the public right-of-way, detention basins, and open space areas.
d. The floor plan shall include the garage is set back behind 3-feet or more from the habitable building wall or covered porch entry.
e. The minimum driveway depth shall be 20-feet (from garage wall to front property line) to prevent cars from sticking out into the right-of-way.
f. No three (3) consecutive lots (side by side) shall have similar architecture or floor plan, and no similar architecture or floor plan shall be located across the street.
g. A minimum 10% of each floor plan shall be used within the tract.
h. All garage doors shall include decorative windows at the top row of the door.
i. All units are required to provide a usable covered porch towards the street.
j. Roof type and roof pitch of new residential buildings shall be consistent throughout the architectural type.
k. Two story homes will break first and second story by recessing the second story or by providing an architectural feature that would distinguish each story from one another.
l. All units shall include accent features such as sills, shutters, false canopies, surrounds, and multi-paned windows shall be used. Recessed windows shall also be used where appropriate.
m. All electrical panels and exposed roof pipes shall be painted to match.

33. **Phasing.** Prior to issuance of building permits, all phasing plans shall be reviewed and approved by the Planning Division, and the City Engineer. Each Phase of the project shall provide adequate drainage and at least two points of access to all lots.

34. **March Air Reserve Base and Perris Valley Airport**. Prior to building permit issuance, the following measures shall be implemented to address the project's location within March Air Reserve Base Airport Influence Area (Zone E) and Perris Valley Airport Influence Area (Zone E):

a. Prior to issuance of building permits, the landowner shall have conveyed an avigation easement to the March Joints Powers Authority (MJPA).

b. 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.

c. The following uses shall be prohibited:
i) Any use which would direct a steady light or flashing light of red, white, green or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
ii) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
iii) Any use which would generate excessive smoke or water vapor, or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, artificial marshes, wastewater management facilities, composting operations, trash transfer stations that are open on one or more sides, recycling centers contain putrescible wastes, construction and demolition debris facilities, fly ash disposal and incinerators.)
iv) Any use that would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

d. A "Notice of Airport in the Vicinity" shall be provided to all potential purchasers and tenants of the property and shall be recorded as a deed notice. The disclosure is as follow:

NOTICE OF AIRPORT IN VICINTIY

"This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, 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".

e. The proposed water detention and/or infiltration basins 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 the retention basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.

f. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communication could result.

35. **Walls and Fences.** Prior to issuance of building permits, the developer shall submit and obtain approval form the Planning Division of a block wall/ fence plan. At a minimum, this plan shall include the following items:

a. **Decorative Perimeter Walls.** The perimeter walls shall consist of a 6'-foot-high split-face block wall with decorative cap along San Jacinto Avenue and Metz Road, eastern and western tract boundary with stone veneer pilasters approximately every 100' feet or perimeter wall corner, or lot line corner.

b. **Detention Basins**. All enclosed detention basins or storm drain facilities shall have decorative wrought iron fencing with decorative pilasters every 100' feet or perimeter wall corner or lot line corner. If the detention basin abuts a residential property, a 6'-foot decorative block wall is required.

c. **V-ditch Fencing.** The v-ditch fencing will include wrought iron fencing towards the property owner's side, and a solid block wall with pilasters shall be provided along the perimeter of the tract.

d. **Fencing (visible from public view).** A six-foot-high, decorative block wall shall be required for all residential property lines where side or rear yards adjoin a public street. This shall include decorative stone veneer pilasters. Split-face block walls with vinyl gates shall be used for all side returns between residences and along all side yards adjacent to a street.

e. **Interior fencing (not visible from public view).** Six-foot high, u.v. protected vinyl fence on the side and rear property lines interior to the project (not visible from the public right-of-way). If the side property lines slope up or down, the developer has the option of providing wrought iron fencing on side property slopes.

f. **Height of Block Walls.** All split face walls shall not be higher than 6' feet in height. If a combination wall exceeds 6' feet, then a landscape berm or a solid retaining wall is required to conceal the height of the wall.

g. **Tract Identification.** The developer shall provide community entry statements, including theme walls, monumentation, and enhance landscaping at each entrance to the tract along San Jacinto Avenue and Metz Road. Theme walls and monuments shall not occur within the public right-of-way. The design of entry statements shall be subject to the review and approval of the Planning Division.

h. **Graffiti.** All tract perimeter block walls shall be treated with a graffiti-resistant coat or block materials that can be power washed to remove graffiti. All graffiti shall be removed within 48 hours.

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

a. Construction activity and equipment maintenance are 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 Sundays to erect, construct, demolish, excavate, alter or repair any building or structure in a manner as to create disturbing excessive or offensive noise. If any deviations from the construction hours are deemed necessary, it first must be requested with the building inspector identifying why this must occur and the time frame it is needed, along with the necessary provision to mitigate noise impact. The approval of this request is subject to the review and approval of the Building Official.

b. Building Department Construction activity shall not exceed 80 dBA in residential zones in the City.

c. Construction routes are limited to City of Perris designated truck routes or otherwise approved by the Building Official.

d. Water trucks or sprinkler systems shall be used during clearing, grading, earthmoving, 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 the transport of dust off-site. The name and telephone number of such persons shall be provided to the City.

f. Project applicant shall require the contractor to provide construction site electrical hook-ups for electric hand tools such as saws, drills, and compressors as practical to eliminate the need for diesel-powered electric generators or provide evidence that electrical hook-ups at construction sites are not practical or prohibitively expensive.

37. **Grading and Construction Point of Contact Signs**. The developer shall include two (2) large, legible signs located along Metz Road and San Jacinto Avenue to include the name of the project, address of the developer, two (2) contact names, and two (2) telephone numbers to allow the residents and public to call in case of a disturbance. The sign shall include: "in case of noise, dust, or any other disturbance, please call." These signs shall be removed upon completion of the construction and grading of the tract.

38. **Water Resources Control Board.** Prior to issuance of Building Permits, the applicant shall submit a copy of the State Water Resources Control Board permit letter with the WDID number to Planning Staff.

39. **Fees.** The developer shall pay the following fees according to the timeline noted.

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

a. Stephen's Kangaroo Rat Mitigation Fees of $500.00 per acre;
b. Multiple Species Habitat Conservation Plan fees currently in effect;
c. Current statutory school fees to all appropriate school districts;
d. Any outstanding liens and development processing fees owed to the City;
e. Prior to the issuance of building permits, the developer shall pay all development impact fees, including parks and recreation fees in accordance with Ordinance Number 953.
f. Appropriate City Development Impact Fees in effect at the time of development (to include any community services DIF fees and Perris Valley ADP fees);
g. Appropriate Transportation Uniform Mitigation Fees (TUMF) in effect at the time of development; and

40. **Landscaping Plans**. Prior to issuance of building permits, three (3) copies of Construction Landscaping and Irrigation Plans shall be submitted to the Planning Department for approval and shall be accompanied by the appropriate filing fee. The landscape and irrigation plan shall be prepared by a registered landscape architect and conform to the requirements of Chapter 19.70 of the Municipal Code. The location, number, genus, species, and container size of the plants shall be shown. The landscaping shall be consistent with the conceptual landscape plan. The following shall apply:

a. **Accent Landscaping.** The following treatments, consistent with the conceptual landscape plan or as conditioned herein, are required:
   - Shade trees (located along HOA areas fronting a public street).
   - Large trees (36" box) shall contribute to the landscape design at all main entrances to the project site.

b. **Street Trees.** All street trees shall be 24-inch box size or larger and planted a maximum of 30 feet on center within the parkway. Corner lots shall have three (3) street trees, minimum of one (1) street tree for every 30 lineal feet of street frontage.

c. **Parkway Landscape and Irrigation.** All parkways shall be provided with landscape and automatic irrigation.

d. **Front Yard Trees.** A minimum of two (2) fifteen (15) gallon front yard trees shall be provided for each residential lot.

e. **BMPs for Water Quality.** All BMPs (vegetated swales, detention basins, etc.) shall be indicated on the landscape plans with appropriate planting and irrigation. The detention basins shall provide minimum 24"-inch box trees with shrubs or a combination with ground cover.

f. **HOA and Rear Private Slopes.** Slopes that are 3:1 or steeper and 4 feet or higher shall have one approved tree for every 400 square feet, with 70% of trees ten gallon-sized and 30% being five gallon-sized. All slopes shall include automatic irrigation and erosion control fabric.

g. **Water Conservation.** Landscaping must comply with AB 325 for water

conservation or other current policy or regulation at such time of development. See Chapter 19.70 (cityofperris.org) for water conservation calculations (MAWA).

h. **Maintenance.** All required landscaping shall be maintained in a viable growth condition.

i. **Irrigation Rain Sensors.** Rain-sensing override devices shall be required on all irrigation systems (PMC 19.70.040.D.16.b) for water conservation. Soil moisture sensors are required.

j. **Landscape Inspections.** The project applicant shall inform the on-site project manager and the landscape contractor of their responsibility to call for final landscape inspection after all the landscaping and irrigation have been installed and is completely operational. Before calling for final inspections, a "Certificate of Compliance" form shall be completed and signed by the designer/auditor responsible for the project, and this form must be submitted to the project planner. The project planner will need to sign off on the "Certificate of Compliance" to signify code compliance.

Prior to Issuance of Occupancy Permits:

41. **Disclosure Statements.** Developer shall record a disclosure on each lot and provide a disclosure to the purchaser of each lot for potential noise impacts from March Air Reserve Base and the avigation easement granted to the City of Perris and to the March Inland Port Airport Authority, and potential noise impacts from the Perris Valley Airport.

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

End of conditions

CITY OF PERRIS

STUART E. MCKIBBIN, CONTRACT CITY ENGINEER

CONDITIONS OF APPROVAL

P8-1340
May 20, 2021
TTM 19-05223 – TTM 37803
UCI Property Developments, Inc. – Steve Letwinch
SW Corner of Metz Road & A Street

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

In the event of a conflict between any conditions stated below, those imposed by Planning Department and others, and requirements identified in the approved Traffic Impact analysis, the most stringent in the opinion of the City shall prevail.

General Conditions:

1. The developer/property owner shall secure City's and appropriate agencies' clearances and approvals of the improvement plans.

2. The project grading shall be in a manner to perpetuate existing natural drainage patterns. Any deviation from this, concentration or increase in runoff must have approval of adjacent property owners and City Engineer. The developer/property owner shall accept the offsite runoff and convey to acceptable outlet.

3. Prior to commencement of any construction or installation of fencing in public rights-of-way, an encroachment permit shall be obtained from the City Engineer's office.

Prior to Recordation of the Final Map:

4. The developer/property owner shall have approved improvement plans, executed subdivision agreement and posted securities.

5. Metz Road is classified as a Collector (66'/44') per the General Plan. The developer/property owner shall dedicate 33 feet half width right-of-way along the tract/property frontage.

6. North A Street is classified as a Secondary Arterial (94'/64') per the General plan. The developer/property owner shall dedicate 47 feet half right-of-way along the tract/property frontage.

7. San Jacinto Avenue is classified as a Secondary Arterial (94'/64') per the General Plan. The developer/property owner shall dedicate 47 feet half right-of-way along the tract/property frontage.

8. DeLines Road is a collector (60'/40'). The developer/property owner shall dedicate 30 feet half right-of-way along the tract/property frontage.

9. "A" Street from Metz Road to "C" Street is a local (66'/46'). The developer/property owner shall dedicate 66 feet full width right-of-way within the tract/property boundary.

10. "B" Street from San Jacinto Avenue to "H" Street is a local (66'/46'). The developer/property owner shall dedicate 66 feet full width right-of-way within the tract/property boundary.

11. All interior streets are local (56'/36'). The developer/property owner shall dedicate 56 feet full width right-of-way within the tract/property boundary.

12. Property line corner cutbacks shall be dedicated per County of Riverside Standard No. 805.

13. Relinquish and waive access right on Metz Road other than the opening on "A" Street as delineated on the approved tentative tract map.

14. Relinquish and waive access rights on North A Street.

15. Relinquish and waive access rights on San Jacinto Avenue other than the opening on "B" Street as delineated on the approved tentative tract map.

16. Relinquish and waive access rights on DeLines Road.

17. All easements and/or rights-of-way shall be offered for dedication on the public or other appropriate agencies in perpetuity and shall continue in force until the City or the appropriate agency accepts or abandons such offers. All dedications shall be free from all encumbrances as approved by the City Engineer.

18. The following statement shall be added to the Final Map:

    NOTICE OF DRAINAGE FEES. Notice is hereby given that this property is located in the Perris Valley Area Drainage Plan which was adopted by the City of Perris pursuant to Ordinance and Section 66483, et. Seq. of the Government Code and that said property is subject to fees for said drainage area. Notice is further given that, pursuant to Ordinance 13-01, payment of the drainage fees shall be paid to the City of Perris prior to issuance of the grading permit or building permit at the rate in effect at the time of issuance of the actual permit.

19. The developer/property owner shall made a good faith effort to acquire required offsite property interests, and if he or she would fail to do so, the developer/property owner shall, prior to submittal of the Final Map for recordation, enter into an agreement to complete the improvements. The agreement shall provide for payment by the developer/property owner of all costs incurred by the City to acquire the offsite property interests required in connection with the subdivision. Security of a portion of these costs shall be in the form of a cash deposit in the amount given in an appraisal report obtained by the developer/property owner (at developer/property owner costs). The appraiser shall be approved by the City prior to commencement of the appraisal.

20. The developer/property owner shall submit the following to the City Engineer, and RCFCD as applicable, for review and approval:

    a. Street improvement Plans
    b. Storm Drain Improvements Plans
    c. Water and Sewer Improvement Plans
    d. Traffic Signal plans
    e. Signing and Striping Plans
    f. Final Drainage Plan, Hydrology and Hydraulic Reports
    g. Final WQMP (for reference)
    h. Street Light Plans prepared by a registered Electrical Engineer per City of Perris Safety Lighting Standards

    The design shall be in compliance with EMWD, RCFCD, Riverside County Transportation Department, Caltrans, City of Perris and ADA most recent standards, criteria and requirements and in effect a the

time of construction, and shall be coordinated with the approved plans of the adjacent developments.

21. The tract is in the City of Perris' water service area. However, the City's water facilities would only provide 40 psi static pressure at the connection in San Jacinto Avenue. This would not be sufficient to provide the tract's domestic, landscape and fire demand.

    There are however EMWD water facilities that can adequately serve the tract. This would require an inter-agency agreement between the City of Perris and EMWD to supply the tract's water service. The terms of the agreement would establish responsibilities regarding maintenance, billing, transfer of funds, and other items.

    This is City's preferred option, however, as the inter-agency agreement is subject to approval by our respective Council and Boards, the City will also conditionally agree to provide water service to the tract subject to the developer/property owner designing and constructing a booster pump station along with the necessary piping, primary and secondary pumps, fire pumps, storage tank, backup compressors and generators, and pump room housing controls.

22. The tract is in the City of Perris' sewer service area. A Sewer Study Analysis dated April 9, 2021 was provided by the developer/property owner. City's facilities can serve the tract however pursuant to a Video Inspection Report dated March 22, 2021 portions of the existing downstream receiving pipe in North A Street, north of Columbine Court, is inadequate and it shall be removed and replaced per EMWD standards.

    The onsite sewer shall be designed in an alignment that does not pass through the basin lot.

23. The developer/property owner shall sign the consent and waiver form to join the City's Lighting and Landscape Districts and City's Flood Control District as appropriate. The proposed streetlights and existing and proposed traffic signals shall be maintained by the City and cost paid by the developer/property owner through the said annexation.

Prior to Issuance of Grading Permit:

24. The developer/property owner shall submit the following to the City Engineer, and RCFCD as applicable, for review and approval:

    a. Street Improvement Plans
    b. Storm Drain Improvement Plans
    c. Water and Sewer Improvement Plans
    d. Traffic Signal Plans
    e. Signing and Striping Plans

f. Final Drainage Plan, Hydrology and Hydraulic Report
g. Final WQMP (for reference)
h. Street Light Plans prepared by a registered Electrical Engineer per City of Perris Safety Lighting Standards.

The design shall be in compliance with EMWD, RCFCD, Riverside County Transportation Department, Caltrans, City of Perris and ADA most recent standards, criteria and requirements and in effect at the time of construction, and shall be coordinated with the approved plans of the adjacent developments.

25. In general, treated onsite runoff shall discharge to an adequate outlet as determined by the City Engineer.

26. The Riverside County Flood Control District & Water Conservation District (RCFCD) letter of February 18, 2021 (attached) is incorporated into these Conditions of Approval with the following clarifications:

The developer/property owner shall construct a storm drain pipe in Metz Road from DeLines Road to Metz Park Basin. The system shall collect and convey the 100-year tributary runoff, the Metz Road tributary runoff as well as the runoff from the tract's northeast basin.

The developer/property owner shall construct a storm drain pipe in North A Street and San Jacinto Avenue and connect to RCFCD facility at the corner of First Street and North A Street. The system shall collect and convey the 100-year tributary runoff, the North A Street and San Jacinto Avenue tributary runoff.

Plans and supporting hydrology and hydraulic calculations shall be submitted to the City Engineer and RCFCD for review and approval.

Facilities maintained by RCFCD will require RCFCD plan check review and approval, and RCFCD inspection.

Any connection to RCFCD facilities will require an encroachment permit from RCFCD.

Prior to Issuance of Building Permit:

27. The project site is located within the limits of Perris Valley Area Drainage Plan (ADP) for which drainage fees have been adopted by City. Drainage fees shall be paid as set forth under the provisions of the "Rules and Regulations of Administration of Area Drainage Plan". Construction of the ADP facilities can be used to offset the drainage fee.

28. Tract Map 37803 shall be filed for review and approval and shall be recorded.

29. Water and Sewer Improvement Plans, per Fire Department and Eastern Municipal Water District (EMWD) standards, shall be submitted to the City Engineer for review and approval.

30. Fire Department and EMWD approvals of Water Improvement Plans are required prior to City Engineer's approval.

31. All weather access per Fire Department standards shall be provided.

32. The developer/property owner shall submit a compaction certification from the Soils Engineer in compliance with the approved geotechnical/soils report.

Prior to Issuance of Certificate of Occupancy:

33. Metz Road (Collector – 66'/44') along the tract/property frontage within the dedicated right-of-way shall be improved to provide a 34 foot wide pavement (using a TI of 7.0 and PG 64-10), 6 inch curb and gutter located 22 feet south of the centerline with 6 foot wide sidewalk and street lights subject to the result of a photometric study prepared by a registered Electrical Engineer, a Class III bicycle lane per Active Transportation Plan, City of Perris, County of Riverside and Caltrans standards.

    If the existing pavement is in good condition, the developer/property owner may use grind and overlay technique as determined by the City Engineer.

34. North A Street (Secondary Arterial Collector – 96'/64') along the tract/property frontage within the dedicated right-of-way shall be improved to provide a 50 foot wide pavement (using a TI of 9.5 and PG 70-10), 6 inch curb and gutter located 32 feet west of the centerline with 6 foot wide sidewalk and street lights subject to the result of a photometric study prepared by a registered Electrical engineer, a Class IV bicycle lane per Active Transportation Plan, City of Perris, County of Riverside and Caltrans standards.

    If the existing pavement is in good condition, the developer/property owner may use grind and overlay technique as determined by the City Engineer.

35. San Jacinto Avenue (Secondary Arterial Collector – 94'/64') along the tract/property frontage within the dedicated right-of-way shall be improved to provide a 50 foot wide pavement (using a TI of 8.5 and PG 64-10), 6 inch curb and gutter located 32 feet north of the centerline with 6-foot wide sidewalk and street lights subject to the result of a photometric study prepared by a registered Electrical Engineer, a Class III bicycle lane per Active Transportation Plan, City of Perris, County of Riverside and Caltrans standards.

If the existing pavement is in good condition, the developer/property owner may use grind and overlay technique as determined by the City Engineer.

36. "A" Street from Metz Road to "C" Street (Local – 66'/46') within the dedicated right-of-way shall be improved to provide a 46 foot wide pavement (using a TI of 5.5 and PG 64-10), 6 inch curb and gutter located 23 feet both of the centerline with 6 foot wide sidewalk and street lights subject to the result of a photometric study prepared by a registered Electrical engineer, City of Perris, County of Riverside and Caltrans standards.

37. "B' Street from San Jacinto Avenue to "H" Street (Local – 66'/46') within the dedicated right-of-way shall be improved to provide a 46 foot wide pavement (using a TI of 5.5 and PG 64-10), 6 inch curb and gutter located 23 feet both of the centerline with 6 foot wide sidewalk and street lights subject to the result of a photometric study prepared by a registered Electrical Engineer, City of Perris, County of Riverside and Caltrans standards.

38. All interior streets (Local – 56'/36') within the dedicated right-of-way shall be improved to provide a 40 foot wide pavement (using a TI of 5.5 and PG 64-10), 6 inch curb and gutter located 18 feet both of the centerline with 6 foot wide sidewalk and street lights subject to the result of a photometric study prepared by a registered Electrical Engineer, City of Perris, County of Riverside and Caltrans standards.

    All knuckles, cul-de-sacs and offset cul-de-sacs shall be improved per County of Riverside Standard Nos. 800, 800(A) and 801 respectively.

39. To mitigate the traffic impacts, the following improvements shall be provided as recommended in the Traffic Impact Analysis:

    - A traffic signal shall be installed to ultimate design at the intersection of Nuevo Road and North A Street. A designated left-turn lane shall be included in northbound North A Street.
    - A traffic signal shall be installed to ultimate design at the intersection of Metz Road and North A Street.
    - A traffic signal shall be installed to ultimate design at the intersection of San Jacinto Avenue and North A Street.

40. The driveways shall be per County of Riverside Standard no. 207.

41. Existing power poles on Metz Road and North A Street along the tract/property frontage shall be removed and cables (under 66 kv) shall be undergrounded.

42. All storm drain facilities shall be completed to the satisfaction of the City Engineer and RCFCD and a Video Inspection Report shall be submitted for review and approval.

43. The developer/property owner shall provide for utility trench surface repair as directed by the City Engineer.

44. Associated existing signing and striping shall be refreshed and any appurtenances damaged or broken during the development of this project shall be repaired or removed and replaced by the developer/property owner to the satisfaction of the City Engineer. Any survey monuments damaged or destroyed shall be reset by qualified professional pursuant to the California Business and Professional Code 8771.

45. Prior to acceptance of the public improvements by the City, the developer/property owner shall provide an inventory of the improvements to the City.

Stuart E. McKibbin
Contract City Engineer

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

CITY OF PERRIS

PUBLIC WORKS DEPARTMENT

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

MEMORANDUM

Date: February 19, 2021

To: Nathan Perez, Project Planner

From: Michael Morales, CIP Manager MAM

Subject: **TTM 37803 (TTM 19-05223) – Conditions of Approval**
A proposal to subdivide 53.15 acres into 145 single-family residential lots with ten (10) lettered lots (A - J). The project is located south of Metz Road, east of North "A" Street, and North of San Jacinto Avenue. The project is located at the S/W corner of A Street and Metz Road.

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1. **Dedication and Landscape Maintenance Easement.** Offer of Dedication and Landscape Maintenance Easement for City landscape maintenance district shall be provided as follows:
   - **Metz Road**– Provide offer of dedication as needed to provide for full half width (collector 66' ROW, 33' half width), street, curb gutter, sidewalk and off-site landscaping requirements, per City General Plan, including minimum 11' public parkway from face of curb. Provide additional landscape easement (including side yards at entrances), ranging a minimum of 3' to 20', as needed to provide for enhanced slope landscaping at the rear of homes backing onto Metz Road.
   - **'A' Street**- Provide offer of dedication as needed to provide for full half width Street (47' half-width), painted median, curb gutter, sidewalk and off-site landscaping requirements, per City General Plan, including minimum 15' public parkway from face of curb.
   - **San Jacinto Avenue**- Provide offer of dedication as needed to provide for full half width Street (47' half-width), painted median, curb gutter, sidewalk and off-site landscaping requirements, per City General Plan, including minimum 15' public parkway from face of curb. Provide additional landscape easement (including side yards at entrances), ranging a minimum of 3' to 20', as needed to provide for enhanced slope landscaping at the rear of homes backing onto W. San Jacinto Avenue.
   - **Lot A & B Detention/Retention Basins-** The developer has proposed, and shall be required to provide water quality BMP's consisting of retention/detention basins at Lots A & B. The developer shall dedicate these facilities to the Coty of Perris.

2. **Landscape Maintenance Easement and Landscape Easement Agreement.** The developer shall provide, for review and approval, an Offer of Dedication and certificate of acceptance, complete with legal plat map and legal description to the City of Perris, or show the same on the Final Tract Map. The Developer shall provide an additional landscape easement, ranging from 3' to 20',to the City of Perris for frontage along San Jacinto Avenue. The total public parkway along San Jacinto Avenue will range from 18' to 35' from face of curb. The Developer shall provide an additional landscape easement, ranging from 3' to 20',to the City of Perris for frontage along Metz Road. The total public parkway along San Jacinto Avenue will range from 14' to 31' from face of curb. The City shall record the same with the Riverside County Recorder's Office, and the recorded

instrument shall be returned to the City Clerk of the City of Perris for filing.

3. **Landscaping Plans**. Three (3) copies of Construction Landscaping and Irrigation Plans for the off-site landscaping, including any medians or other landscape areas along the dedications shall be submitted to the Planning Department for approval and shall be accompanied by the appropriate filing fee. The landscape and irrigation plan shall be prepared by a registered landscape architect and conform to the requirements of Chapter 19.70 of the Municipal Code. The location, number, genus, species, and container size of the plants shall be shown. This landscape plan shall be titled "LMD Off-site Landscape Plan Tract Map 37803" and shall be mutually exclusive of any private property, on-site landscaping. Elements of the Landscape Plan shall include but not be limited to:

a. **Landscape Limits** – Limits of right-of-way areas or easement areas, defined by concrete mow curb, fully dimensioned, that are to be annexed into the Landscape Maintenance District. A planting palette and hardscape plan intended to meet the design intent of the Landscape Guidelines in effect for the area; or if no such guidelines exist the design intent of neighboring development, as determined by the Engineering Administration and Special Districts Division, including:
   - **Metz Road-** Primary street tree: Koelreuteria Bipinnata, "Chinese Flam Tree." Secondary tree: Lagerstroemia-Indian Tribe Varieties. Shrubs: Use drought resistant shrubs and ground cover intended to complement the planting palette for the nearby specific plan, including: Rhaphiolepsis Indica Clara, (Indian Hawthorn); Ligustrum Japonicum (Japanese Privet); Bougainvillea Rosenka. Ground Covers: Myoporum parvifolium "Prostrate Myoporum."
   - **Lot #145 and Lot 1 Tract Entrance Side Yard**- Provide a plant palette complimentary to Metz Rd.
   - **Metz Road Slope-** A plant palette for slope protection shall be provided to the City's Special District for review and approval.
   - **'A' Street** –Tree Primary: Quercus Virginiana-Souhtern Live Oak; Secondary (accent tree): Lagestromia-Indian Tribe Varieties. Use drought resistant shrubs and ground cover intended to complement the existing parkways to the north and south along 'A' Street, including but not limited to the following Kangaroo Paw, Nolia Grasses, Agave, Lantana yellow/purple, Red Yucca, and Red Hot Poker, and hard scape with and boulder design.
   - **San Jacinto Avenue-** Street Tree Primary: Ulmus Parvifolia-Chinese Elm Tree. Use drought resistant shrubs and ground cover intended to complement the existing parkways to the south along San Jacinto Avenue, including but not limited to the following Juniperus Sabina "Buffalo"/Prostrate Juniper; Raphiolepsis I, "jack Evans"/Pink Indian Hawthorn; Ceanothus X 'Centennial'/California Lilac; Correa X. Dusky Bells/Australian Fuchsia; Lavandula X. 'Goodwin Creek Gray"/DWF Lavender; Cistus Hybridus/White Rockrose; Verbena Peruvian 'Taipan Purple"/Hybrid Verbena.
   - **Lot #40 Tract Entrance Side Yard and Lot B-** Provide a plant palette complimentary to San Jacinto Avenue.
   - **San Jacinto Avenue Slope-** A plant palette for slope protection shall be provided to the City's Special District for review and approval.
   - **Retention Basins Lots A & B-** A plant palette shall be provided to the City's Special District for review and approval.
   - **HOA Maintained "V" Ditches-** The developer shall construct concrete lined drainage "V" Ditches, utilizing a "flat bottom" design. The minimum width of flat bottom of the "V" ditch shall measure 3' feet

(36") for required access by maintenance equipment. HOA areas shall be included within Landscape Maintenance District #1, as a secondary category improvement to be levied in case of default or failure to adequately maintain.

- **HOA Maintained Open Space Lot D and Lot C-** HOA areas shall be included within Landscape Maintenance District #1, as a secondary category improvement to be levied in case of default or failure to adequately maintain.

b. **Irrigation** – A list of irrigation system components intended to meet the performance, durability, water efficiency, and anti-theft requirements for Special District landscape areas as determined by the Engineering Administration and Special Districts Division. Components shall include, but not be limited to Salco or GPH flexible PVC risers, Sentry Guard Cable Guard and Union Guard, backflow Wilkens Model 375 (or equal), flow sensor Creative Sensor Technology FS1-TI5-001 or Data Industrial or equal. Controller shall include an ET based controller with weather station that is centrally controlled capable and wi-fi ready (WeatherTrak ET Pro3 Smart Controller, or equal, with Rain Sensor). At the discretion of the Engineering Administration and Special Districts Division public landscape areas utilizing no more than 6 valves/stations, programmed to irrigate consecutively, and none simultaneously, may propose the use of an alternative ET based controller with weather station that is centrally controlled capable and wi-fi ready, such as the Weathermatic System or equal. Proposed system shall be complete with wireless weather station, aircard with flow, one year bundle service, blade antenna and flow sensor.

c. **Benefit Zone Quantities** – Include a Benefit Zone quantities table (i.e. SF of planting areas, turf, number of trees, SF. of hardscape, etc.) in the lower right hand corner of the cover sheet for off-site landscape areas, indicating the amount of landscaping the district will be required to maintain.

d. **Meters** – Each District is required to be metered separately. All electrical and water meters shall be located in locations that are easily accessible to maintenance staff while not visually obtrusive in the street scene and away from street intersections. Show location of separate water and electrical utility meters intended to serve maintenance district areas exclusively. Show locations of water and electrical meter for landscape district. Show location of water and electrical meter for flood control district. Show location of electrical meter for Traffic signal and street lighting district, on respective plans. Coordinate location of meters on landscape and civil engineering plan.

e. **Controllers -** The off-site irrigation controllers are to be located within the right of way (preferably within the off-site landscape area). All point of connection equipment including irrigation controller pedestals, electrical meter pedestals, and backflow preventers are to be located in locations that are easily accessible to maintenance staff while not visually obtrusive in the street scene, and away from street intersections. Backflow preventers are to be screened on at least three sides with (5) gallon plant material. The fourth side shall be open to the back of the landscape area in order to allow the backflow cage to be opened without interference with plant materials. Backflow cages shall meet the required City of Perris Engineering Standards in effect at the time of approval.

f. **Recycled Water** - If applicable. The project landscape architect shall coordinate with EMWD to verify if the site will be served with recycled water and design all irrigation and landscape plans to meet the requirements of EMWD and provide additional irrigation components as needed.

g. **EMWD Landscape Plan Approval** – The project landscape architect shall submit a copy of all irrigation plans and specifications to EMWD for approval. The project landscape architect must confirm with EMWD that the plans have been approved by EMWD and submit written proof of approval by EMWD prior to the City approving the final Landscape Plans. Until the final landscape plan has been approved by the City of Perris, the maintenance areas depicted cannot be accepted by the City for maintenance. The developer shall coordinate both reviews to ensure acceptability of plans by both EMWD and the City of Perris, prior to approval by either agency.

h. **Landscape Weed Barrier** - Weed cloth with a minimum expected life of 10-years shall be required under all mulched areas.

i. **Wire Mesh and Gravel At Pull Boxes-** Provide wire mesh and gravel layer within valve boxes to prevent rodent intrusion.

j. **Slope Grading-** Off-site areas are to be limited to a maximum 3:1 slope, with 12" of level ground at the top and toe of slope. Partially retaining perimeter walls may be required to achieve the off-site grading conditions. Any perimeter walls required shall be constructed with decorative block and cap, with "L" footing design extending from property line into public right-of-way.

k. **Anti-Graffiti Coating At Perimeter and Garden Walls-**Developer shall provide the anti-graffiti coating "Vitrocem-by Bithell, Inc." (or approved equal) to all perimeter walls and garden walls in accordance with the manufactures recommend installation procedures.

4. **Landscape Inspections.** The project applicant shall inform the on-site project manager and the landscape contractor of their responsibility to call for only "OFF-SITE" landscape and irrigation inspections at the appropriate stages of construction. Inspections shall be scheduled at least two-working days (Monday through Friday) prior to actual inspection. Contact Public Works-Engineering Administration/Special Districts at (951) 956-2120 to schedule inspections.

- **Inspection #1** - Trenches open, irrigation installed, and system pressurized to 150 PSI for four hours.
- **Inspection #2 -** Soil prepared, and plant materials positioned and ready to plant.
- **Inspection #3 -** Landscaping installed, irrigation system fully operational, and request for "Start of 1 year Maintenance Period" submitted, with all required turn-over submittal items provided to Public-Works Engineering Administration/Special Districts.
- **Turn-Over Inspection–** On or about the one year anniversary of Inspection #3, Developer shall call for an inspection to allow the City to review and identify any potential irrigation system defects, dead plants, weed, debris or graffiti; stressed, diseased, or dead trees; mulch condition, hardscape or other concerns with the landscape installation; or to accept final turn over of the landscape installation. At his sole expense, the Developer shall be responsible for rectifying system and installation deficiencies, and the one year maintenance period shall be extended by the City until all deficiencies are cured to the satisfaction of the City. If in the opinion of the City's Landscape Inspector the landscape installation is in substantial compliance with the approved landscaping plans, the irrigation and communication system is functioning as intended, and the landscape installation is found to be acceptable to the City, then the Inspector shall recommend to the City's Special District Coordinator to accept turn-over of

water and electrical accounts, wi-fi communication contracts and the entire landscape installation.

5. **One Year Maintenance and Plant Establishment Period-**The applicant will be required to provide a minimum of a one (1) year maintenance and plant establishment period, paid at the sole expense of applicant. This one-year maintenance period commences upon the successful completion of Inspection #3 discussed above, and final approval by the City. During this one year period the applicant shall be required to maintain all landscape areas free of weeds, debris, trash, and graffiti; and keep all plants, trees and shrubs in a viable growth condition. Prior to the start of the one year maintenance period, the Developer shall submit a weekly Landscape Maintenance Schedule for the review and approval by the City's Special Districts Division. City shall perform periodic site inspections during the one-year maintenance period. The purpose of these periodic inspections is to identify any and all items needing correction prior to acceptance by the City at the conclusion of the one-year maintenance period. Said items needing correction may include but are not limited to: replacement of dead or diseased plant materials, weeding, replenishment of mulches, repair of damaged or non-functioning irrigation components, test of irrigation controller communications, etc. During this period, the City shall begin the annual assessment of the benefit zone in preparation for the landscape installation turn-over to City maintenance staff.

6. **Street/Off-Site Improvements.** The applicant shall submit street improvement plans, accompanied by the appropriate filing fee to the City Engineering Department. Details of treatments of site improvements, including Bus Stops at Mass Transit Routes, Bicycle Path, Decorative Traffic Signal Signage, and lighting shall meet both the City Engineer's Design Guidelines, and the additional requirements of the Engineering and Special Districts Division. Components shall include, but not be limited to:
   a. **Traffic Signal Signage-**If traffic signals are required, decorative signal signage shall meet the type, style, color and durability requirements of the City Engineer's Office.
   b. **Street Lighting-**If street lighting is required, lighting shall meet the type, style, color and durability requirements, necessary for energy efficiency goals, maintenance and longevity of improvements of the City Engineer's Office. As determined by the City, new streetlights may be required to be deeded to City of Perris, and not SCE. Street lights deeded to City of Perris shall be constructed per LS-3 account billing standard, which shall include an individually metered pedestal for streetlights.
   c. **Acceptance By Public Works/Special Districts-** Lighting District facilities required by the City Engineer's Office shall be installed and fully operational, and approved by final inspection by the City Engineer's Office, and the City's Consulting Traffic Signal Inspection Team (Riverside County TLMA) at (951) 955-6815. Prior to acceptance for maintenance of "Off-site" traffic signal and lighting facilities by the Public Works-Engineering and Administration Division/Special Districts, the developer shall contact the Public Works Special Districts Division at (951) 956-2120 to schedule the delivery of all required turn-over submittal items. Prior to acceptance into Lighting District 84-1, coordinate turn-over information pertaining to Street Lights, and Traffic Signal Electrical/SCE Service Meters with Wildan Financial Services, the City's Special Districts Consulting Firm at (951) 587-3564. (i.e. Provide electrical meter number, photo of pedestal, and coordinate "request for transfer of billing information" with SCE and City for all new service meters). Developer shall pay 18-month energy charges to the City of Perris for all off-site street lighting. Call Wildan Financial Services, Inc. for amount due, and to obtain receipt for payment. Obtain and provide a clearance form from Riverside County TLMA indicating completion of all punch list items from traffic signal construction. Submit one large format photo-copy of Traffic Signal as-built plans and timing sheets.

7. **Water Quality Management Plans.** The applicant shall submit a Preliminary and Final WQMP, accompanied by the appropriate filing fee to the Planning Department and City Engineering Department, respectively. Details for treatment control facilities shall meet both the Riverside County WQMP Design Guidelines, and the additional requirements of the Engineering and Special Districts Division intended to reduce long term maintenance costs and longevity of improvements. Components shall include, but not be limited to:
   - **Storm Drain Screens**-If off-site catch basins are required by the City Engineer's Office, connector pipe screens shall be included in new catch basins to reduce sediment and trash loading within storm pipe. Connector pipe screens shall the type, style, and durability requirements of the Public Work's Engineering Administration and Special Districts Division.
   - **WQMP Inspections-** The project applicant shall inform the on-site project manager and the water quality/utilities contractor of their responsibility to call for both "ON-SITE" and OFF-SITE" WQMP Inspections at the appropriate stages of construction. Contact CGRM at (909) 455-8520 to schedule inspections.
   - **Acceptance By Public Works/Special Districts**-Both on-site and off-site flood control/water quality facilities required for the project, as depicted in the Final WQMP, shall be installed and fully operational, and approved by final inspection by the City's WQMP Consultant, CGRM. The Developer shall obtain a final Clearance Letter from CGRM indicating compliance with all applicable Conditions of Approval for the approved WQMP. The developer shall deliver the same to the Public Works-Engineering and Administration Division/Special Districts. In addition, prior to acceptance by the City, the developer shall submit a Covenant and Agreement describing on-going maintenance responsibilities for on-site facilities per the approved WQMP, to the Public Works Engineering Administration and Special Districts Division. The Public Works Engineering Administration and Special Districts Division will review and approve the Covenant and Agreement. The City shall record the same with the Riverside County Recorder's Office, and the recorded instrument shall be returned to the City Clerk of the City of Perris for filing.

8. **Flood Control District #1 Maintenance Acceptance.** Flood Control District facilities required by the City Engineer's Office shall be installed and fully operational, and approved by final inspection by the City Engineer's Office. Prior to acceptance for maintenance of "Off-site" flood control facilities by the Public Works-Engineering and Administration Division/Special Districts the developer shall contact the Public Works Special Districts Division at (951) 956-2120 to schedule the delivery of all required turn-over submittal items including as-built storm drain plans in electronic PDF format, one large format photo-copy of as-built plans, storm drain video report in electronic format, and hardcopy of video report with industry standard notations and still photos made during video runs (i.e. facilities sizes, off-sets or damage, facility type, dirt and debris, etc.). The flood control facilities shall be turned over in a condition acceptable to the City, and the developer shall make all necessary repairs and perform initial maintenance to the satisfaction of the City.
   - **Master Drainage Plan Facilities and Metz Park Detention Basin**-Master Drainage Plan Facilities, including lateral lines, required by the City Engineer's Office, will connect to the existing downstream facilities at Metz Park Detention Basin. This project will benefit from the existing downstream facilities and shall pay its fair share of maintenance costs.

9. **Assessment Districts.** Prior to permit issuance, developer shall deposit $5,250 per district, <u>$15,750</u> total due.

Payment is to be made to the City of Perris, and the check delivered to the City Engineer's Office. Payment shall be accompanied by the appropriate document for each district indicating intent and understanding of annexation, to be notarized by property owner(s):

- ***Consent and Waiver for Maintenance District No. 84-1*** -New street lighting proposed by the project.
- ***Consent and Waiver for Landscape Maintenance District No. 1*** – New off-site parkway landscape and all above ground landscaped water quality detention basins proposed by the project. In addition, a secondary landscape category identified as HOA maintained on the proposed conceptual landscape plans, shall be annexed and levied in case of default or failure to adequately maintain by the entity responsible for maintenance. The development "HOA" areas shall be required to annex into the landscape maintenance district, but the assessment of taxes and fees shall be levied for the first year only, thereafter, levy shall be suspended. If the Homeowners Association fails to adequately maintain "HOA" areas, it may become necessary for LMD #1 to re-commence tax assessment and maintenance of HOA areas.
- ***Petition for Flood Control Maintenance District No. 1*** -For Off-site Flood Control Facilities proposed by the project. In addition, the Project shall pay its fair share maintenance fees for the existing downstream facilities, including Metz Park Detention Basin.

- Original notarized document(s) to be sent to:
  Daniel Louie
  Wildan Financial Services
  27368 Via Industrial, #200
  Temecula, CA 92590

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.

SRC COMMENTS
*** BUILDING & SAFETY ***

Planning Case File No(s): TTM 37803 (19-05223)

Case Planner: Nathan Perez, at (951) 943-5003, ext. 279

Applicant:

Location: South of Metz Road, East of North A Street and North of San Jacinto Ave.

Project: A proposal to subdivide 53.15 acres into 145 residential lots within the Green Valley Specific Plan

APN(s):

Reviewed By: David J. Martinez, CBO Date: 01-11-21

BUILDING & SAFETY

GENERAL CONDITIONS

☒ 1. Shall comply with the latest adopted edition of the following California Codes as applicable:

A. 2019 California Building Code
B. 2019 California Residential Code
C. 2019 California Electrical Code
D. 2019 California Mechanical Code
E. 2019 California Plumbing Code
F. 2019 California Energy Code.
G. 2019 California Fire Code
H. 2019 California Green Building Standards Code.
I. 2019 Accessibility Regulations

☒ 5. The Tract or Parcel map shall record prior to the issuance of any permits

☒ 7. Permits are required prior to the removal and/or demolition of structures.

PRIOR TO ISSUANCE OF BUILDING/CONSTRUCTION PERMITS

☒ 14. The following items shall be completed and/or submitted as applicable – prior to the issuance of building permits for this project:

A. Precise grading plans shall be approved
B. Rough grading completed
C. Compaction certification

D. Pad elevation certification
E. Rough grade inspection signed off

FIRE COMMENTS: WILL BE PROVIDED BY DENNIS GRUBB AND ASSOCIATES

CITY OF PERRIS
COMMUNITY SERVICES

MEMO

Date: January 26, 2021

To: Nathan Perez, Senior Planner

From: Sabrina Chavez, Director of Community Services

Subject: Conditions of Approval

Tentative Tract Map #37803

Applicant: Steve Letwinch, UCI Property Development, Inc.

Community Services Staff reviewed TTM #37803 and offer the following comments:

☒ Developer is subject to payment of the following fees:
- Park Development Impact Fees

CITY OF PERRIS

DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION
135 NORTH D STREET, PERRIS, CA 92570-2200
TEL.: (951) 943-5003 FAX: (951) 943-8379

February 19, 2021

Subject: Mitigation Monitoring & Reporting Plan – Tentative Tract 37803

MITIGATION MONITORING AND REPORTING PLAN

The following environmental mitigation measures shall be incorporated into the project development as Conditions of Approval (MND 2352). The Project Applicant shall secure a signed verification for the mitigation measures to ensure compliance with each mitigation measure, as required by the City of Perris to meet CEQA obligations and other requirements (Public Resources Code Section 21081.6.)

Final clearance shall require all verifications applicable to the attached table. The Perris Development Services Department has primary responsibility for monitoring and reporting the implementation of each mitigation measure.

In response to the Notice of Intent to Adopt a Mitigated Negative Declaration for the proposed project, the City of Perris received two comment letters in response to the distribution of the Initial Study. The City of Perris has provided responses to the comments received. The comments that were received did not require any new or revisions to the mitigation measures provided in the Mitigated Negative Declaration.

MITIGATION MONITORING AND REPORTING PLAN

(TTM 37803)

MITIGATION MEASURE	TIMING	VERIFICATION OF COMPLIANCE		
		DEPARTMENT	SIGNATURE	DATE
AESTHETICS				
Mitigation Measure No. 1: Prior to issuance of grading permits, the project developer shall provide evidence to the City that any temporary nighttime lighting installed for security purposes shall be downward facing and hooded or shielded to prevent security light spillage outside of the staging and construction areas or direct broadcast of security light into the sky.	Prior to issuance of grading permits.	Planning and Building Divisions.		
AIR QUALITY				
Mitigation Measure No. 2: Throughout project construction the contractor shall:	Throughout project construction.	Building Division.		

MITIGATION MONITORING AND REPORTING PLAN (TTM 37803)				
MITIGATION MEASURE	**TIMING**	**VERIFICATION OF COMPLIANCE**		
		DEPARTMENT	**SIGNATURE**	**DATE**
• Utilize well-tuned off-road construction equipment. • Establish a preference for contractors using Tier 3 or better heavy equipment. • Enforce 5-minute idling limits for both on-road trucks and off-road equipment.				
Mitigation Measure No. 3: A blasting execution plan shall be submitted to the City Engineer and approved prior to any implosion event. The blasting execution plan shall evaluate the feasibility of staged implosion to minimize dust generation and exposure.	Prior to any implosion event.	Planning and Building Divisions.		
Mitigation Measure No. 4: A public notification program shall be instituted prior to each implosion event, which includes recommendations to minimize exposure to airborne dust.	Prior to each implosion event.	Planning and Building Divisions.		
Mitigation Measure No. 5: Each implosion event shall be scheduled during periods of low/no wind speeds.	Prior to each implosion event.	Planning and Building Divisions.		
Mitigation Measure No. 6: A dust control plan shall be approved by the City Engineer prior to the first implosion event that identifies specific measures and equipment necessary to minimize dust from windblown storage piles, off-site tracking of dust, debris loading, truck hauling of debris, vehicle speed limits, and other dust suppression measures to minimize dust. The contractor shall implement all feasible engineering controls to control fugitive dust including exhaust ventilation, blasting cabinets and enclosures, vacuum blasters, drapes, water curtains or wet blasting. Watering methods, such as water sprays and water applications, also shall be implemented during blasting, rock crushing or any activity to reduce fugitive dust generated during transfer and conveyance of crushed material.	Prior to the first implosion event.	Planning and Building Divisions.		

MITIGATION MONITORING AND REPORTING PLAN

(TTM 37803)

MITIGATION MEASURE	TIMING	VERIFICATION OF COMPLIANCE		
		DEPARTMENT	SIGNATURE	DATE
BIOLOGY				
Mitigation Measure No. 7: Prior to the start of grading, the project developer shall pay the required Stephens Kangaroo rat fee to the MSHCP.	Prior to the start of grading.	Planning and Building Divisions.		
Mitigation Measure No. 8: Prior to the start of grading or the clearance of any vegetation, the project developer shall retain a qualified biologist to conduct a pre-construction nesting bird survey in accordance with the following: a) The survey shall be conducted no more than three (3) days prior to the start of grading or clearance of vegetation. b) If a pre-construction survey indicates that bird nests are not present, or if present they are inactive, or if the existing habitat is unoccupied no further mitigation is required. c) If a pre-construction survey identifies an active bird nest, a species-specific no disturbance buffer zone shall be established by a qualified biologist around the active nest until a qualified biologist determines that all young have fledged.	Prior to the start of grading or clearance of vegetation.	Planning and Building Divisions.		
Mitigation Measure No. 9: In accordance with MSHCP provisions that limit the use of exotic and invasive plants, the project landscape plan shall exclude all invasive plant species such as, but not limited to crimson fountain grass, pampas grass, giant reed, tree of heaven, and all other ornamental landscape elements that have the potential to spread into adjoining or nearby habitat areas.	Prior to the approval of a landscape plan.	Planning and Building Divisions.		

Mitigation Measure No. 10: Prior to the start of grading or the clearance of any vegetation Lots C and D shall be fenced with orange construction fencing to avoid entry into Lots C and D by construction equipment and workers. The orange construction fencing shall remain in place until project construction is completed.	Prior to the start of grading.	Planning and Building Divisions.		
Mitigation Measure No. 11: Prior to the start of any construction activities, all construction contractors shall receive a copy of all mitigation measures required to reduce impacts to biological resources and a brochure that depicts the regulatory status of the biological resources that are present on the site. In addition, the project biologist shall provide verbal instruction to all site workers at a pre-construction meeting to provide a clear understanding of the onsite biological resources that are to be protected in accordance with the mitigation measures.	Prior to the start of any construction activities.	Planning and Building Divisions.		
Mitigation Measure No. 12: 30-days prior to the start of grading or construction, whichever occurs first, the project developer shall retain a qualified biologist to conduct a burrowing owl survey. If burrowing owls are not detected no further mitigation is required. If burrowing owls are detected the project developer and the biologist shall submit to CDFW a burrowing owl relocation plan for approval.	30-days prior to the start of grading or construction, whichever occurs first.	Planning and Building Divisions.		
CULTURAL RESOURCES				
Mitigation Measure No. 13: Prior to the issuance of grading permits, the project developer shall retain a professional archaeologist.12 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 until the	Prior to the issuance of grading permits.	Planning and Building Divisions.		

archaeologist has been approved by the City. The archaeologist shall be responsible for monitoring grading activities, 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, the handling of the discovered resources will differ. However, it is understood that all artifacts with the exception of human remains and related grave goods or sacred/ceremonial objects belong to the property owner. All artifacts discovered at the development site shall be inventoried and analyzed by the professional archaeologist. If any artifacts of Native American origin are discovered, all activities in the immediate vicinity of the find (within a 50-foot radius) shall stop and the project proponent and project archaeologist shall notify the City of Perris Planning Division, the Pechanga Band of Luiseño Indians, the Soboba Band of Luiseño Indians, and any other tribes identified by the California Native American Heritage Commission (NAHC) as being affiliated with the area. A designated Native American observer from one of the tribes identified by the NAHC as being affiliated with the area shall be retained to help analyze the Native American artifacts for identification as everyday life and/or religious or sacred items, cultural affiliation, temporal placement, and function, as deemed possible. The significance of Native American resources shall be evaluated in accordance with the provisions of CEQA and shall consider the religious beliefs, customs, and practices of the Luiseño tribes. All				

items found in association with Native American human remains shall be considered grave goods or sacred in origin and subject to special handling. Native American artifacts that are relocated/reburied at the project site would be subject to a fully executed relocation/reburial agreement with the assisting Native American tribes or bands. This shall include measures and provisions to protect the reburial area from any future impacts. Relocation/reburial shall not occur until all cataloging and basic recordation have been completed. Native American artifacts that cannot be avoided or relocated at the project site shall be prepared in a manner for curation at an accredited curation facility in Riverside County that meets federal standards per 36 CFR Part 79 and makes the artifacts available to other archaeologists/researchers for further study such as University of California, Riverside Archaeological Research Unit (UCR-ARU) or the Western Center for Archaeology and Paleontology. If more than one Native American group is involved with the project and they cannot come to an agreement as to the disposition of Native American artifacts, they shall be curated at the Western Center by default. The archaeologist 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, the Soboba Band of Luiseño Indians, and any other Native American groups involved with the project.				
Mitigation Measure No. 14: 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	Throughout project construction.	Building Division.		

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 5097.98I 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 EIC.				
GEOLOGY AND SOILS				
Mitigation Measure No. 15: Prior to the issuance of grading permits, the project applicant shall submit to and receive approval from the City, a Paleontological Resource Impact Mitigation Monitoring Program (PRIMMP). The PRIMMP shall include the provision of a qualified professional paleontologist (or his or her trained paleontological monitor representative) during onsite and off-site subsurface excavation that exceeds three (3) feet in depth. Selection of the paleontologist shall be subject to approval of the City of Perris Director of Development Services and no grading activities shall occur at the site until the paleontologist has been approved by the City. Monitoring shall be restricted to undisturbed subsurface areas of older alluvium, which might be present below the surface. The approved paleontologist shall be prepared to quickly salvage fossils	Prior to the issuance of grading permits.	Planning and Building Divisions.		

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				
NOISE				
Mitigation Measure No. 16: All heavy equipment operating on the project site, including graders and dozers, shall maintain a minimum distance of 75 feet from the shared property line with the existing residents east of the site for lots 8-24. Grading within 75 feet of the shared property line shall be conducted with smaller equipment such as a loader/backhoe or bobcat.	Throughout project construction.	Building Division.		

Mitigation Measure No. 17: Prior to the issuance of a grading permit, the project developer shall submit a blasting program to the Planning Manager that provides for minimum allowable off-site noise and vibration levels. Any blasting in the vicinity of sensitive land uses shall be designed to reduce vibration and air over pressure, including limiting the size of blasting charges.	Prior to the issuance of a grading permit.	Planning and Building Divisions.		
Mitigation Measure No. 18: Three days prior to any on-site blasting, the construction manager shall provide advanced notification by mail of each proposed blasting activity to all residences within 1,000 feet of the project site. The notification shall identify the potential noise level, time period of the blasting activities	Three days prior to any on-site blasting.	Planning and Building Divisions.		
Mitigation Measure No. 19: Site specific noise and vibration levels shall be monitored by a blasting expert for each blasting event. The blasting program shall provide for response and investigation of all complaints. If any blasting complaints are received, blasting shall not resume until the complaint has been resolved, including whether an alternative blasting strategy shall be developed or more detailed and site-specific blasting mitigation is required.	Concurrent with each blasting event.	Building Division.		
TRANSPORTATION/TRAFFIC				
Mitigation Measure No. 20: Prior to the issuance of the first occupancy permit, the project developer shall pay its fair share to install a traffic signal and the addition of a westbound right-turn lane at "A" Street/Harvill Avenue.	Prior to the issuance of the first occupancy permit.	Public Works		
Mitigation Measure No. 21: Prior to the issuance of the first occupancy permit, the project developer shall pay its fair share to install a traffic signal at "A" Street/Nuevo Road and restripe the northbound lanes to include a left-turn lane. There is adequate width available to add a northbound left-turn lane while having enough lane width for the	Prior to the issuance of the first occupancy permit.	Public Works		

southbound departure lane. In addition, the southbound departure lane shall continue to align with the southbound approach lane after restriping.				
Mitigation Measure No. 22: Prior to the issuance of the first occupancy permit, the project developer shall pay its fair share to install a traffic signal at "A" Street/W Metz Road.	Prior to the issuance of the first occupancy permit.	Public Works		
Mitigation Measure No. 23: Prior to the issuance of the first occupancy permit, the project developer shall pay its fair share to install a traffic signal at "A" Street/W San Jacinto Avenue.	Prior to the issuance of the first occupancy permit.	Public Works		

Sincerely,

Nathan Perez
Senior Planner

EXHIBIT C

Aerial View

AERIAL VIEW
Tentative Tract Map 37803

EXHIBIT D

Vicinity Map

VICINITY MAP
Tentative Tract Map 37803

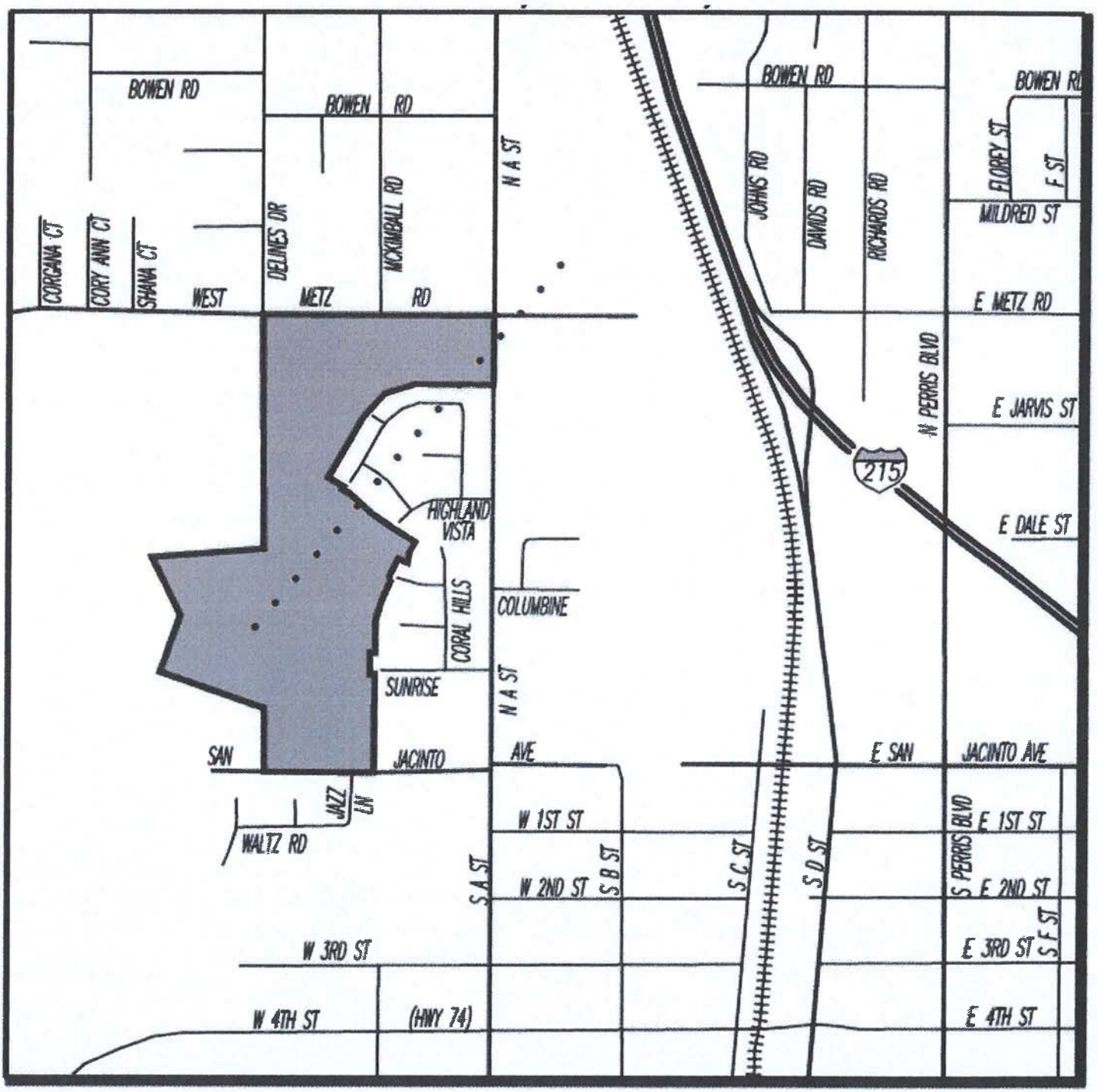


EXHIBIT E

General Plan Map

GENERAL PLAN MAP

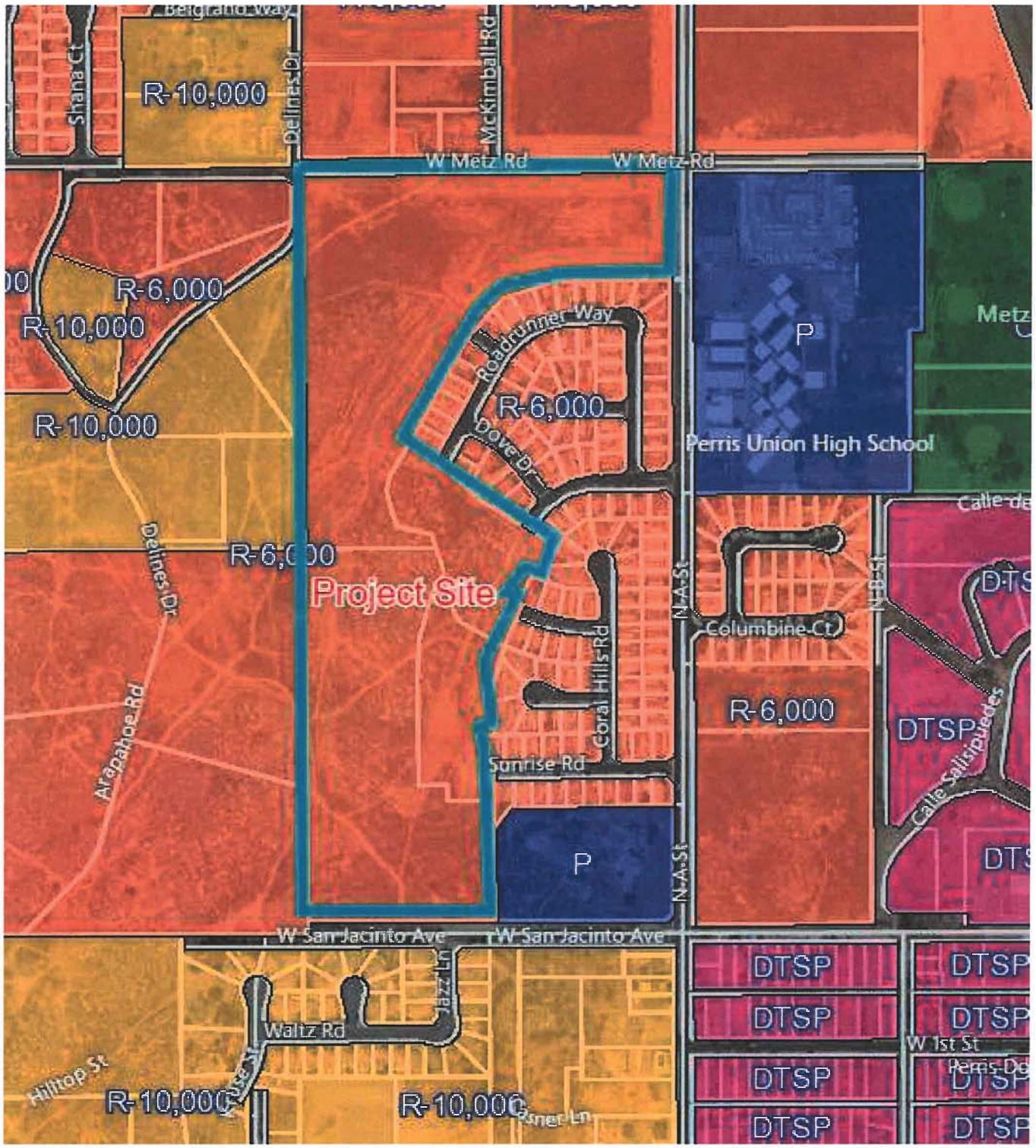


EXHIBIT F

TTM 37803 Exhibit

TENTATIVE TRACT MAP 37803

CITY OF PERRIS, COUNTY OF RIVERSIDE, CALIFORNIA

RESIDENTIAL LOT SUMMARY

LOT NO.	GROSS AREA (SQ. FT.)	NET PAD AREA (SQ. FT.)	LOT NO.	GROSS AREA (SQ. FT.)	NET PAD AREA (SQ. FT.)	LOT NO.	GROSS AREA (SQ. FT.)	NET PAD AREA (SQ. FT.)
1	10,315	5,738	51	7,980	6,705	101	7,894	5,561
2	10,340	5,828	52	7,651	6,379	102	6,993	5,159
3	10,012	5,633	53	6,980	6,660	103	8,763	6,410
4	9,613	5,819	54	6,583	6,058	104	6,723	6,130
5	9,077	5,476	55	6,634	6,015	105	5,851	7,281
6	9,014	5,171	56	6,475	6,032	106	8,172	7,119
7	8,843	4,931	57	11,671	10,001	107	6,100	6,587
8	7,428	6,487	58	6,996	5,835	108	7,600	6,481
9	7,409	6,476	59	14,172	9,388	109	5,328	4,987
10	9,356	8,357	60	16,171	7,215	110	5,921	7,114
11	8,618	7,659	61	8,805	6,850	111	7,757	7,760
12	6,644	7,133	62	7,211	6,501	112	6,318	5,284
13	6,106	5,837	63	7,561	7,300	113	7,980	6,471
14	10,770	10,270	64	6,938	5,533	114	7,642	5,512
15	10,603	9,811	65	6,418	5,548	115	7,079	6,047
16	6,795	6,498	66	6,816	6,296	116	7,907	5,265
17	7,997	6,979	67	7,998	6,980	117	8,472	5,280
18	7,987	6,980	68	6,770	6,170	118	5,928	5,270
19	6,234	4,875	69	11,587	10,887	119	7,561	5,089
20	5,634	5,851	70	11,878	8,872	120	6,500	6,426
21	6,531	5,851	71	8,481	6,117	121	7,208	6,062
22	6,535	4,883	72	8,297	6,756	122	6,136	7,811
23	6,606	5,861	73	8,206	6,806	123	10,291	8,128
24	5,171	5,431	74	7,283	5,886	124	7,678	7,299
25	6,907	10,212	75	6,634	5,265	125	5,506	6,125
26	13,604	9,771	76	15,316	10,984	126	8,478	8,037
27	11,005	9,069	77	17,258	13,009	127	5,600	5,862
28	10,702	7,857	78	6,172	5,172	128	4,800	4,503
29	8,070	6,501	79	7,172	7,172	129	5,187	5,138
30	7,889	6,145	80	8,178	7,207	130	7,855	7,253
31	11,358	9,345	81	7,140	6,714	131	6,666	5,856
32	9,888	7,454	82	8,379	6,967	132	10,780	9,158
33	9,767	6,539	83	7,455	7,267	133	12,472	10,986
34	8,621	7,917	84	8,918	6,558	134	7,415	6,934
35	8,213	6,111	85	8,668	6,548	135	8,011	6,811
36	8,104	6,005	86	6,876	6,792	136	14,167	10,203
37	9,894	8,568	87	13,879	9,320	137	8,142	7,081
38	9,881	8,113	88	16,896	9,881	138	11,988	11,211
39	9,217	9,827	89	9,637	6,289	139	8,125	7,091
40	9,981	9,456	90	7,000	6,018	140	6,287	5,575
41	7,304	5,848	91	7,819	6,939	141	6,476	5,473
42	7,898	5,815	92	7,920	6,197	142	6,500	5,471
43	7,604	5,668	93	7,000	5,851	143	6,600	5,243
44	6,700	5,287	94	7,000	5,275	144	6,653	5,575
45	10,878	7,763	95	8,083	6,765	145	5,719	7,308
46	10,876	6,345	96	7,000	5,800			
47	7,339	6,648	97	6,900	6,000			
48	6,651	5,750	98	6,000	6,000			
49	6,681	5,289	99	6,200	5,000			
50	5,884	5,000	100	5,000	5,000			

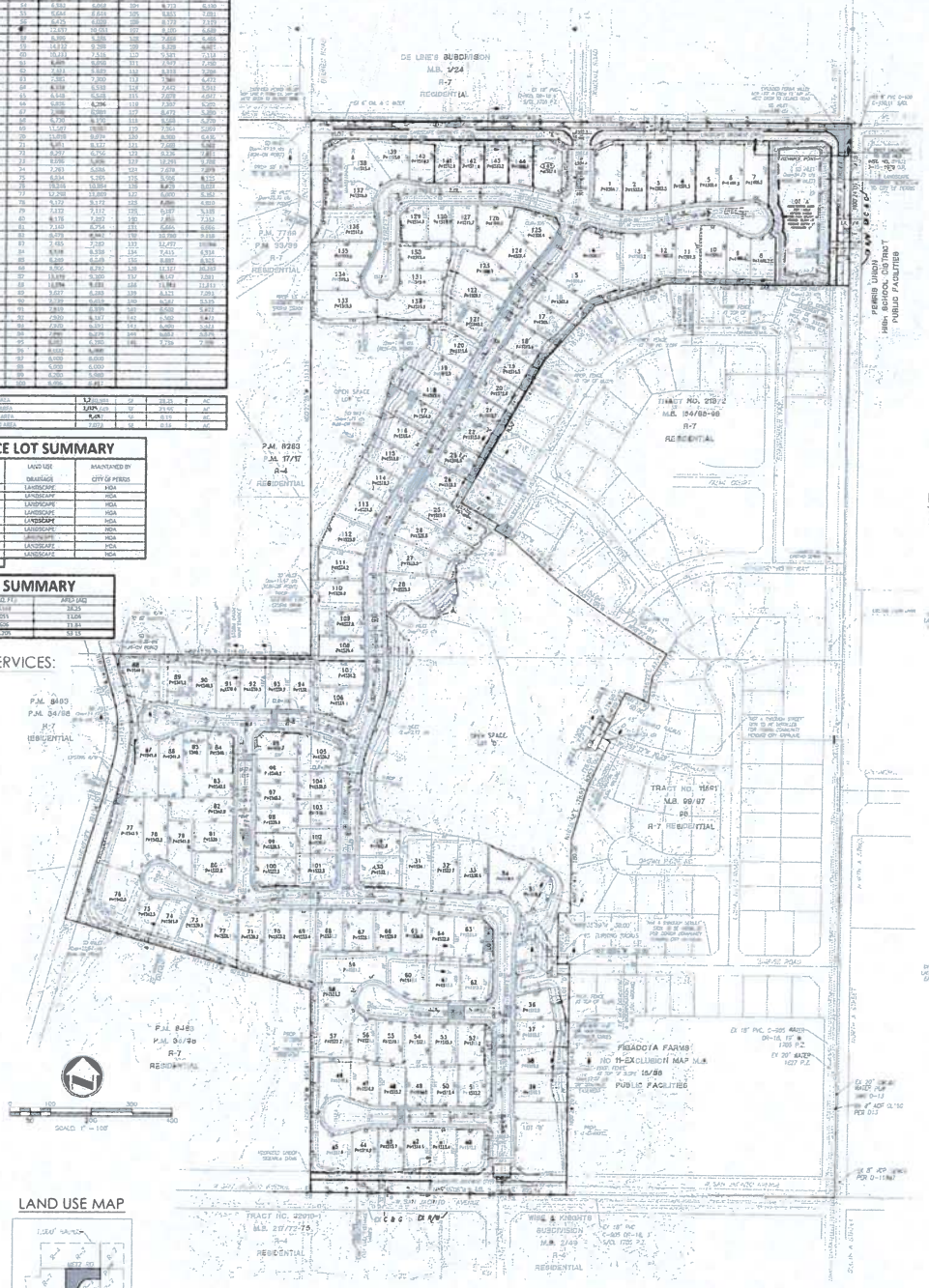
TOTAL GROSS AREA	1,210,884	SF	28.45	AC
TOTAL NET PAD AREA	1,101,426	SF	25.29	AC
AVERAGE GROSS AREA	8,408	SF	0.19	AC
AVERAGE NET PAD AREA	7,672	SF	0.18	AC

OPEN SPACE LOT SUMMARY

LOT NO.	AREA (SQ. FT.)	AREA (AC)	LAND USE	MAINTAINED BY
A	51,141	1.17	DRAINAGE	CITY OF PERRIS
B	27,613	0.63	LANDSCAPE	HOA
C	68,158	1.56	LANDSCAPE	HOA
D	397,251	9.12	LANDSCAPE	HOA
E	3,009	0.07	LANDSCAPE	HOA
F	1,270	0.03	LANDSCAPE	HOA
G	903	0.02	LANDSCAPE	HOA
H	3,050	0.07	LANDSCAPE	HOA
I	3,239	0.07	LANDSCAPE	HOA
J	3,884	0.09	LANDSCAPE	HOA
TOTAL	549,095	12.06		

LAND USE SUMMARY

LAND USE	AREA (SQ. FT.)	AREA (AC)
RESIDENTIAL LOTS	1,210,884	28.45
OPEN SPACE/LANDSCAPE	549,095	12.06
STREETS	515,526	11.84
TOTAL	2,275,505	52.35



OWNER:

UCI PROPERTY DEVELOPMENT, INC
17700 CASTLETON STREET, #128
CITY OF INDUSTRY, CA 91748
(626) 757-1205

APPLICANT:

ABA BUILDERS, INC
32823 TEMECULA PARKWAY
TEMECULA, CA 92592
(951) 491-6035

ENGINEER/REPRESENTATIVE:

ADKAN ENGINEERS
ATTN: RICHARD REYES
8970 [illegible]
[illegible], CA 92504
PH: (951) 683-3511
FAX: (951) 688-1033

GENERAL NOTES:

1. ASSESSOR'S PARCEL NO. (APN): 317-020-032, 035, 34:-090-009, 016, 020
2. MAP SCALE: 1" = 100'
3. MAP INFORMATION DATE: 10/2/14
4. TOPOGRAPHIC MAP NO. 33983
5. APPROXIMATE AREA: GROSS = +/- 53.13 ACRES; NET = +/- 52.03 ACRES
6. [illegible] (R1) PG. 407, R-1, R-2
7. TOPOGRAPHY SHOWN FROM AERIAL SURVEYS, INC. FLOWN: 10/18/2014
8. NUMBER OF LOTS: 145 SINGLE FAMILY RESIDENTIAL & OPEN SPACE LOTS; 1 DRAINAGE LOT DENSITY: 3.1 DU/AC
9. NO PHASING IS PROPOSED
10. SEWER IS PROVIDED FOR THIS SITE
11. THERE ARE NO EXISTING BUILDINGS ON THIS SITE
12. NO EXISTING OR PROPOSED PUBLIC UTILITY EASEMENTS, TRANSMISSION LINES, POWER OR TELEPHONE POLES OR UNDERGROUND UTILITIES ARE KNOWN TO EXIST ON OR ADJACENT THE PROPERTY EXCEPT AS SHOWN ON MAP
13. ALL STREETS WITHIN DEVELOPMENT TO BE DEDICATED PUBLIC STREETS
14. LOT A TO BE DRAINAGE LOTS
15. OPEN SPACE LOT B, C, D, E, F, G, H, I, & J TO BE DEDICATED AS OPEN SPACE
16. ALL PROPOSED DEVELOPMENT TO COMPLY WITH THE R-4,000 ZONING STANDARDS PERRIS M.C. SEC. 19.35
17. LENGTH OF "[illegible]" STREET CUL-DE-SAC IS 441'
18. LENGTH OF "D" (BETWEEN "I" STREET CUL-DE-SAC) IS 675'
19. LENGTH OF "I" STREET CUL-DE-SAC IS 217'
20. LENGTH OF "K" STREET CUL-DE-SAC IS 215'
21. LENGTH OF "K" STREET CUL-DE-SAC IS 192'
22. LENGTH OF "L" STREET CUL-DE-SAC IS 225'
23. W-BASINS & SLOPES TO BE MAINTAINED BY HOMEOWNER AS DETAILED IN [illegible] SECTIONS [illegible]
24. FIRE HYDRANTS ARE PLACED 330 FEET ON CENTER WITH NO LOT SHALL BE [illegible] THAN 165 FEET FROM THE FIRE HYDRANTS ARE SPACED 660 FEET ON CENTER, EACH INTERSECTION HAS 1 FIRE HYDRANT

ZONING AND LAND USE SUMMARY:

DESCRIPTION	ON-SITE	NORTH	SOUTH	EAST	WEST
EXISTING ZONING	R-4,000	R-4,000	R-15,000	R-4,000, P	R-1,000
PROPOSED ZONING	N/A	N/A	N/A	N/A	N/A
EXISTING LAND USE	VACANT	SFR/VACANT	SFR/VACANT	SFR/VACANT	VACANT
PROPOSED LAND USE	N/A	N/A	N/A	N/A	N/A

LEGAL DESCRIPTION:

REAL PROPERTY IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL A: THAT PORTION OF THE EAST ONE HALF OF THE SOUTHWEST ONE-QUARTER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN

PARCEL B: THAT PORTION OF THE EAST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 3 WEST, SAN BERNARDINO

AS DEFINED BY LOT LINE ADJUSTMENT NO. 08-80 RECORDED JANUARY [illegible], 1991 AS INSTRUMENT NO. 91-24343 OF OFFICIAL RECORDS

NOTE:

EARTHWORK QUANTITIES

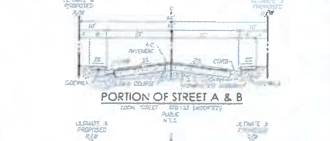
GROSS AREA ..... 53.13AC(+/-) ..... 1804+/- ..... 84647(+/-)
OVERDOWN STORAGE ..... 5' ..... C.Y. FILL= ..... 34812(+/-)
TOTAL TRIBUTARY AREA ..... 53 ..... C.Y. CUT= ..... 0 C.Y.

TYPICAL STREET SECTIONS

SAN JACINTO AVENUE

METZ ROAD

NORTH A STREET



PORTION OF STREET A & B

STREET C, D, E, F, G, H, I & PORTION OF A & B

PUBLIC UTILITIES/SERVICES:

SCHOOL DISTRICT
PERRIS UNION HIGH SCHOOL DISTRICT
156 E. 4TH STREET
PERRIS, CA 92570
(951) 943-6369

WATER
CITY OF PERRIS
101 NORTH D STREET
PERRIS, CA 92570
(951) 657-3280

SEWER
CITY OF PERRIS
101 NORTH D STREET
PERRIS, CA 92570
(951) 657-3280

CABLE
SPECTRUM CABLE
1820 N. PERRIS BLVD., STE 13
PERRIS, CA 92571
(951) 943-7064

ELECTRIC
SOUTHERN CALIFORNIA EDISON
P.O. BOX 6400
RANCHO CUCAMONGA, CA 91729
(800) 655-4555

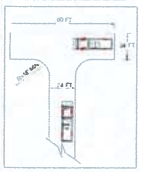
GAS
SOUTHERN CALIFORNIA GAS COMPANY
P.O. BOX 3150
SAN DIMAS, CA 91773
(800) 427-[illegible]

TELEPHONE
VERIZON
P.O. BOX 30001
INGLEWOOD, CA 90313
(800) 483-5200

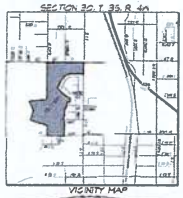
LEGEND

- PROPOSED SEWER MANHOLE
- PROPOSED STORM DRAIN HEADWALL
- EXISTING STORM DRAIN INLET
- PROPOSED STORM DRAIN CATCH BASIN
- EXISTING FENCE
- UTILITY POLE
- UNION POST
- EXISTING STRUCTURE

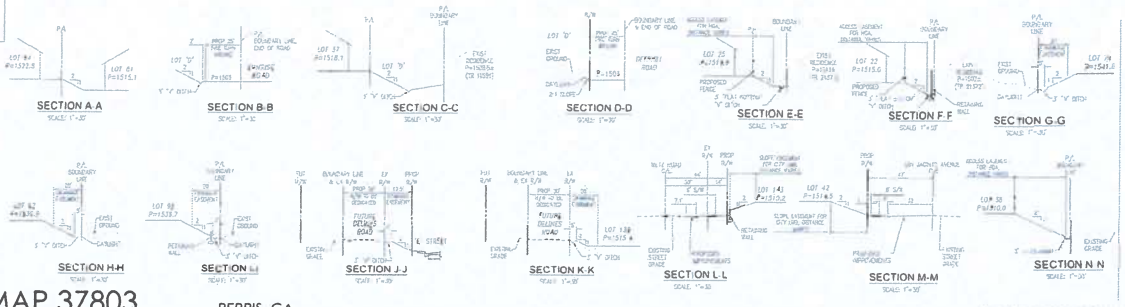
RIVERSIDE COUNTY RESIDENTIAL FIRE APPARATUS TURNAROUND



LAND USE MAP



VICINITY MAP



TENTATIVE TRACT MAP 37803

PERRIS, CA

OWNER: UCI PROPERTY DEVELOPMENT, INC.
APPLICANT: ABA BUILDERS, INC

adkan ENGINEERS
Civil Engineering · Surveying · Planning
8970 Mission Blvd., Riverside, CA 92509
PHONE(951) 683-3511 Fax (951) 688-1033
FOR UCI PROPERTY DEVELOPMENT, INC. S.O. 0801
SCALE 1"=100' DATE 2/12/21

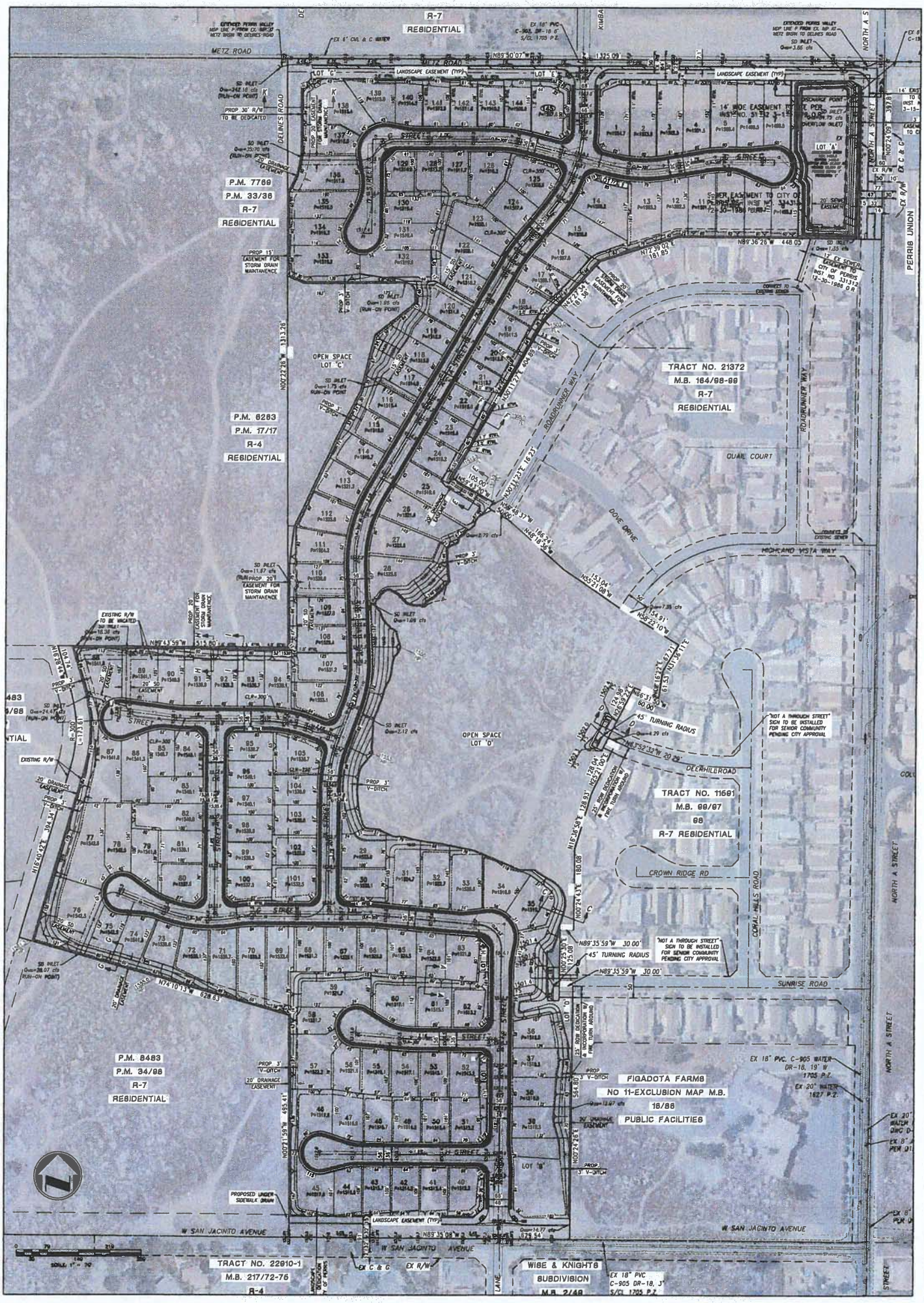
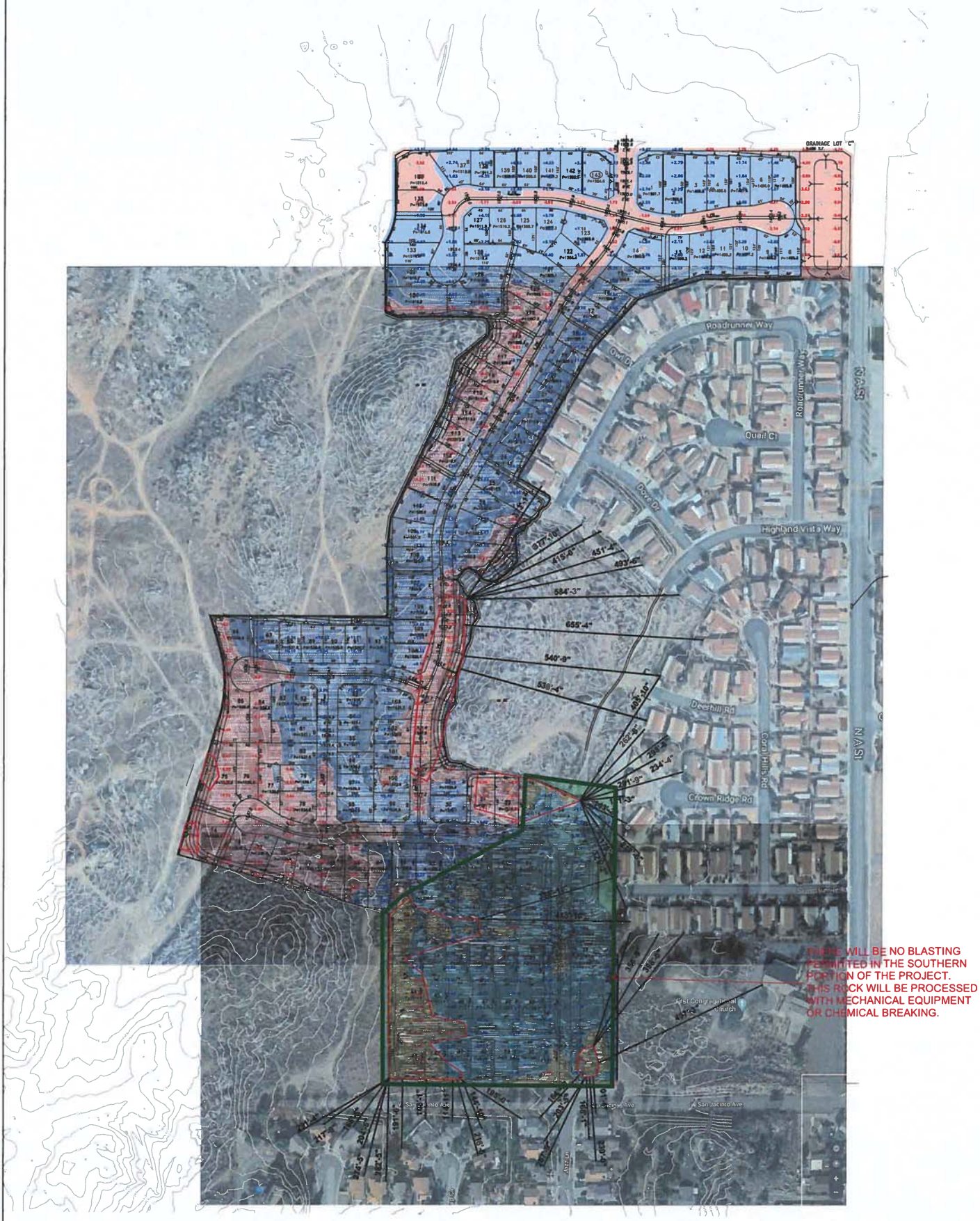

R-7
RESIDENTIAL
METZ ROAD
DELINES ROAD
KIMBA
NORTH A STREET
PERRIS UNION
P.M. 7769
P.M. 33/36
R-7
RESIDENTIAL
P.M. 6283
P.M. 17/17
R-4
RESIDENTIAL
OPEN SPACE
LOT 'C'
TRACT NO. 21372
M.B. 164/98-99
R-7
RESIDENTIAL
ROADRUNNER WAY
QUAIL COURT
DOVE DRIVE
HIGHLAND VISTA WAY
OPEN SPACE
LOT 'D'
DEERHILL ROAD
TRACT NO. 11561
M.B. 96/97
98
R-7 RESIDENTIAL
CROWN RIDGE RD
CORAL HILLS ROAD
SUNRISE ROAD
"NOT A THROUGH STREET" SIGN TO BE INSTALLED FOR SENIOR COMMUNITY PENDING CITY APPROVAL
45' TURNING RADIUS
P.M. 8483
P.M. 34/98
R-7
RESIDENTIAL
FIGADOTA FARMS
NO 11-EXCLUSION MAP M.B.
16/88
PUBLIC FACILITIES
W SAN JACINTO AVENUE
TRACT NO. 22910-1
M.B. 217/72-76
R-4
WISE & KNIGHTS
SUBDIVISION
M.B. 2/49

EXHIBIT G

Blasting Exhibit



Q·TATIVE DEVELOPMENT SOLUTIONS
100 Spectrum Center Drive, Suite 1400 Irvine CA 92618
(949) 290-7510
www.qtative.com

REVISION LOG
1.
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BLASTING EXHIBIT	PROJECT TRACT #33200	FIGURE 1
DATE 10/22/2019	SCALE 1"=80'	PROJECT NO.

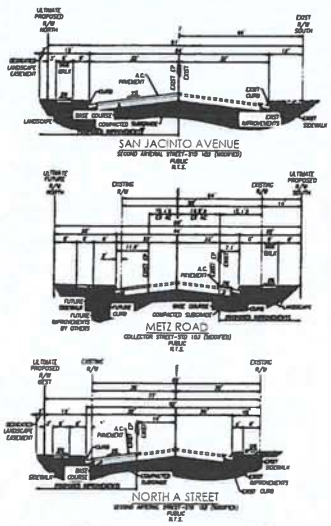
EXHIBIT H

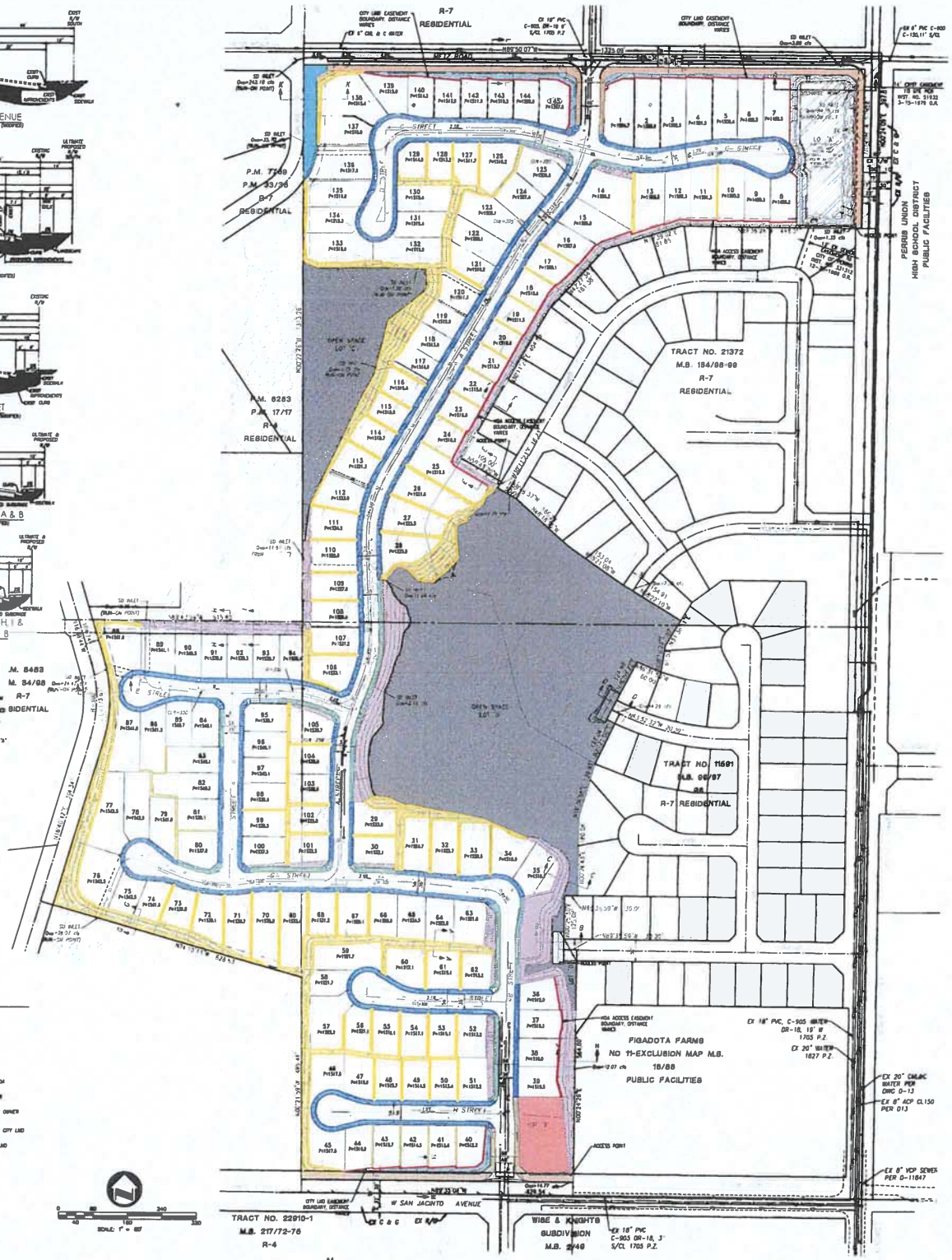
Landscape Maintenance Exhibit/Lettered Lots

LANDSCAPE MAINTENANCE EXHIBIT TTM 37803

CITY OF PERRIS, COUNTY OF RIVERSIDE, CALIFORNIA

TYPICAL STREET SECTIONS





LANDSCAPE NOTE:

[illegible] - THE DEVELOPER SHALL CONSTRUCT CONCRETE LINED DRAINAGE "V" DITCHES, UTILIZING A "FLAT BOTTOM" DESIGN. THE MINIMUM WIDTH OF FLAT BOTTOM OF THE "V" DITCH SHALL MEASURE 3'(36") FOR REQUIRED ACCESS BY MAINTENANCE EQUIPMENT. HOA AREAS SHALL BE INCLUDED WITHIN LANDSCAPE MAINTENANCE DISTRICT #1, AS A SECONDARY CATEGORY IMPROVEMENT TO BE LEVIED IN CASE OF DEFAULT OR FAILURE TO ADEQUATELY MAINTAIN.

FLAT BOTTOM "V" DITCHES LOCATIONS: BEHIND LOTS 8-23, LOTS 36-39, LOT "A" AND LOT "B"

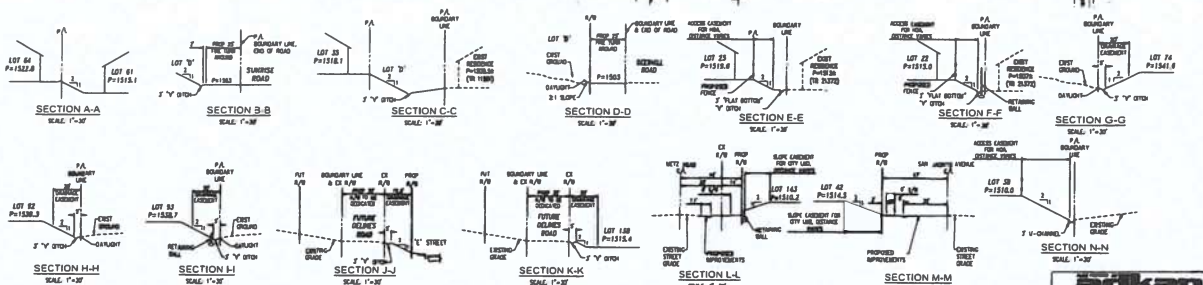
HOA MAINTENANCE OPEN SPACE LOT 5 AND LOT 6 - HOA AREAS SHALL BE INCLUDED WITH LANDSCAPE MAINTENANCE DISTRICT #1, AS A SECONDARY CATEGORY IMPROVEMENT TO BE LEVIED IN CASE OF DEFAULT OR FAILURE TO ADEQUATELY MAINTAIN.

LMD LEGEND

- PARKWAY L.S. MAINTAINED BY HOA
- SLOPE L.S MAINTAINED BY HOA
- O.S. MAINTAINED BY HOA
- O.S. PRESERVED BY HOA
- OPEN SPACE L.S. MAINTAINED BY HOA
- PARKWAY L.S. MAINTAINED BY OWNER
- INTERIOR SLOPE L.S. MAINTAINED BY OWNER
- INTERIOR SLOPE L.S. MAINTAINED BY CITY LMD
- PARKWAY L.S. MAINTAINED BY CITY LMD
- BMP MAINTAINED BY CITY LMD

LEGEND

- PROPOSED SEWER MANHOLE
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM DRAIN CATCH BASIN
- EXISTING FENCE
- UTILITY POLE
- LIGHT POST
- EXISTING STRUCTURE



OWNER: UCI PROPERTY DEVELOPMENT, INC.

APPLICANT: ABA BUILDERS, INC

adkan ENGINEERS

EXHIBIT I

MND/Initial Study no. 2352 - *Due to the size of document files, the*

documents are on File with the Planning Department and available online at:

https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-253