



CITY OF PERRIS

PLANNING COMMISSION

AGENDA SUBMITTAL

MEETING DATE: April 6, 2022

SUBJECT: **General Plan Amendment (GPA) 21-05040, Zone Change (ZC) 21-05039, Tentative Tract Map 38071 and 38071-1 (TTM21-05032)** – A proposal to amend the General Plan Land Use and Zoning designation of approximately 48.6 acres located at the northeast corner of Ramona Expressway and Evans Road from Specific Plan and R-10,000 to R-6,000 to facilitate a 192 single-family lot subdivision with six (6) lettered lots. **Applicant:** Jason Keller, Mission Pacific Land Company.

REQUESTED ACTION: **Adopt Resolution No. 22-07** recommending that the City Council **Adopt** the Mitigated Negative Declaration 2370 and **Approve** GPA 21-05040, ZC 21-05039, Tentative Tract Maps 38071, and 38071-1 (TTM21-05032) and based on the findings and subject to the Conditions of Approval.

CONTACT: Kenneth Phung, Director of Development Services

PROJECT DESCRIPTION AND BACKGROUND:

The applicant, Mission Pacific Land Company, is proposing to amend the General Plan Land Use and Zoning designation of approximately 48.6 acres located at the northeast corner of Ramona Expressway and Evans Road from Specific Plan (General Plan designation) and R-10,000 (Zoning designation) to R-6,000 to facilitate a 192 single-family lot subdivision with six (6) lettered lots (A through F). The subdivision has lots ranging from a minimum of 6,000 square feet to 12,779 square feet, with a lot average of 7,056 square feet. The proposed density is 6.2 dwelling units per acre, below the max density of the R-6,000 zone, which allows up to 7 dwelling units per acre. Currently, the site is vacant and accessible through an improved Evans Road and surrounded by existing residential neighborhoods to the north, vacant land to the west, south, and east.

The applicant contemplates subdividing the project site into two phases. Phase 1 (TTM38071-1) consists of 111 single-family lots, and phase 2 (TTM38071) consists of 81 single-family lots. The phases are needed as the Department of Water Resources (DWR) is working on off-site drainage improvements along the southern project boundary to connect to the Perris Valley Storm Drain Channel, which will require a construction staging easement that would preclude the ability to develop the site in one phase. Phase 1 includes the construction of an 87,084 sq. ft. interim basin (Lot "A") surrounded by a temporary split-rail vinyl fence that will drain to the existing DWR

channel to the south. Upon completion of the DWR channel, Phase 2 can proceed, and the interim basin (Lot "A") will be reduced to a 28,148 sq. ft. permanent basin. Also, during Phase 1, all off-site street improvements associated with the Project will be constructed.

The six (6) lettered lots with the development are summarized in the table below:

TENTATIVE TRACT MAP 38071 and 38071-1 (TTM21-05032) SUMMARY				
Lot No.	Area (sq. ft.)	Area (AC)	Land Use	Maintained By
A	28,148	0.65	Drainage/Basin	LMD
B	2,454	0.06	Landscape/Trail access point	LMD
C	6,640	0.15	Landscape/Trail	LMD
D	31,485	0.70	Landscape/Trail	LMD
E	33,107	0.77	Open Space/Landscape	LMD
F	26,119	0.58	Drainage/Basin	LMD

Both lettered lot "A" (28,148 sq. ft.) and lettered lot "F" (26,119 sq. ft.) are bio-retention basins required for water quality management plan (WQMP) purposes. Lot "B" (2,452 sq. ft.) is dedicated as a trail access point with removable bollards to prevent access to motorized vehicles. Per the Active Transportation Plan (ATP), both lettered lot "C" (6,640 sq. ft.) and lettered lot "D" (31,485 sq. ft.) is dedicated for an 8-foot-wide decomposed granite trail and landscaping along the easterly boundary continuing to the southerly boundary of the tract map ultimately connecting to Evans Road. Lots "E" is an enclosed landscaped open space area that is designated for a 35-foot wide EMWD sewer easement and 15-foot-wide maintenance road.

PROJECT ANALYSIS:

Zoning and General Plan Consistency

The proposed Project is located within Planning Area 1 of the City of Perris General Plan (2030) Land Use Element. Planning Area 1 is generally located on the northeastern edge of the City, bounded by the City limits to the north and east, and the Ramona Expressway to the south.

The proposal involves amending the General Plan Land Use and Zoning designation of approximately 48.6 acres located at the northwest of Ramona Expressway and Evans Road from Specific Plan (General Plan designation) and R-10,000 (Zoning designation) to R-6,000 which allows a single-family residential subdivision. As designed and through the application of the conditions of approval, the proposed subdivision, TTM 38071 and TTM38071-1, is compatible with the entitled Stratford Ranch Residential tract to the west (TTMs 36647 and 36648) currently under construction by Pulte Homes and the existing residential development to the north (TTM 32708) in density, zoning, and product type. Therefore, the proposed subdivision is compatible with surrounding land uses and zoning designations. The track 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." The table below summarizes the surrounding General Plan designation, zoning and land uses.

<i>Area Surrounding the Project Site</i>			
	<i>General Plan Designation</i>	<i>Zoning</i>	<i>Land Uses</i>
North:	R-6,000 (Single-Family Residential)	R-6,000 (Single-Family Residential)	Single-Family Neighborhood
South:	May Ranch Specific Plan	Commercial	Vacant
East:	N/A (State of California)	N/A (State of California)	State Fairgrounds
West:	R-6,000 (Single-Family Residential) and P (Public)	R-6,000 (Single-Family Residential) and P (Public)	Vacant

Development Standards

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

<i>Development Standard</i>	<i>R-6,000</i>	<i>Complies?</i>
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 (dwelling units/Acre)	up to 7 d.u./Acre	Yes (6.1 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 11,870 sq. ft. with an average lot size of 7,067 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 before 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.

ONSITE CIRCULATION

The Project will provide two (2) access points along Evans Road. The northern point of access (Street "A") is proposed to be signalized and aligned with the access point of TTM 36647. Also, the southerly point of access (Street "B") is required to be right-in and right-out only. The two points of access would connect to a series of cul-de-sacs and through streets, creating a looped circulation system that offers a private setting for future residents while providing safe and efficient access to public trails, sidewalks, and roadways. All internal streets are designated as "local streets," which would require a 60-foot right-of-way (30 feet from the centerline) and provide full-width street improvements in accordance with City of Perris standards. The

subdivision proposes two (2) points of access to the NAP (Not A Part) parcel (APN: 302-200-005) to include an interim barrier which consists of a curb, gutter, bollards, and a temporary six (6) foot block wall to prevent vehicles from driving from the Perris Fairgrounds through the future residential neighborhood. If development occurs in the NAP, the temporary block wall will be removed, and future street improvements will continue to the NAP parcel.

WALLS, FENCING, ENTRY MONUMENTS

The project perimeter walls along Evans Road, Lake Perris Drive, and along the southerly property lines shall consist of a 6' high decorative split-face block wall with pilaster columns every 60 feet. The two (2) main entryways (Street "A" and "B") along Evans Road are conditioned to provide entry monumentation to identify the tract. All reverse frontage lots and corner lots with a side street shall include a 6-foot-high split face block wall with pilasters throughout the tract's interior.

Also, a six-foot-high, UV protected vinyl fence is required on the side and rear property lines interior to the Project (not visible from the public right-of-way), and all enclosed detention basins or storm drain facilities must-have decorative wrought iron fencing with decorative pilasters every 60' feet or perimeter wall corner, or lot line corner. If the detention basin abuts a residential property, a six-foot decorative block wall is required.

MARB AIRPORT LANDUSE CONSISTENCY

The proposed Project is located within the March Air Reserve Base/Inland Port Airport Influence Area (March AIA) Zone D (Flight Corridor Buffer) and Zone E (other Airport Environs). Zone D and Zone E have no residential development restrictions subject to a deed notice and disclosure of an avigation easement and notice of "airport in the vicinity" to future property owners.

California Public Utilities Code (CPUC Section 21676) requires that all jurisdictions (County or City) refer all General Plan Amendments, Specific Plan Amendments, Zoning Ordinance, and adoption of building regulations within an Airport Land Use Compatibility Plan (ALUCP) for ALUC review. Additionally, Section 21676.5 of the California Public Utility Code (CPUC) allows the ALUC to review all projects within the Airport Influence Area (AIA) when the local jurisdiction's General Plan is not consistent with the applicable ALUCP. Because the proposed Project involves a General Plan Amendment, it was required to be considered by ALUC to determine its consistency with the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (MARB ALUCP).

On August 12, 2021, the Riverside County Airport Land Use Commission (ALUC) considered and determined that the Project is " Consistent" with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (MARB ALUCP).

PUBLIC/AGENCY COMMENTS

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

ENVIRONMENTAL DETERMINATION

An Initial Study was prepared for the Project by 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. Based on the Initial Study, staff has concluded that all potentially significant impacts 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 (2370) 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 12, 2022, and ended on February 11, 2022. As of writing this report, no comment letters were received from any adjacent property owner or state agencies.

RECOMMENDATION

ADOPT Resolution No. 22-07 recommending that the City Council **Adopt** the Mitigated Negative Declaration 2370 and **Approve** General Plan Amendment (GPA) 21-05040, Zone Change (ZC) 21-05039, Tentative Tract Maps 38071 and 38071-1 (TTM21-05032) and based on the findings and subject to the Conditions of Approval.

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, Director of Development Services

Attachments: Exhibit A. PC Resolution 22-07 including Conditions of Approval (Planning, Engineering, Public Works, Building, Fire and Community Services)
Exhibit B. General Plan Amendment Exhibit
Exhibit C. Zone Change Exhibit
Exhibit D. Aerial View
Exhibit E. TTM 38071 and TTM38071-1 plans and conceptual landscape plans
Exhibit F. MND/Initial Study and MMRP (see link below)

MND/Initial Study 2370 – Due to the size of the document file, the documents are on file with the Planning Division and available online at:

<https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-301>

Consent:
Public Hearing: April 6, 2022
Workshop:
Presentation:

Exhibit A

**PC Resolution 22-07 including Conditions of
Approval (Planning, Engineering, Public Works,
Building, Fire and Community Services)**

RESOLUTION NUMBER NO. 22-07

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 2370 AND APPROVE GENERAL PLAN AMENDMENT 21-05040, ZONE CHANGE 21-05039, AND TENTATIVE TRACT MAPS 38071 AND 38071-1, A PROPOSAL TO AMEND THE GENERAL PLAN LAND USE AND ZONING DESIGNATION OF APPROXIMATELY 31.1 ACRES LOCATED AT THE NORTHEAST CORNER OF RAMONA EXPRESSWAY AND EVANS ROAD FROM THE SPECIFIC PLAN (GP DESIGNATION) AND R-10,000 (ZONING DESIGNATION) TO R-6,000 TO FACILITATE A 192 SINGLE-FAMILY SUBDIVISION WITH SIX (6) LETTERED LOTS, BASED UPON THE FINDINGS HEREIN and SUBJECT TO CONDITIONS OF APPROVAL.

WHEREAS, the applicant, *Mission Pacific Land Company*, filed Tentative Tract Map 38071 and Tentative Tract Map 38071-1 (TTM21-05032) to subdivide 31.1 acres into 192 single-family lot subdivision located at the northwest corner of Ramona Expressway and Evans Road; and

WHEREAS, the applicant, *Mission Pacific Land Company*, filed General Plan Amendment (21-05040) and Zone Change (21-05039) for a proposal to amend the General Plan Land Use and Zoning designation of approximately 31.1 acres located at the northwest corner of Ramona Expressway and Evans Road from Specific Plan (GP designation) and R-10,000 (zoning designation) to R-6,000; and

WHEREAS, Tentative Tract Map 38071 and Tentative Tract Map 38071-1 (TTM21-05032), General Plan Amendment (21-05040), and Zone Change (21-05039) (collectively the “Project”) have been duly noticed; and

WHEREAS, the proposed Project is considered a “project” as defined by the California Environmental Quality Act (“CEQA”); and

WHEREAS, an Initial Study/Mitigated Negative Declaration (“MND”) 2370 were prepared;

WHEREAS, between January 12, 2022, and February 11, 2022, the Initial Study/MND 2370 was made available for public review and comment during the state-mandated 30-day public review period (SCH # 2022010121); and

WHEREAS, the Planning Commission held a duly noticed public hearing on April 6, 2022, 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 Zone E (other Airport Environs), which have no residential development restrictions; therefore, the Project complies with both the 2014 March ARB/IP Land Use Compatibility Plan (March ALUCP); and

WHEREAS, on August 12, 2021, Riverside County Airport Land Use Commission (“ALUC”) determined that the proposed General Plan Amendment (“GPA”) 21-05040, Zone Change (“ZC”) 21-05039, Tentative Tract Maps 38071 and 38071-1 (“TTM21-05032”) applications are conditionally consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (“MARB ALUCP”); 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 above-mentioned approvals, 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 General Plan Amendment, Specific Plan Amendment, and Tentative Parcel 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 the forgoing, Initial Study, staff report, supporting exhibits, and all written and oral testimony presented at the April 6, 2022, public hearing and 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 Project, the requirements of the City’s Zoning Code, and standard requirements of the City; therefore, an MND 2370 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. Therefore, an MND 2370 has been prepared.
- B. The City has complied with CEQA.
- C. Determinations of the Planning Commission reflect the independent judgment of the City.

Section 3. Based upon the forgoing, the Initial Study/MND 2370, and all oral and written communication submitted by members of the public and City staff to the Planning Commission at the April 6, 2022, public hearing (including, but not limited to, all staff reports and supporting exhibits), the Planning Commission further finds, with respect to the Project, the following regarding General Plan Amendment (GPA) 21-05040.

- A. ***The General Plan Amendment is consistent with the General Plan Land Use Map and applicable General Plan objectives, policies, and programs.***

The proposed amendment will result in changing the General Plan land use designation from SP to R-6,000, which will create consistency with the proposed R-6,000 Zone Change request. The proposed amendment would also create compatibility with the adjacent General Plan residential land use designations on the north and west. Further, changing the General Plan land use designation from SP to R-6,000 aligns the property and General Plan land use designation with the direction of the community, which seeks to provide additional housing options to meet unmet housing demands and logically extends the existing zoning pattern to the north and east of the site.

Furthermore, the General Plan Amendment is consistent with General Plan Policy I. An of the General Plan Land Use Element, which seeks to promote variety in dwelling types, densities, and locations to satisfy changing demands as the community evolves and matures. It is also consistent with Goal 1 of the Housing Element, which seeks to promote and maintain various housing types for all economic segments of the City. Finally, as conditioned, the project meets or exceeds the objectives of the proposed R-6,000 General Plan land use designation and, as such, is consistent with the General Plan Land Use Map and applicable General Plan objectives, policies, and programs.

The proposed General Plan Amendment conforms to the goals of the General Plan as future development is conditioned to comply with zoning code development standards and provide for adequate services, infrastructure, and facilities, which implements the General Plan goals, objectives, and policies.

- B. ***The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City.***

The proposed amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the City. The amendment to change the General Plan land use designation from "SP" to R-6,000 will facilitate the development of single-family

housing to meet demand in the City and regional housing demand, which is consistent with the General Plan goals and objectives. The site is located in an urbanizing area surrounded by single-family residential on the north and east with a similar residential density. Adequate site access and services are readily available, and future development will be required to adhere to all applicable city codes, standards, and policies and thus, the amendment would not be detrimental to the public interest, health, safety, convenience, or welfare.

- C. *In the case of an amendment to the General Plan Land Use Map, the subject parcel(s) is physically suitable (including, but not limited to access, provisions of utilities, compatibility with adjoining land uses, and absence of physical constraints) for the requested land use designation(s) and the anticipated land use development(s).***

The proposed General Plan Amendment will bring the subject property into conformance with the proposed Zone Change, which will facilitate single-family residential development in the future in a manner consistent with the existing neighborhood fabric, the General Plan's vision, and the City's Zoning Code. The parcel is physically suitable for single-family residential use, as it is of adequate shape and size, and utilities and city services are readily available to service the site. The property would gain access from the adjoining a public roadway, and future development would be at the same density as the adjoining residential land use to the north. The site is relatively flat and does not have any physical constraints, such as steep slopes or watercourses, to prevent future single-family development.

Section 4. Based upon the forgoing, the Initial Study/MND 2370, and all oral and written communication submitted by members of the public and City staff to the Planning Commission at the April 6, 2022, public hearing (including, but not limited to, all staff reports and supporting exhibits), the Planning Commission further finds, with respect to the Project, the following regarding Zone Change 21-05039:

- A. *The proposed zoning is consistent with the General Plan Land Use Map and applicable General Plan objectives, policies, and programs.***

The proposed R-6,000 zoning will create consistency with the proposed R-6,000 proposed General Plan land use designation and facilitate future single-family residential development at a density of 4-7 dwelling units per acre, which is consistent with the density proposed.

As designed and conditioned, the proposed Zone Change 21-05039 is consistent with the proposed General Plan Amendment 21-05040 and the R-6,000 zoning district, with respect to the minimum required development standards, including lot width, depth, and size. Therefore, as designed and conditioned, the TTM 38071 and TTM38071-1 are consistent with the City's General Plan Land Use Map.

The proposed Zone Change is consistent with the proposed R-6,000 General Plan Land Use Designation and Map and conforms to the goals of the General Plan by complying with the subdivision and zoning code development standards, which implements the General

Plan goals, objectives, and policies. Additionally, the Project provides adequate services, infrastructure, and facilities for the site and mitigates potential environmental impacts.

Furthermore, the proposed Zone Change is consistent with General Plan Policy I.A of the General Plan Land Use Element to promote variety in dwelling types, densities, and locations to satisfy changing demands as the community evolves and matures. The proposed Zone Change is also consistent with Goal 1 of the Housing Element, which seeks to promote and maintain a variety of housing types for all economic segments of the City. Finally, as conditioned, the Project meets or exceeds the objectives of the proposed R-6,000 General Plan land use designation, and as such, the proposed Zone Change is consistent with the General Plan Land Use Map and applicable General Plan objectives, policies, and programs.

B. The proposed zoning is compatible with or provides adequate buffering of adjoining uses.

The proposed R-6,000 zoning is compatible with the adjoining zoning designation of R-6,000 to the north and west of the project site.

C. The proposed zoning is a logical extension of the existing zoning pattern.

The proposed zoning is a logical extension of the existing approved zoning pattern, immediately west and north of the site, which is zoned as R-6,000, as well as surrounding residential uses to the east that are also designated as R-6,000. The proposed zoning would also facilitate the development of more affordable, smaller lot residential housing to address unmet market demand in the City. Future development is required to be designed in conformance with the R-6,000 zoning district, and the City's Zoning Code, and applicable standards, codes, and policies.

Section 5. Based upon the forgoing, the Initial Study/MND 2370, and all oral and written communication submitted by members of the public and City staff to the Planning Commission at the April 6, 2022, public hearing (including, but not limited to, all staff reports and supporting exhibits), the Planning Commission further finds, with respect to the Project, the following regarding Tentative Tract Map 38071 and Tentative Tract Map 38071-1 (21-05032).

A. Tentative Tract Map is consistent with the General Plan underlying land use designation of R-6,000, and all other applicable Specific Plan and General Plan policies; and

The design and improvements required for TTM 38071 and TTM38071-1 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 TTM 38071 and TTM38071-1 will provide an adequate building site, appropriate vehicular access, and recreational opportunities 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 and approval and mitigation measures to pay its fair share and construct transportation, drainage, and other improvements to serve the site. Therefore, the Project is consistent with the City's General Plan and Zoning Ordinance.

B. *The site is suitable for the type of development:*

As designed and through the application of the conditions of approval, the proposed subdivision, TTM 38071 and TTM38071-1, the site is suitable for the type of development. Also, the proposed subdivision is compatible with the entitled Stratford Ranch Residential North and South project and the existing two residential neighborhoods north in density, zoning, and product type. Therefore, the proposed subdivision is compatible with surrounding land uses and zoning designations.

C. *The site is physically suitable for the proposed density of development:*

The site for TTM 38071 and TTM38071-1 is physically suited to create a subdivision for future development for single-family residential development. The lots created by the proposed project proposed 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. As such, the Project site is physically suitable for the proposed density of development.

D. *The design of the subdivision or the type of improvements will not conflict with easements of record or easements established by court judgment, acquired by the public at large, for access through or use of, property within the proposed subdivision.*

The design of the subdivision or any type of improvements will not conflict with easements of record or easements established by court judgment, acquired by the public at large, for access through or use of property within the proposed subdivision.

E. *The proposed Project will not result in a significant adverse effect on the environment:*

The proposed Tentative Tract Map will not have 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. Because the surrounding area has been transitioning to an urban environment, potential adverse effects on the environment were found to be less than significant through the application of conditions of approval, mitigation measures, and design modifications.

Adequate public services and facilities are available to serve the project, and potential impacts to parks and recreation and infrastructure are mitigated to an insignificant level through the requirement for on and off-site impacts, fair share payments, and participation in the City's impact fee programs. 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 to the environment.

F. The proposed Project will not have a negative effect on the public's 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 in order to comply with all applicable City ordinances, codes, and standards, which are intended to protect the public safety, health, 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 38071 and TTM38071-1 will not have a negative effect on public health, safety, or the general welfare of the City of Perris residents.

G. The Project is in compliance with the Subdivision Map Act.

The design of subdivision, TTM 38071 and TTM38071-1, 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 R-6,000 zoning district and all applicable provisions of the City's Subdivision and Zoning Codes Title 18 & 19). Therefore, TTM 38071 and 38071-1 are in compliance with the Subdivision Map Act.

Section 6. Based upon the forgoing, the Initial Study/MND 2370, and all oral and written communication submitted by members of the public and City staff to the Planning Commission at the April 6, 2022, public hearing (including, but not limited to, all staff reports and supporting exhibits), the Planning Commission hereby recommends that the City Council adopt Mitigated Negative Declaration 2370 and Mitigation Monitoring Reporting Program (MMRP).

Section 7. Based upon the forgoing, the Initial Study/MND 2370, and all oral and written communication submitted by members of the public and City staff to the Planning Commission at the April 6, 2022, public hearing (including, but not limited to, all staff reports and supporting exhibits), the Planning Commission hereby recommends that the City Council approve TTM 38071 and TTM 38071-1 (21-05039), Zone Change (21-05039), General Plan Amendment (21-05040) for the Project, subject to the attached Conditions of Approval.

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

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

ADOPTED, SIGNED, and APPROVED this 6th day of April 2022.

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 22-07 was duly adopted by the Planning Commission of the City of Perris at a regular meeting of said Planning Commission on the 6th day of April 2022 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, Building and Fire)

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

CONDITIONS OF APPROVAL

Tentative Tract Map 38071 and 38071-1 (21-05032)

Zone Change 21-05039

General Plan Amendment 21-05040

April 6, 2022

PROJECT: General Plan Amendment (GPA) 21-05040, Zone Change (ZC) 21-05039, Tentative Tract Map 38071 and 38071-1 (TTM21-05032) – A proposal to amend the General Plan Land Use and Zoning designation of approximately 48.6 acres located at the northeast corner of Ramona Expressway and Evans Road from Specific Plan and R-10,000 to R-6,000 to facilitate a 192 single-family lot subdivision with six (6) lettered lots. **Applicant:** Jason Keller, Mission Pacific Land Company.

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

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

General Requirements:

- 1. 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 **April 6, 2022** 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. Val Verde School District.** The proposed subdivision shall adhere to the standard requirements and mitigation fees established by the *Val Verde 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. **Graffiti** located on site shall be removed within 48 hours. The site shall be always maintained in a graffiti-free state. Any graffiti located on the site shall be removed within 48 hours. The paint used in the removal of graffiti shall match the existing color.
8. **Property Maintenance.** The project shall comply with provisions of Perris Municipal Code 7.06 regarding Landscape Maintenance, and Chapter 7.42 regarding Property Maintenance.
9. **Indemnification.** The developer/applicant shall indemnify, protect, defend, and hold harmless, the City and any agency or instrumentality thereof, and/or any of its officers, employees and agents from any and all claims, actions, or proceedings against the City, or any agency or instrumentality thereof, or any of its officers, employees and agents, to attack, set aside, void, annul, or seek monetary damages resulting from an approval of the City, or any agency or instrumentality thereof, advisory agency, appeal board or legislative body including actions approved by the voters of the City, concerning **Tentative Tract Map 38071 and 38071-1 (TTM21-05032), General Plan Amendment (GPA) 21-05040, Zone Change (ZC) 21-05039**. The City shall promptly notify the developer/applicant of any claim, action, or proceeding for which indemnification is sought and shall further cooperate fully in the defense of the action.
10. **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>.
11. **Fish and Game Fee.** Within three (3) days of City Council approval, the applicant shall submit a check to the City Planning Division, payable to "Riverside County Clerk-recorder," for 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.
12. **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 22, 2022.
13. **Engineering Conditions.** The project shall comply with all requirements of the City Engineer as indicated in the Conditions of Approval for TM38701 and TM38071-1 dated

March 22, 2022.

14. **Fire Marshall Conditions.** The project shall comply with all requirements of the Fire Marshall in the memo dated January 6, 2022, and as identified below:
 - a. The cul-de-sac bulb (the portion at the end of the cul-de-sac street which is wider than the cul-de-sac “neck” leading to it) shall be identified as a fire lane with red curbs or “Fire Lane—No Parking” signs. The markings/signage shall be per City of Perris Standards as outlined in the City of Perris Guideline for Fire Department Access & Water Requirements for Commercial & Residential Development.
 - b. 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.
 - c. All required fire hydrants shall be installed and operational prior to building construction. All fire hydrants shall remain operational during construction.
 - d. 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.
 - e. Prior to construction a temporary address sign shall be posted and clearly visible from the street.
 - f. 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.
 - g. The building shall be provided with an automatic fire sprinkler system in accordance with NFPA 13D. Construction plans shall be submitted for review and approval to the City of Perris prior to installation.
 - h. Prior to the to the issuance of a grading permits, evidence of sufficient fire flow of 1000 GPM for 2-hours shall be provided to the City of Perris. The City of Perris Building and Fire Marshal Water Available/Fire Flow Form shall be utilized.
15. **Building Conditions.** The project shall comply with all requirements of the Building Official as indicated in the conditions of approval dated January 3, 2022.
16. **Community Services Conditions.** The project shall comply with all requirements of the Community Services department as indicated in the conditions of approval dated February 14, 2022.
17. **Class II Bike Lane.** A Class II bike lane shall be installed per the *Perris Trail Master Plan* along Evans Road to all off-site improvement plans subject to the approval of Planning Division and City Engineer. A copy of the street improvement plans shall be submitted to the Planning Division.

18. **Dam Inundation Disclosure.** The owner shall disclose to all future tenants indicating the project is in a dam inundation area making the site subject to flooding in the event of a dam failure.
19. **Unit Identification.** Each unit in the tract shall include an interior lighted address fixture. This fixture shall allow for replacement of the bulbs, and shall be reviewed and approved by the Planning Division.
20. **Utilities.** All utilities such as cable TV and electrical distribution lines (including those which provide direct service to the project site and/or currently exist along public rights-of-way adjacent to the site shall be placed underground, except for electrical utility lines rated at 65kv or larger. All utility facilities attached to buildings, including meters and utility boxes, shall be painted to match the wall of the building to which they are affixed. These facilities shall also be screened from the public right-of-way by landscaping.
21. **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.
22. **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.
23. **Spark Arresters.** If applicable, 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.
24. **City-Approved Waste Hauling.** The developer shall use only the City-approved waste hauler for all construction and other waste disposal.
25. **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.
26. **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.

27. Final Tract Map Approval. Prior to issuance of grading permits, a final map application shall be submitted to the Planning Division with payment of appropriate fees for review and approval concurrently with application to the City Engineer. No precise grading permit shall be approved prior to final tract map approval. The developer shall obtain the following clearances or approvals before 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. Prior to final map, the developer shall include a description that Perry Street (between Lake Perris Drive to Evans Road) is vacated with the Final Tract Map.
- d. Provide two (2) easements to the remnant parcel (APN: 302-200-005) as depicted by the Tentative Tract Map.
- e. Any other required approval from an outside agency.
- f. **Community Facilities District No. 2018-02 (public services district).** The project shall be annexed into the Public Services District (Community Facilities District 2018-02).
- g. **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 the 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 North Public Safety Community Facilities District 2001-3; and
- v. Transportation Uniform Mitigation Fee.
- vi. Community Facilities District No. 2018-02 (public services district)

28. **Access to Recreational Trail.** Before recordation of the final parcel map, the developer shall dedicate land, provide easements, or otherwise hold property in common ownership for access point (lot B) to the recreational trail along the easterly and southerly boundary of the project site. A break in the fence shall be provided at access point (lot B) and include the installation of removable bollards to prevent the entrance of motorized vehicles. The recreational trail (lots C and lot D) is subject to the Public Works Conditions dated February 22, 2022. The recreational trail design is subject to the review and approval of the Public Works Department.
29. **Remnant Parcel (APN: 302-200-005).** The tract map shall provide two (2) points of recorded access to the remnant parcel. In the interim, the developer shall install removable bollards, curb, gutter, and temporary fencing or other acceptable barriers (to the satisfaction of the Director of Development Services or designee) to prevent vehicles from driving Lake Perris Drive through the remnant parcel to the proposed tract.
30. **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 the Department of Development Services and the City Attorney's office. Approved CC&Rs shall be recorded with the final map.

Prior to Issuance of Grading Permits

31. **Southern California Edison.** Prior to the issuance of grading permits, the applicant shall contact the Southern California Edison (SCE) area service planner to complete the required forms before the commencement of construction.
32. **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.

33. **Floodway.** If applicable, prior to receiving a building permit, no residential units shall not be developed within a FEMA-designated 100-year floodplain unless otherwise approved by FEMA. The finish floor elevation of residential structures proposed in the floodplain is required to be elevated 12 inches above the 100-year floodplain Base Flood Elevation (BFE).

Prior to Issuance of Building Permits

34. **Building Plans.** All Planning, Public Works Administration, and Engineering Conditions of Approval shall be copied onto the approved building plans. Such conditions shall be annotated, directing the receiver to the sheet and detail(s) indicating satisfaction of the conditions. Also, the Mitigation and Monitoring Reporting Plan (MMRP) shall be listed and included with the "General Notes" on the construction drawings and implemented in accordance with the timeline, reporting, and monitoring intervals listed in the MMRP.
35. **Property Liens.** The applicant shall pay all liens owed to the city prior to the issuance of building permits.
36. **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 four (4) architectural types, four (4) or more color schemes, and a minimum of four (4) floor plans.
 - b. Each architectural type shall provide a minimum of two (2) materials that are associated with selected architecture.
 - c. All elevations shall provide architectural detail options for lots facing the public right-of-way, detention basins, Trails, and Lake Perris Drive.
 - d. The floor plan shall include the garage being set back behind 3' feet or more from the habitable building wall or covered porch entry.
 - e. No three (3) consecutive lots (side by side) shall have similar architecture or floor plan, and no similar architecture or floor plan shall be located across the street.
 - f. A minimum of 10% of each floor plan shall be used within the tract.
 - g. All garage doors shall include decorative windows at the top sectional row of the garage door.
 - h. All units are required to provide a covered porch towards the street.
 - i. Roof type and roof pitch of new residential buildings shall be consistent throughout the architectural type.
 - j. 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.

- k. 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.
 - l. All electrical panels and exposed roof pipes shall be painted to match.
- 37. 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.
- 38. March Air Reserve Base.** Prior to building permit issuance, in accordance with conditions of approval by the Airport Land Use Commission (ALUC) letter dated August 12, 2021, the following measures shall be implemented to address the project's location within Airport Influence Area:
- a. Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
 - b. The following uses shall be prohibited:
 - i) Any use which would direct a steady light or flashing light of red, white, green or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following 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.
 - c. 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 follows:

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”.

- d. 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. Landscaping in and around the detention basin(s) shall not include trees or shrubs that produce seeds, fruits, or berries.

Landscaping in the detention basin, if not rip-rap, should be in accordance with the guidance provided in ALUC “LANDSCAPING NEAR AIRPORTS’ brochure and the “AIRPORTS, WILDLIFE AND STORMWATER MANAGEMENT” brochure available at RCALUC.ORG which list acceptable plants from Riverside County Landscape Guide or other alternative landscaping as may be recommended by a qualified wildlife hazard biologist.

A notice sign, in a form similar to that attached hereto, shall be permanently affixed to the stormwater basin with the following language: “there is an airport nearby. This stormwater basin is designed to hold stormwater for only 48 hours and not attract birds proper maintenance is necessary to avoid bird strikes.” The sign will also include the name, telephone number or other contact information of the person or entity responsible to monitor the stormwater basin.

- e. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communication could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.

39. Walls and Fences. Prior to issuance of building permits, the developer shall submit and obtain approval from the Planning Division of a block wall/ fence plan. No precision block is allowed. 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 Evans Road, southern tract boundary, facing along Lake Perris Drive, and interior detention basins (in public view and facing interior trails) shall include split-face block wall with stone veneer pilasters every 60’ feet or perimeter wall corner, or lot line corner.
- b. **Fencing (visible from public view).** A six-foot high, decorative split-face block wall (no precision block) 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.

- c. **Interior fencing (not visible from public view).** Six-foot high, u.v. protected vinyl fence on side and rear property lines interior to the project (not visible from the public right-of-way).
 - d. **Height of Block Walls.** All split face walls shall not be higher than 6' feet in height. If a combination wall exceeds 6' feet, then a landscape berm or retaining wall is required to conceal the height of the wall.
 - e. **Detention Basins and Storm Drain Facilities (interim and permanent).** All enclosed detention basins or storm drain facilities (see Lot E requirements below) shall have decorative wrought iron fencing with decorative pilasters every 60' 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.
 - f. **Lot E.** All fencing for lot E shall be 6-foot-high wrought iron and pilasters every 60 feet or corners.
 - g. **Tract Identification.** The developer shall provide community entry statements, including theme walls, monumentation and enhance landscaping at each entrance to the tract along Evans Road. Theme walls and monuments shall be 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. This includes walls facing the Southerly Channel, Lake Perris Drive, and Evans Road.
 - i. **Trail Fencing.** All trail fencing shall be of vinyl split-rail fencing material in areas that are not fenced by the DWR.
 - j. **Interim Basin.** The interim basin shall be constructed with wrought iron and pilasters every 60 feet for the final basin design area. The remnant interim fencing area for the interim basin shall be split rail vinyl
40. **Construction Practices.** To reduce potential noise and air quality nuisances, the following items shall be listed as "General Notes" on the construction drawings:
- a. Construction activity and equipment maintenance is limited to the hours between 7:00 a.m. and 7:00 p.m. Per Zoning Ordinance, Noise Control, Section 7.34.060, it is unlawful for any persons between the hours of 7:00 p.m. of any day and 7:00 a.m. of the following day, or on a legal holiday, or on Sundays to erect, construct, demolish, excavate, alter or repair any building or structure in a manner as to create disturbing excessive or offensive noise. If any deviations from the construction hours are deemed necessary, it first must be requested with the building inspector identifying why this must occur and the time frame it is needed

- along with necessary provision to mitigate noise impact. The approval of this request is subject to the review and approval of the Building Official.
- b. Building Department Construction activity shall not exceed 80 dBA in residential zones in the City.
 - c. Construction routes are limited to City of Perris designated truck routes or otherwise approved by the Building Official.
 - d. Water trucks or sprinkler systems shall be used during clearing, grading, earth moving, excavation, transportation of cut or fill materials and construction phases to prevent dust from leaving the site and to create a crust after each day's activities cease. At a minimum, this would include wetting down such areas in the later morning and after work is completed for the day and whenever wind exceeds 15 miles per hour.
 - e. A person or persons shall be designated to monitor the dust control program and to order increased watering as necessary to prevent transport of dust off-site. The name and telephone number of such persons shall be provided to the City.
 - f. Project applicant shall require contractor to provide construction site electrical hook ups for electric hand tools such as saws, drills, and compressors as practical to eliminate the need for diesel powered electric generators or provide evidence that electrical hook ups at construction sites are not practical or prohibitively expensive.
41. **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.
42. **Fees.** The developer shall pay the following fees according to the timeline noted.
- Prior to the issuance of building permits, the applicant shall pay:
- a. Stephen's Kangaroo Rat Mitigation Fees of \$500.00 per acre;
 - b. Multiple Species Habitat Conservation Plan fees currently in effect;
 - c. Current statutory school fees to all appropriate school districts;
 - d. Any outstanding liens and development processing fees owed to the City;
 - e. Prior to the issuance of building permits, The developer shall pay all development impact fees, including parks and recreation fees in accordance with Ordinance Number 953. Such fees shall be based on a ratio of five acres per thousand residents. Per said ordinance the City reserves the right to utilize fair market value of the land based on qualified appraisal;
 - f. Appropriate City Development Impact Fees in effect at the time of development (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
 - h. Park Facility Fees.
43. **Additional Plan Requirements.** The following additional plans shall be reviewed and

approved by Planning staff and the appropriate City departments, as necessary:

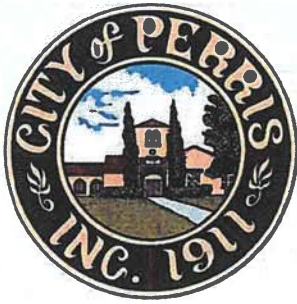
- a. **Attached sidewalks.** The entire tract shall provide attached sidewalks within the right-of-way.
 - b. **Landscape Maintenance District Areas.** The following areas shall be included in the Landscape Maintenance District:
 - i. Evans Road Parkway
 - ii. Main entrances from Evans Road
 - iii. All Detention basins within TM 38701 and TM38701-1
 - iv. All interior decompose granite trails and points of trail access from Evans Road and along the easterly boundary of the tract.
 - v. Entry monument signage.
44. **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 (are required along the easterly recreational trail and entry trail connection points.
 - Large trees (36" box) shall contribute to the landscape design at all main entrances to the project site.
 - b. **Street Trees.** All street trees shall be 24-inch box size or larger, and planted a maximum of 30 feet on center within the parkway. Corner lots shall have three (3) street trees, minimum or 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 (Interim and Permanent).** All BMPs (vegetated swales, detention basins, etc.) shall be indicated on the landscape plans with appropriate planting and irrigation. The detention basins shall provide minimum 24" inch box trees with shrubs or combination with ground cover. Perennial grass mix is prohibited.
 - f. **Slopes.** Slopes that are 3:1 or steeper and 4 feet or higher, shall have one approved tree for every 400 square feet, with 70% of trees 10 gallon sized, and 30% being 5 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:

- 45. Disclosure Statements.** Developer shall record a disclosure on each lot and provide a disclosure to the purchaser of each lot that the project is within a dam inundation area and is subject to flooding in the event of a dam failure and shall provide an acknowledgment of this disclosure by each purchaser to the City. A similar disclosure shall be made in recognition of potential noise impacts from March Air Reserve Base and the aviation easement granted to the City of Perris and to the March Inland Port Airport Authority.
- 46. Final Inspection.** The applicant shall obtain occupancy clearance from the Planning Division by scheduling a final Planning inspection after final sign-offs from the Building Division and Engineering Department. Planning Staff shall verify that all Conditions of Approval have been met.

End of conditions



CITY OF PERRIS

STUART E. MCKIBBIN, CONTRACT CITY ENGINEER

CONDITIONS OF APPROVAL

P8-1444

February 23, 2022, **Revised March 22, 2022**

TTM 21-05032 – TTM 38071

NE Corner of Ramona Expressway & Evans Road

Par 1 – PM 23930 – MB 179-070

With respect to the Conditions of Approval for the above referenced project, the City of Perris requires that the developer/property owner provide the following street improvements and/or road dedications in accordance with the City of Perris Municipal Code Title 18. It is understood that the site plan correctly shows all existing and proposed easements, traveled ways, right-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 projects 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.

2. Prior to commencement of any construction or installation of fencing in public right-of-way, an encroachment permit shall be obtained from the City Engineer's office.
3. Due to primary and secondary access and drainage issues, Tract Map 38071 may only be recorded after the recordation of Tract Map 38071-1, i.e. all the conditions of tract Map 38071-1 Conditions of Approval shall be completed.

Prior to Recordation of the Final Map:

4. The developer/property owner shall have approved improvement plans, executed subdivision agreement and posted securities.
5. The developer/property owner shall submit the following to the City Engineer for review and approval:
 - a. Onsite Grading Plan and Erosion Control Plan – Plans shall show the approved WDID No.
 - b. Street and Storm Drain Improvement Plan
 - c. Traffic Signal Plan
 - d. Signing and Striping Plan
 - e. Water and Sewer Plan
 - f. Final Drainage Plan, Hydrology and Hydraulic Report
 - g. Street Light Plan prepared by a registered Electrical Engineer per City of Perris Safety lighting Standards
 - h. Final WQMP (for reference)

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.

6. Relinquish and waive rights of access to and from Evans Road on the Final Map.
7. Relinquish and waive rights of access to and from Ramona Expressway on the Final Map.
8. Evans Road is classified as a Primary Arterial (128'/94') per General Plan. Adequate right-of-way shall be dedicated on Evans Road ~~from northerly tract boundary to Ramona Expressway~~ along the property frontage to accommodate a 64-foot-wide half width dedicated right-of-way.
9. All interior streets are classified as Local (60'/40'). Adequate rights-of-way shall be dedicated on all interior streets to accommodate a 60-foot-wide full width dedicated right-of-way.

10. 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.
11. Property line corner cutbacks shall be dedicated per County of Riverside Standard No. 805.
12. Designated lots shall be dedicated for the open spaces and the trails as approved by the Planning Department and the Public Works Department.
13. All easements and/or rights-of-way shall be offered for dedication to the public or other appropriate agencies 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.
14. The following statement shall be added to the 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 Riverside County Flood Control and Water Conservation District prior to issuance of the grading permit for the map, and that the property owner prior to issuance of the grading permit, shall pay the fee required at the rate in effect at the time of issuance of the actual permit.

15. The developer/property owner shall make a good faith effort to acquire required offsite property interests, and if he or she should 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 cost). The appraiser shall be approved by the City prior to commencement of the appraisal.
16. The developer/property owner shall sign the consent and waiver forms to join the City's Lighting and Landscape Districts and City's Flood Control District as appropriate. The proposed streetlights

and 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:

17. The developer/property owner shall submit the following to the City Engineer for review and approval:
 - a. Onsite Grading Plan and Erosion Control Plan – Plan shall show the approved WDID No.
 - b. Street and Storm Drain Improvement Plan
 - c. Traffic Signal Plan
 - d. Signing and Striping Plan
 - e. Final Drainage Plan, Hydrology and Hydraulic Report
 - f. Street Light Plan prepared by a registered Electrical Engineer per City of Perris Safety Lighting Standards.
 - g. Final WQMP (for reference)

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.

18. The project site is within the limits of FEMA 100-year flood plain. The tract shall be floodproofed by elevating the pads above the 100-year water surface elevation.
19. The developer/property owner shall file and process a CLOMR.
20. Basins, drainage and flood control facilities and improvements shall be provided in accordance with RCFCD, DWR and the City of Perris requirements and standards to include but not limited to the following.
 - a. Onsite drainage facilities located outside of rights-of-way if required shall be constructed within dedicated drainage easements. Any work within RCFCD and DWR rights-of-way shall require their review and approval.
 - b. All drainage facilities, with the exception of nuisance drainage facilities as applicable shall be designed to convey the 100-year storm runoff.
21. The landscaping plans for the parkways, the open spaces and the trails shall be reviewed and approved by the Planning Department and the Public Works Department.

22. Bus stops shall be provided as required by Riverside County Transit Agency (RTA). Bus stop locations and turnouts shall be reviewed and approved by RTA.

Prior to Issuance of Building Permit:

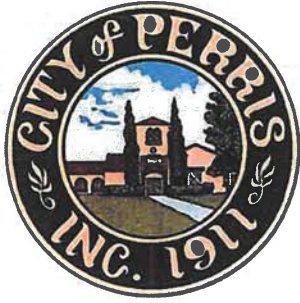
23. The Final Map shall be recorded.
24. Submit water and sewer plans to the City Engineer for review and approval. Fire Department and EWMD approvals of onsite and offsite water and sewer plans are required prior to the City Engineer's approval of the plan.
25. The developer/property owner shall submit a compaction certification from the Soils Engineer in compliance with the approved geotechnical/soils report.
26. 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".

Prior to Issuance of Certificate of Occupancy:

27. The developer/property owner shall file and process a LOMR.
28. All interior streets (Local - 60'/40') within the 60-foot full width dedicated rights-of-way shall be improved to provide for a 40-foot pavement (using a TI of 5.5 and PG 64-10), 6-inch curb and gutter located 20 feet on both sides of centerline with 6-foot wide sidewalk and street lights subject to the result of a photometric study prepared by a registered Electrical Engineer, per City of **Perris**, County of Riverside and Caltrans Standards.
29. 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.



Stuart E. McKibbin
Contract City Engineer



CITY OF PERRIS

STUART E. MCKIBBIN, CONTRACT CITY ENGINEER

CONDITIONS OF APPROVAL

P8-1444A

February 23, 2022, **Revised March 22, 2022**

TTM 21-05032 – TTM 38071-1

NE Corner of Ramona Expressway & Evans Road

Par 1 – PM 23930 – MB 179-070

With respect to the Conditions of Approval for the above referenced project, the City of Perris requires that the developer/property owner provide the following street improvements and/or road dedications in accordance with the City of Perris Municipal Code Title 18. It is understood that the site plan correctly shows all existing and proposed easements, traveled ways, right-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 projects 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.

2. Prior to commencement of any construction or installation of fencing in public right-of-way, an encroachment permit shall be obtained from the City Engineer's office.
3. A portion of the interim drainage basin for Tract Map 38071-1 is outside limits of the tract boundary. The developer/property owner shall bear 100% of the cost of the maintenance of the entire interim drainage basin until the following improvements have been completed and operational:
 - The drainage channel/Line U improvements by Department of Water Resources (DWR), or by the developer, from the site to Perris Valley Storm Drain.
 - The permanent drainage basin for Tract Map 38071-1, and
 - The storm drain pipe/connection from the permanent drainage basin to DWR's drainage channel/Line U.

The developer/property owner may meet the basin maintenance requirement by entering into an agreement with the City that covers the maintenance of the basin and includes a letter of credit prior to recordation of the Final Map or issuance of a grading permit, whichever comes first. ~~The entire basin, including the interim basin shall be identified as a legal lot on Tract Map 38071-1 and Lot A shall be offered for dedication to the City for flood control purposes.~~

Prior to Recordation of the Final Map:

4. The developer/property owner shall have approved improvement plans, executed subdivision agreement and posted securities.
5. The developer/property owner shall submit the following to the City Engineer for review and approval:
 - a. Onsite Grading Plan and Erosion Control Plan – Plans shall show the approved WDID No.
 - b. Street and Storm Drain Improvement Plan
 - c. Traffic Signal Plan
 - d. Signing and Striping Plan
 - e. Water and Sewer Plan
 - f. Final Drainage Plan, Hydrology and Hydraulic Report
 - g. Street Light Plan prepared by a registered Electrical Engineer per City of Perris Safety lighting Standards

h. Final WQMP (for reference)

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.

6. Relinquish and waive rights of access to and from Evans Road on the Final Map other than the two 60 feet wide roadway openings on Evans Road, delineated on Street "A" and Street "B" on the Tentative Tract Map.
7. Relinquish and waive rights of access to and from Ramona Expressway on the Final Map.
8. Evans Road is classified as a Primary Arterial (128'/94') per General Plan. Adequate right-of-way shall be dedicated on Evans Road ~~from northerly tract boundary to Ramona Expressway~~ along the property frontage to accommodate a 64-foot-wide half width dedicated right-of-way.
9. All interior streets are classified as Local (60'/40'). Adequate rights-of-way shall be dedicated on all interior streets to accommodate a 60-foot-wide full width dedicated right-of-way.
10. 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.
11. Property line corner cutbacks shall be dedicated per County of Riverside Standard No. 805.
12. Street "A" shall align with "A" Street of Tentative Tract Map 36647 (TTM 36647).
13. A traffic signal shall be installed at the intersection of Street "A"/"A" Street of TTM 36647 and Evans Road.
14. Adequate right-of-way shall be dedicated to accommodate the ultimate design improvements at the intersection of Ramona Expressway and Evans Road as recommended by the project's Traffic Engineer and as approved by the City Engineer. The design shall include implementation of through lanes, designated turn lanes and traffic signal modifications.

15. Designated lots shall be dedicated for the open spaces and the trails as approved by the Planning Department and the Public Works Department.
16. All easements and/or rights-of-way shall be offered for dedication to the public or other appropriate agencies 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.
17. The following statement shall be added to the 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 Riverside County Flood Control and Water Conservation District prior to issuance of the grading permit for the map, and that the property owner prior to issuance of the grading permit, shall pay the fee required at the rate in effect at the time of issuance of the actual permit.

18. The developer/property owner shall make a good faith effort to acquire required offsite property interests, and if he or she should 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 cost). The appraiser shall be approved by the City prior to commencement of the appraisal.
19. The developer/property owner shall sign the consent and waiver forms to join the City's Lighting and Landscape Districts and City's Flood Control District as appropriate. The proposed streetlights and 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:

20. The developer/property owner shall submit the following to the City Engineer for review and approval:
- a. Onsite Grading Plan and Erosion Control Plan – Plan shall show the approved WDID No.
 - b. Street and Storm Drain Improvement Plan
 - c. Traffic Signal Plan
 - d. Signing and Striping Plan
 - e. Final Drainage Plan, Hydrology and Hydraulic Report
 - f. Street Light Plan prepared by a registered Electrical Engineer per City of Perris Safety Lighting Standards.
 - g. Final WQMP (for reference)

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.

21. The project site is within the limits of FEMA 100-year flood plain. The tract shall be floodproofed by elevating the pads above the 100-year water surface elevation.
22. The developer/property owner shall file and process a CLOMR.
23. Basins, drainage and flood control facilities and improvements shall be provided in accordance with RCFCD, DWR and the City of Perris requirements and standards to include but not limited to the following.
- a. Onsite drainage facilities located outside of rights-of-way if required shall be constructed within dedicated drainage easements. Any work within RCFCD and DWR rights-of-way shall require their review and approval.
 - b. All drainage facilities, with the exception of nuisance drainage facilities as applicable shall be designed to convey the 100-year storm runoff.
24. The landscaping plans for the parkways, the open spaces and the trails shall be reviewed and approved by the Planning Department and the Public Works Department.
25. Bus stops shall be provided as required by Riverside County Transit Agency (RTA). Bus stop locations and turnouts shall be reviewed and approved by RTA.

Prior to Issuance of Building Permit:

26. The Final Map shall be recorded.
27. Submit water and sewer plans to the City Engineer for review and approval. Fire Department and EWMD approvals of onsite and offsite water and sewer plans are required prior to the City Engineer's approval of the plan.
28. The developer/property owner shall submit a compaction certification from the Soils Engineer in compliance with the approved geotechnical/soils report.
29. 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".

Prior to Issuance of Certificate of Occupancy:

30. The developer/property owner shall file and process a LOMR.
31. Evans Road (Primary Arterial - 128'/94') from northerly tract boundary to Ramona Expressway along the property frontage within the dedicated right-of-way shall be improved to provide for a 14-foot wide raised landscaped median, 40-foot wide pavement on the east side of the raised landscaped median and a 28-foot wide pavement on the west side of the raised landscaped median (using a TI of 9.5 and PG 70-10), 8-inch curb and gutter located 47 feet east 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 II B buffered bicycle lane, per Active Transportation Plan, City of Perris, County of Riverside and Caltrans standards.

Prior to issuance of the grading permit, the condition of the existing pavement along the property frontage shall be evaluated by the developer/property owner to determine the extent of pavement rehabilitation as approved by the City Engineer.

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

32. The intersection of Ramona Expressway and Evans Road shall be improved to ultimate design, including traffic signal modifications, as recommended by the project's Traffic Engineer and as approved by the City Engineer.
33. Final design of Evans Road at the channel crossing shall be coordinated with DWR.
34. In the event that ~~the~~ DWR has not constructed or completed the channel/Line U and the crossing improvements **at Evans Road**, the developer/property owner shall provide for adequate pavement transitions per applicable standards as determined by the project's Traffic Engineer and as approved by the City Engineer. The existing crossing would be adequate in that case.

The developer/property owner shall ~~design a cash sum~~ **provide security in the form of a bond, cash deposit or letter of credit equal to the estimated cost to construct the remaining Evans Road improvements as agreed upon** with the City to guarantee completion of Evans Road improvements in the event ~~that~~ DWR abandons the channel and the crossing improvements.

The security provided for the remaining Evans Road improvements will be released by the City of Perris upon completion of improvements.

35. All interior streets (Local - 60'/40') within the 60-foot full width dedicated right-of-way shall be improved to provide for a 40-foot pavement (using a TI of 5.5 and PG 64-10), 6-inch curb and gutter located 20 feet on both sides 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, per City of **Perris**, County of Riverside and Caltrans standards.
36. A traffic signal shall be installed at the intersection of Street "A"/"A" Street of TTM 36647 and Evans Road.
37. Street "B" at Evans Road shall be restricted to right-in/right out only.
38. The developer/property owner shall comply with the Summary of Improvements as specified in Table 1-3 of the project's Traffic Analysis prepared by Urban Crossroads dated June 2, 2021. The table is attached as Exhibit "A".

39. 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.



Stuart E. McKibbin
Contract City Engineer

Attachment:

Exhibit A – Table 1-3 of the project’s Traffic Analysis prepared by Urban Crossroads dated June 2, 2021.

EXHIBIT "A"

TABLE 1-3: SUMMARY OF IMPROVEMENTS BY ANALYSIS SCENARIO

#	Intersection Location	Jurisdiction	E+P	Recommended Improvements		Improvements in DIF, TUMF, etc. ^{1,2}	Project Responsibility	Project Fair Share ³
				EAPC (2027)				
1	Perris Bl. & Ramona Exwy.	City of Perris	- None	- Restripe the NB right turn lane as a shared through-right turn lane	No	Fair Share	2.7%	
2	Redlands Av. & Ramona Exwy.	City of Perris	- None	- Restripe the SB right turn lane as a shared through-right turn lane - Add a NB right turn lane - Add a 2nd SB left turn lane - Add a 2nd EB left turn lane - Add a 4th EB through lane - Add a 2nd WB left turn lane - Add a 4th WB through lane - Modify the traffic signal to implement overlap phasing for the WB right turn lane	No	Fair Share Fair Share Fair Share Fair Share Fair Share Fair Share	2.7%	
3	Evans Rd. & Street A	City of Perris	- Install a traffic signal	- Same	No	Construct	100.0%	
5	Evans Rd. & Ramona Exwy.	City of Perris	- None	- Add a 3rd WB through lane	No	Fair Share	4.2%	

¹ Improvements included in TUMF Nexus or City of Perris DIF programs have been identified as such.

² Program improvements constructed by Project may be eligible for fee credit. In lieu fee payment is at discretion of City. Represents the fair share percentage for the Project during the most impacted peak hour.

³ Total project fair share contribution consists of the improvements which are not already included in the City-wide DIF/County TUMF for those intersections wholly or partially



CITY OF PERRIS

PUBLIC WORKS DEPARTMENT

Weed Abatement

NPDES Services

Flood Control and Landscape Districts

MEMORANDUM

Date: February 22, 2022

To: Nathan Perez, Senior Planner

DRAFT

From: Michael Morales, CIP Manager

By: Chris Baldino, Landscape Inspector **CB**

Subject: **TTM 38071 (TTM21-05032), GPA21-05040, ZC21-05039 – Conditions of Approval – Proposal to amend the General Plan Land Use and Zoning designation of approximately 31.1 acres to facilitate 192 single-family lots of subdivision with 7 letter lots, located on northeast corner of Ramona Expressway and Evans Road.**

1. **Dedication and/or Landscape Maintenance Easement.** Offer of Dedication and Landscape Maintenance Easement for City landscape maintenance district shall be provided as follows:

TR-38071-1

- **Evans Road** – Provide offer of dedication as needed to provide for full half width Street (128' ROW (64' half width), curb gutter, sidewalk, median and off-site landscaping requirements, per City General Plan, including minimum 17' public parkway from back of curb.
- **Local Street Side Yard Fronting Lot #12, #13, #1, #192** Provide for full half width Street, curb gutter, sidewalk, off-site landscaping requirement, perimeter walls, fences, and neighborhood entry monuments per City General plan including a minimum 10' public parkway from face of curb.
- **Local Streets "I" & "D"** - Provide for full half width Streets, curb gutter, sidewalk, and off-site landscaping requirements, per City General Plan including a minimum 10' public parkway from face of curb.
- **Lot "A" Bio Retention Basin #1 Interim design** – For grading design of the basin reference Appendix "C" and for Water Quality Design reference attached section 3.7 Sand filter of the Riverside County – Low Impact Development BMP Design Handbook or as approved by the Public Works NPDES Division. Provide a landscape design with a planting pallet that complements the parkway for the retention basin.
- **Lot "B" Trail Access between lots #46 & #47** – Provide for full width improvements including sidewalk, off-site landscaping requirement, decorative perimeter walls, fences, improvement, including a minimum 20' offer of dedication. Provide a landscape design to match the trail adjacent to this access.
- **Lot "C" DG Trail** – Developer shall provide landscaping and DG trail along the perimeter of the homes, including a 20' wide offer of dedication. Provide a landscape design that matches the existing trail to the north of this project.

TR-38071

- **Local Streets "I" & "D"** – Protect in place curb gutter, sidewalk, provide wrought iron fencing with pilasters, and landscape and Irrigation along Streets "I" & "D" fronting lots A, E and F.
- **Lot "A" Bio Retention Basin #1 Permanent design** - For grading design of the basin reference Appendix "C" and for Water Quality Design reference attached section 3.7 Sand filter of the Riverside County – Low

Impact Development BMP Design Handbook or as approved by the Public Works NPDES Division. Provide a landscape design with a planting pallet that complements the parkway for the retention basin.

- **Lot "F" Bio Retention Basin #2** - Provide for full half width street, curb gutter, sidewalk, wrought iron fence with pilasters, and off-site landscaping requirements, per City General Plan including a minimum 10' public parkway from face of curb. For grading design of the basin reference Appendix "C" and for Water Quality Design reference attached section 3.7 Sand filter of the Riverside County – Low Impact Development BMP Design Handbook or as approved by the Public Works NPDES Division. Provide a landscape design with a planting pallet that complements the parkway for the retention basin.
- **Lot "E" Open Space** - Provide for full half width Street, curb gutter, sidewalk, off-site landscaping requirement, per City General plan within a minimum 10' public parkway from face of curb. Provide a landscape design and planting pallet that complements the parkway and retention basin. Provide a wrought iron fence with pilasters except adjacent to lots 188 and 189. The design shall also include split faced block wall with columns and decorative caps on the North and East side of the lot, fronting lots 188 and 189.
- **Lot "D" DG Trail (DWR Continued)** – Developer shall provide landscaping and DG trail along the perimeter of the homes, including a minimum 15' to 20' wide offer of dedication, including an 8' wide DG path with mow curbs and landscaping along both side of the path including a two-rail vinyl fence to match existing trail.

2. **Landscape Maintenance Easement and Landscape Easement Agreement.** The developer shall provide, for review and approval, an Offer of Dedication and certificate of acceptance, complete with legal plat map and legal description to the City of Perris. In addition, if required by the City of Perris, the Developer shall provide a landscape easement and Landscape easement agreement, acceptable to the City of Perris. The City shall record the same with the Riverside County Recorder's Office, and the recorded instrument shall be returned to the City Clerk of the City of Perris for filing.

3. **Landscaping Plans.** Three (3) copies of Construction Landscaping and Irrigation Plans for the off-site landscaping, and electronic copy 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. A maintenance responsibility site plan shall also be submitted for approval, (i.e. City Maintenance areas, HOA Maintenance areas, Privately Maintenance areas. 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, maintenance quantity table, number, genus, species, and container size of the plants shall be shown. This landscape plan shall be titled "Off-site Landscape Plan for **TTM 38071-1 and TTM 38071**" and shall be 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:

- **Evans Road** - Developer shall be required to install new landscape and Irrigation within existing parkway as follows: Trees Primary: Cinnamomum Camphora "Camphor Tree", Ulmuns parvifolia "Chinese Elm" Secondary tree: Lagerstroemia Faurei "Cherokee (Red)" Crape Myrtle, Brachychiton

Populneus "Bottle Tree". Use of drought resistant shrubs and groundcover intended to complement the existing parkway to the north along Evans Road, including but not be limited to the following: Xylosma C. 'Compacta', Muhlenbergia Capillaris 'pink Muhly', Agapanthus Africans 'Peter Pan', Lantana 'Gold Mound', Lantana Montevicensis Purple Trailing Lantana, Raphiolepis I. Clara 'Spring Time', Hesperaloe Parviflora 'Brake Light', Agapanthus Africans 'Lily of the Nile – White, Myoporum Parvifolium 'Pink', Tulbaghia Violacea Society Garlic, Trachelospermum Jasminiodes Star Jasmine, Parthenocissus Tricuspidata Boston Ives.

- **Evans Road Median** – Developer shall be required to install new raised landscaped median as follows: Trees Brachychiton Populneus Bottle Tree, Lagerstoremia Faure Cherokee (red). Use of drought resistant shrubs and groundcover intended to complement the existing median to the north along Evans Road, including but not be limited to the following: Callistemon Viminalis Little Johns, Lantana 'Gold Mound', Muhlenbergia Capillaris Pink Muhly, Hesperaloe Parviflora 'Brake Lights', Tulbaghia violacea Society Garlic, Tarachelospermum Jasminiodes 'Star Jasmine'.
 - **Lot "B" Pedestrian Pathway Trail Access** - Developer shall provide a 20' wide ADA accessible pedestrian pathway between homes with split faced block wall with columns every 20' and decorative caps to connect from sidewalk to Lot C trail. The landscape design to complement the landscape along the trail and shall have vines along the walls.
 - **Lots "C" & "D" DG Trail** - Developer shall provide a 15' to 20' wide landscape and DG trail along the perimeter of the homes with a design to complement the trail north of this project with an 8' wide DG path and landscaping on both sides of the trail, including a two-rail vinyl fence on the outward side of the trail.
 - **Lot "A" Bio Detention Basin Interim** – Developer shall provide for landscaping and irrigation within the public parkway and bio detention basin which includes a bench at top of slope and concrete access road to the bottom of the basin per City standards. Landscape planting pallet shall complement the off-site landscape adjacent to the basins. Provide a wrought iron fence with pilasters fronting Street "D" and Street "I". Provide a split face block with columns and decorative caps wall along Lot 57, and decorative three rail vinyl fencing around the remaining area of the basin.
 - **Lot "A" Bio Detention Basin Permanent** – Developer shall protect in place existing landscaping within the public right-of-way along street "D" and street "I" and provide a new landscape and irrigation plan for the redesign of the basin to complement the existing landscape along the public right-of-way. Provide a wrought iron fence with pilasters along the public parkway. The design shall also include split faced block wall with columns and decorative caps, fronting lots 57, 112, 128 and 129.
 - **Lot "F" Bio Detention Basins** – Developer shall provide for landscaping and irrigation along the public parkway and within the bio detention basin, (see zoning design guidelines for benching) landscape planting pallet shall complement the off-site landscape adjacent to the basins.
 - **Lot "E" Open Space** – Developer shall provide a landscape design for a green space to accommodate the DWR and EMWD easements within this area along with amenities, i.e. benches, BBQ's, etc.). Landscape design shall complement the parkway along Evans Road and provide a wrought iron fence with pilasters except adjacent to lots 188 and 189. The design shall also include split faced block wall with columns and decorative caps on the North and East side of the lot, fronting lots 188 and 189.
- 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 equal on flexible PVC risers, Sentry Guard Cable Guard and Union Guard, and backflow Wilkens Model 375 (or equal). Controller shall include an ET based controller with weather station that is centrally controlled capable and wi-fi ready (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 gravel, rock, or cobble areas.

- i. **Wire Mesh and Gravel at Pull Boxes-** Provide wire mesh and gravel layer within valve boxes to prevent rodent intrusion.
 - j. **Concrete Maintenance Band at Medians and Mortar Cobble turn Land –** Provide 12" wide concrete maintenance band (safety edge) around entire median. At turn pockets provide mortared cobble creek bed, round stone sized 6" to 12".
 - k. **Perimeter Walls Graffiti Coating –** Provide anti-graffiti coating at all perimeter walls. Acceptable products shall include Vitrocem Anti-Graffiti Coating or equal.
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) 657-3280 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 off-site improvements, including 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. **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.
 - b. **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) 657-3280 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) 657-3280 to schedule the delivery of all required turn-over submittal items including as-built storm drain plans in electronic PDF format, one large format photo-copy of as-built plans, storm drain video report in electronic format, and hardcopy of video report with industry standard notations and still photos made during video runs (i.e. facilities sizes, off-sets or damage, facility type, dirt and debris, etc.). The flood control facilities shall be turned over in a condition acceptable to the City, and the developer shall make all necessary repairs and perform initial maintenance to the satisfaction of the City.
9. **Assessment Districts.** Prior to permit issuance, developer shall deposit \$5,250 per district, \$15,750 total due. Payment is to be made to the City of Perris, and the check delivered to the City Engineer's Office. Payment shall be accompanied by the appropriate document for each district indicating intent and understanding of annexation, to be notarized by property owner(s):
 - **Consent and Waiver for Maintenance District No. 84-1** - New street lighting proposed by the project, as determined by the City Engineer
 - **Consent and Waiver for Landscape Maintenance District No. 1** -New off-site parkway, median, open space and any above ground landscaped water quality basins, or trails, proposed by the projects.
 - **Petition for Flood Control Maintenance District No. 1** -For Off-site Flood Control Facilities proposed by the project, as determined by the City Engineer.
 - Original notarized document(s) to be sent to:
Daniel Louie
Wildan Financial Services
27368 Via Industria, #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.

DEVELOPER TO PROVIDE GRAVEL IN LIEU OF SAND. CITY COMMENTS 1/11/2022.

3.7 Sand Filter Basin

Type of BMP	Treatment
Treatment Mechanisms	Filtration, Biofiltration
Maximum Tributary Area	25 acres
Other Names	Sand Filter, Media Filter, Pocket Filter

Description

The Sand Filter Basin (SFB) is a basin where the entire invert is constructed as a stormwater filter, using a sand bed above an underdrain system. Stormwater enters the SFB at its forebay where trash and sediment accumulate or through overland sheet flow. Overland sheet flow into the Sand Filter Basin is biofiltered through the vegetated side slopes or other pre-treatment. Flows pass into the sand filter surcharge zone and are gradually filtered through the underlying sand bed. The underdrain gradually dewater the sand bed and discharges the filtered runoff to a nearby channel, swale, or storm drain.



The primary advantage of the SFB is its effectiveness in removing pollutants where infiltration into the underlying soil is not practical, and where site conditions preclude the use of a Bioretention Facility . The primary disadvantage is a potential for clogging if silts and clays are allowed to flow into the SFB. In addition, this BMP’s performance relies heavily on its being regularly and properly maintained.

While this BMP is not currently considered an LID BMP, when designed in accordance with this manual, a Sand Filter Basin is considered to be a highly effective Treatment Control BMP.

Siting Considerations

SFBs should be avoided where onsite configurations include a base flow and/or where this BMP would be put into operation while construction, grading or major landscaping activities are taking place in the tributary catchment. **This BMP has a flat surface area**, so it may be challenging to incorporate into steeply sloping terrain. SFBs should be set away from areas that could discharge fine sediments into the basin such as at the bottom of a slope. **See Section 1 of Riverside County Flood Control and Water Conservation District’s “Basin Guidelines” (Appendix C) for additional requirements (i.e., fencing, maintenance access, etc.) or other guidelines issued by the Engineering Authority (EA)¹.**

¹ The Engineering Authority (EA) may choose to alter these guidelines and may have different/additional requirements. These entities, along with the District, will be referred to as the EA.

SAND FILTER BASIN BMP FACT SHEET

Setbacks

The bottom of the sand filter should remain above the seasonal high groundwater level. Always consult your geotechnical engineer for additional site specific recommendations.

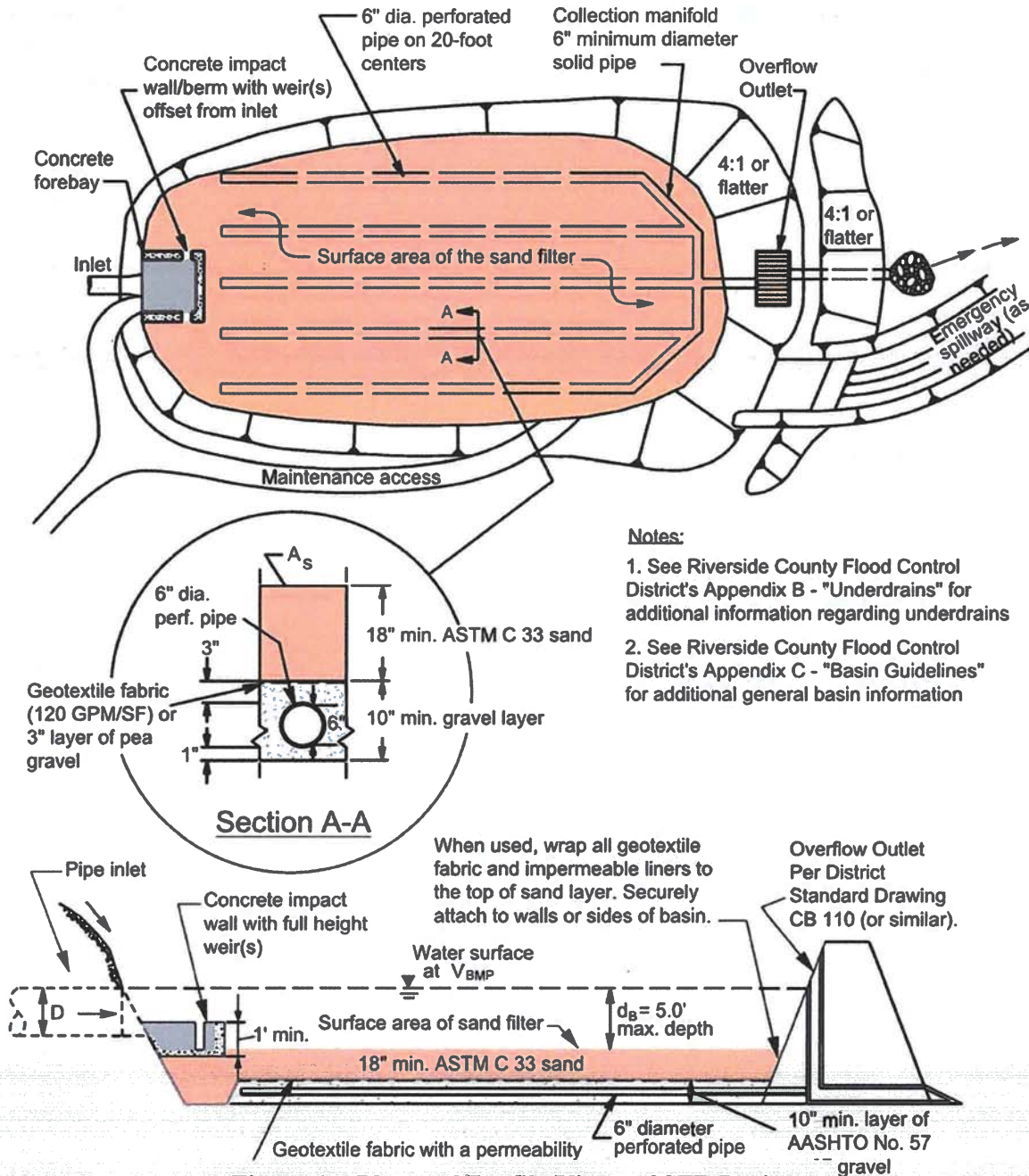


Figure 1 – Plan and Profile Views of SFB Basin

SAND FILTER BASIN BMP FACT SHEET

Forebay

A concrete forebay shall be provided to reduce sediment clogging and to reduce erosion. The forebay shall have a design volume of at least 0.5% V_{BMP} and a minimum 1 foot high concrete splashwall. Full height notch-type weir(s), offset from the line of flow from the basin inlet to prevent short circuiting shall be used to outlet the forebay. It is recommended that two weirs be used and that they be located on opposite sides of the forebay (see Figure 1).

Underdrains

Underdrain piping shall consist of a manifold (collector) pipe with perforated lateral branching. The lateral branching conveys the filtered water to the manifold where it is discharged into the outlet structure. See Appendix B for additional information.

Overflow Structure

An overflow must be provided to drain volume in excess of V_{BMP} or to help drain the system if clogging were to occur. Overflows shall flow to an acceptable discharge point such as a downstream conveyance system. Overflows must be placed above the water quality capture volume and near the outlet of the system. The overflow structure shall be similar to the District's Standard Drawing CB 110.

SAND FILTER BASIN BMP FACT SHEET

Recommended Maintenance

Table 1 - Recommended Inspection and Maintenance Activities for SFBs

Schedule	Inspection and Maintenance Activity
<p>Semi-monthly including just before the annual storm season and following rainfall events.</p>	<ul style="list-style-type: none"> • Routine maintenance and inspection. • Remove debris and litter from the entire basin to minimize filter clogging and to improve aesthetics. • Check for obvious problems especially filter clogging and signs of long term ponding. Repair as needed. Address odor, insects, and overgrowth issues associated with stagnant or standing water in the basin bottom. There should be no long-term ponding water. • Check for erosion and sediment laden areas in the basin. Repair as needed. Clean forebay if needed. • Revegetate side slopes where needed.
<p>Annually. If possible, schedule these inspections within 72 hours after a significant rainfall.</p>	<ul style="list-style-type: none"> • Inspection of hydraulic and structural facilities. Examine the overflow outlet for clogging, the embankment and spillway integrity, and damage to any structural element. • Check side slopes and embankments for erosion, slumping and overgrowth. • Inspect the sand media at the filter drain to verify it is allowing acceptable infiltration. Scarify the top 3 inches by raking the filter drain's sand surface annually. • Check the filter drain underdrains for damage or clogging. Repair as needed. • Repair basin inlets, outlets, forebays, and energy dissipaters whenever damage is discovered. • No water should be present 72 hours after an event. No long term standing water should be present at all. No algae formation should be visible. Correct problem as needed.
<p>Every 5 years or sooner depending on the observed drain times (no more than 72 hours to empty the basin).</p>	<ul style="list-style-type: none"> • Remove the top 3 inches of sand from the filter drain and backfill with 3 inches of new sand to return the sand layer to its original depth. When scarification or removal of the top 3 inches of sand is no longer effective, remove and replace sand filter layer.

SAND FILTER BASIN BMP FACT SHEET

Table 2 - Design and Sizing Criteria for SFBs

Design Parameter	Extended Detention Basin
Maximum tributary area	25 acres ²
Basin design volume	100% of V _{BMP}
Maximum basin depth	5 feet
Forebay volume	0.5 % of V _{BMP}
Longitudinal Slope	0%
Transverse Slope (min.)	0%
Outlet erosion control	Energy dissipaters to reduce velocities ¹
1. Ventura County's Technical Guidance Manual for Stormwater Quality Control Measures 2. CA Stormwater BMP Handbook for New Development and Significant Redevelopment	

Note: The information contained in this BMP Factsheet is intended to be a summary of design considerations and requirements. Additional information which applies to all detention basins may be found in the District's "Basin Guidelines" (Appendix C). In addition, information herein may be superseded by other guidelines issued by the EA.

Design Procedure

1. Enter the Tributary Area, A_{TRIB}
2. Enter the Design Capture Volume, V_{BMP}, determined from Section 2.1 of this Handbook
3. SFB Geometry

Determine the minimum sand filter area required. The filtration bed surface shall be flat with the maximum depth for the reservoir design volume no greater than 5 feet*. The reservoir design volume does not include the volume of the sand filter. No credit is given for voids in the sand layer toward the reservoir volume since the sand is part of the water quality filter and not a reservoir layer. The design storage volume shall equal 100 percent of V_{BMP}. The minimum sand filter area (A_s) of the basin's bottom shall be determined using the equation:

$$A_s = (V_{BMP} / d_B)$$

Where:

V_{BMP} = Design Volume, ft³

d_B = proposed basin depth (5 feet maximum), ft

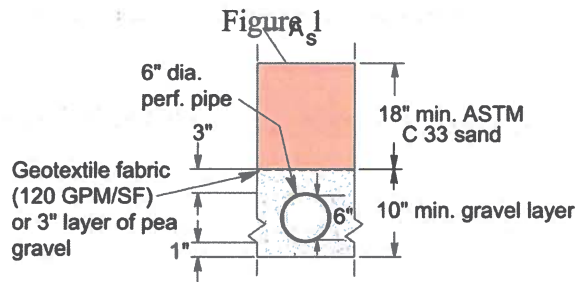
Once the basin side slopes, proposed basin depth and depth of freeboard are entered, the spreadsheet will calculate the minimum total depth required to use this BMP. This is the depth from the top of the basin (including freeboard) down to the bottom of the underdrain gravel layer. This depth can be used to determine if enough vertical separation is available between the BMP and its outlet destination.

SAND FILTER BASIN BMP FACT SHEET

*Note: The 5 foot maximum depth equates to a minimum filter media infiltration rate of 0.83 inches per hour with a 72 hour drawdown time. Studies have shown that while initially most filter media will infiltrate at a much higher rate, it is not uncommon for that rate to decrease significantly over a very short period of time. (Urbonas, 1996)

4. Enter the proposed surface area of the basin.
5. Forebay

Provide a concrete forebay. Its volume shall be at least 0.5% V_{BMP} with a minimum 1 foot high concrete splashwall. Full-height notch-type weir(s) shall be used to outlet the forebay. The weir(s) must be offset from the line of flow from the basin inlet. It is recommended that two weirs be used and that they be located on opposite sides of the forebay (see Figure 1). Notches shall not be less than 1.5 inches in width.



6. Filter Media

Provide, as a minimum, an 18-inch layer of filter media (ASTM C-33 sand). Other filter media may be considered with sufficient supporting documentation. Where a medium level of removal efficiency is desired for nutrients, the depth of the sand layer must be increased to 36 inches.

5. Underdrains

Underdrains shall be provided per the guidelines outlined in Appendix B.

Sand Filter Basin (SFB) - Design Procedure	BMP ID	Legend:	Required Entries
			Calculated Cells

Company Name: _____ Date: _____
 Designed by: _____ County/City Case No.: _____

Design Volume

Total Tributary area $A_{TRIB} =$ _____ ac
 Enter V_{BMP} determined from Section 2.1 of this Handbook $V_{BMP} =$ _____ ft^3

Basin Geometry

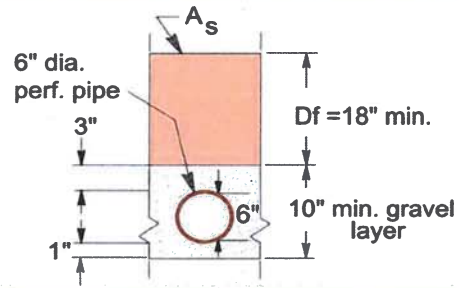
Basin side slopes (no steeper than 4:1) $z =$ _____ :1
 Proposed basin depth (see Figure 1) $d_B =$ _____ ft
 Depth of freeboard (if used) $d_{fb} =$ _____ ft
 Minimum bottom surface area of basin ($A_s = V_{BMP}/d_B$) $A_s =$ _____ ft^2
 Minimum total depth required (includes freeboard, filter media and subdrains) $d_{req} =$ _____ ft
 Proposed Surface Area _____ ft^2

Forebay

Forebay volume (minimum 0.5% V_{BMP}) Volume = _____ ft^3
 Forebay depth (height of berm/splashwall. 1 foot min.) Depth = _____ ft
 Forebay surface area (minimum) Area = _____ ft^2
 Full height notch-type weir Width (W) = _____ in

Filter Media

Description of filter media
 _____ Sand (ASTM C-33)
 _____ Other (Clarify in "Notes" below)
 Media depth, $df =$ _____ inches



Underdrains

Diameter of perforated underdrain _____ in
 Spacing of underdrains (maximum 20 feet on center) **OK** _____ ft

Notes: _____

DEVELOPER TO PROVIDE GRAVEL IN LIEU OF SAND. CITY COMMENTS 1/11/2022.

3.7 Sand Filter Basin

Type of BMP	Treatment
Treatment Mechanisms	Filtration, Biofiltration
Maximum Tributary Area	25 acres
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Description

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The underdrain gradually dewateres the sand bed and discharges the filtered runoff to a nearby channel, swale, or storm drain.

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Siting Considerations

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SAND FILTER BASIN BMP FACT SHEET

Setbacks

The bottom of the sand filter should remain above the seasonal high groundwater level. Always consult your geotechnical engineer for additional site specific recommendations.

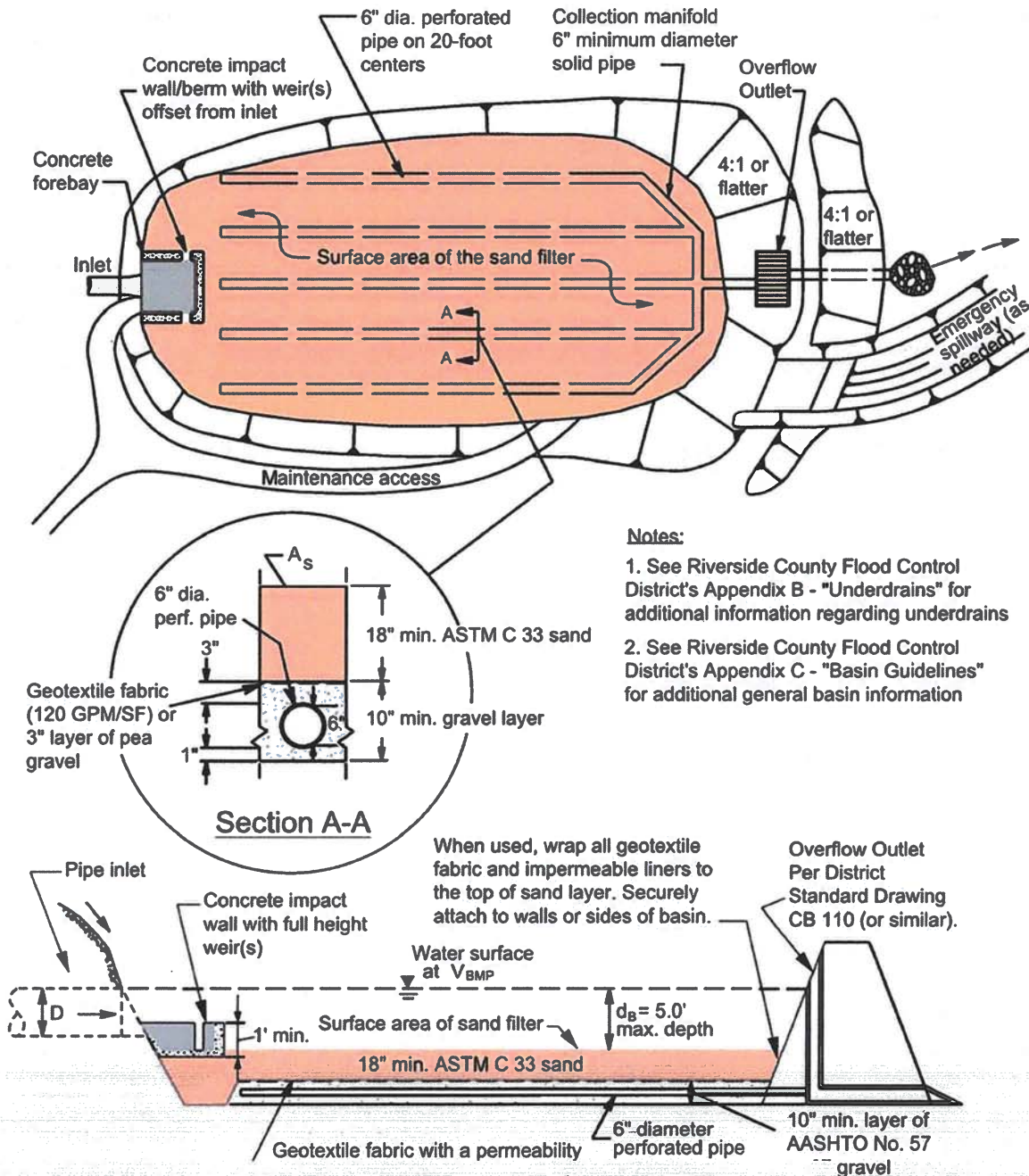


Figure 1 – Plan and Profile Views of SFB Basin

SAND FILTER BASIN BMP FACT SHEET

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Underdrains

Underdrain piping shall consist of a manifold (collector) pipe with perforated lateral branching. The lateral branching conveys the filtered water to the manifold where it is discharged into the outlet structure. See Appendix B for additional information.

Overflow Structure

An overflow must be provided to drain volume in excess of V_{BMP} or to help drain the system if clogging were to occur. Overflows shall flow to an acceptable discharge point such as a downstream conveyance system. Overflows must be placed above the water quality capture volume and near the outlet of the system. The overflow structure shall be similar to the District's Standard Drawing CB 110.

SAND FILTER BASIN BMP FACT SHEET

Recommended Maintenance

Table 1 - Recommended Inspection and Maintenance Activities for SFBs

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<p>Semi-monthly including just before the annual storm season and following rainfall events.</p>	<ul style="list-style-type: none"> • Routine maintenance and inspection. • Remove debris and litter from the entire basin to minimize filter clogging and to improve aesthetics. • Check for obvious problems especially filter clogging and signs of long term ponding. Repair as needed. Address odor, insects, and overgrowth issues associated with stagnant or standing water in the basin bottom. There should be no long-term ponding water. • Check for erosion and sediment laden areas in the basin. Repair as needed. Clean forebay if needed. • Revegetate side slopes where needed.
<p>Annually. If possible, schedule these inspections within 72 hours after a significant rainfall.</p>	<ul style="list-style-type: none"> • Inspection of hydraulic and structural facilities. Examine the overflow outlet for clogging, the embankment and spillway integrity, and damage to any structural element. • Check side slopes and embankments for erosion, slumping and overgrowth. • Inspect the sand media at the filter drain to verify it is allowing acceptable infiltration. Scarify the top 3 inches by raking the filter drain's sand surface annually. • Check the filter drain underdrains for damage or clogging. Repair as needed. • Repair basin inlets, outlets, forebays, and energy dissipaters whenever damage is discovered. • No water should be present 72 hours after an event. No long term standing water should be present at all. No algae formation should be visible. Correct problem as needed.
<p>Every 5 years or sooner depending on the observed drain times (no more than 72 hours to empty the basin).</p>	<ul style="list-style-type: none"> • Remove the top 3 inches of sand from the filter drain and backfill with 3 inches of new sand to return the sand layer to its original depth. When scarification or removal of the top 3 inches of sand is no longer effective, remove and replace sand filter layer.

SAND FILTER BASIN BMP FACT SHEET

Table 2 - Design and Sizing Criteria for SFBs

Design Parameter	Extended Detention Basin
Maximum tributary area	25 acres ²
Basin design volume	100% of V _{BMP}
Maximum basin depth	5 feet
Forebay volume	0.5 % of V _{BMP}
Longitudinal Slope	0%
Transverse Slope (min.)	0%
Outlet erosion control	Energy dissipaters to reduce velocities ¹
1. Ventura County's Technical Guidance Manual for Stormwater Quality Control Measures 2. CA Stormwater BMP Handbook for New Development and Significant Redevelopment	

Note: The information contained in this BMP Factsheet is intended to be a summary of design considerations and requirements. Additional information which applies to all detention basins may be found in the District's "Basin Guidelines" (Appendix C). In addition, information herein may be superseded by other guidelines issued by the EA.

Design Procedure

1. Enter the Tributary Area, A_{TRIB}
2. Enter the Design Capture Volume, V_{BMP}, determined from Section 2.1 of this Handbook
3. SFB Geometry

Determine the minimum sand filter area required. The filtration bed surface shall be flat with the maximum depth for the reservoir design volume no greater than 5 feet*. The reservoir design volume does not include the volume of the sand filter. No credit is given for voids in the sand layer toward the reservoir volume since the sand is part of the water quality filter and not a reservoir layer. The design storage volume shall equal 100 percent of V_{BMP}. The minimum sand filter area (A_s) of the basin's bottom shall be determined using the equation:

$$A_s = (V_{BMP} / d_B)$$

Where:

V_{BMP} = Design Volume, ft³

d_B = proposed basin depth (5 feet maximum), ft

Once the basin side slopes, proposed basin depth and depth of freeboard are entered, the spreadsheet will calculate the minimum total depth required to use this BMP. This is the depth from the top of the basin (including freeboard) down to the bottom of the underdrain gravel layer. This depth can be used to determine if enough vertical separation is available between the BMP and its outlet destination.

SAND FILTER BASIN BMP FACT SHEET

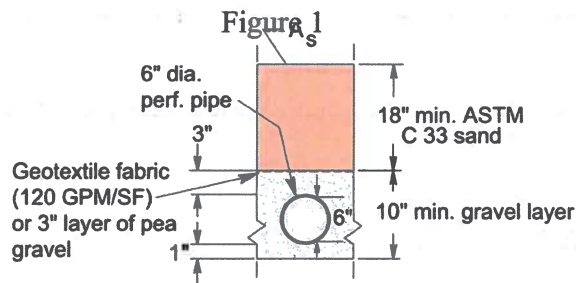
*Note: The 5 foot maximum depth equates to a minimum filter media infiltration rate of 0.83 inches per hour with a 72 hour drawdown time. Studies have shown that while initially most filter media will infiltrate at a much higher rate, it is not uncommon for that rate to decrease significantly over a very short period of time. (Urbonas, 1996)

4. Enter the proposed surface area of the basin.
5. Forebay

Provide a concrete forebay. Its volume shall be at least 0.5% V_{BMP} with a minimum 1 foot high concrete splashwall. Full-height notch-type weir(s) shall be used to outlet the forebay. The weir(s) must be offset from the line of flow from the basin inlet. It is recommended that two weirs be used and that they be located on opposite sides of the forebay (see Figure 1). Notches shall not be less than 1.5 inches in width.

6. Filter Media

Provide, as a minimum, an 18-inch layer of filter media (ASTM C-33 sand). Other filter media may be considered with sufficient supporting documentation. Where a medium level of removal efficiency is desired for nutrients, the depth of the sand layer must be increased to 36 inches.



5. Underdrains

Underdrains shall be provided per the guidelines outlined in Appendix B.

Sand Filter Basin (SFB) - Design Procedure	BMP ID	Legend:	Required Entries
			Calculated Cells

Company Name:		Date:	
Designed by:		County/City Case No.:	

Design Volume

Total Tributary area	$A_{TRIB} =$ <input type="text"/> ac
Enter V_{BMP} determined from Section 2.1 of this Handbook	$V_{BMP} =$ <input type="text"/> ft^3

Basin Geometry

Basin side slopes (no steeper than 4:1)	$z =$ <input type="text"/> :1
Proposed basin depth (see Figure 1)	$d_B =$ <input type="text"/> ft
Depth of freeboard (if used)	$d_{fb} =$ <input type="text"/> ft
Minimum bottom surface area of basin ($A_s = V_{BMP}/d_B$)	$A_s =$ <input type="text"/> ft^2
Minimum total depth required (includes freeboard, filter media and subdrains)	$d_{req} =$ <input type="text"/> ft
Proposed Surface Area	<input type="text"/> ft^2

Forebay

Forebay volume (minimum 0.5% V_{BMP})	Volume = <input type="text"/> ft^3
Forebay depth (height of berm/splashwall. 1 foot min.)	Depth = <input type="text"/> ft
Forebay surface area (minimum)	Area = <input type="text"/> ft^2
Full height notch-type weir	Width (W) = <input type="text"/> in

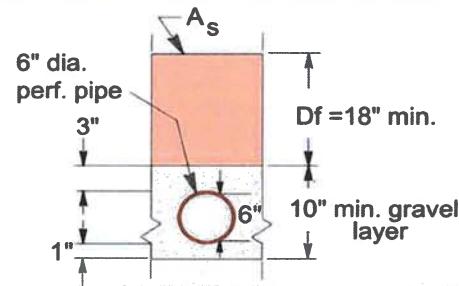
Filter Media

Description of filter media

Sand (ASTM C-33)

Other (Clarify in "Notes" below)

Media depth, $df =$ inches



Underdrains

Diameter of perforated underdrain	<input type="text"/> in
Spacing of underdrains (maximum 20 feet on center)	<input type="text"/> ft

Notes:

Seeps and Springs- Intermittent seeps along cut slopes are typically fed by a shallow groundwater source (interflow) flowing along a relatively impermeable soil stratum. These flows are precipitation driven and should discontinue after a few weeks of dry weather. No special provisions are needed when directing these flows through the basin. However, more continuous seeps and springs, which extend through longer dry periods, are likely from a deeper groundwater source. When continuous flows are intercepted and directed through basins, adjustments to the approved facility design may be required to account for the additional base flow (unless already considered in design).

Privately Owned Basins - All of the criteria herein apply to privately maintained basins except that retaining walls may be used for a portion of interior slopes. Privately owned basins are only acceptable for commercial projects, multi-family residential projects and single family residential communities with a viable maintenance mechanism. Retaining walls may not be used to support water impounding embankments. Retaining walls shall not exceed one third of the outside perimeter of the basin. Detailed structural design calculations must be submitted with every retaining wall proposal. A fence shall be provided along the top of the wall. **The use of retaining walls in a basin requires approval prior to tentative project approval.** The EA or PA may reject the proposed use of retaining walls due to aesthetic and maintenance concerns relating to nuisance and graffiti abatement.

1.2 - Basin Grading Parameters

Basins must meet the following requirements for side slopes, fencing, and embankments:

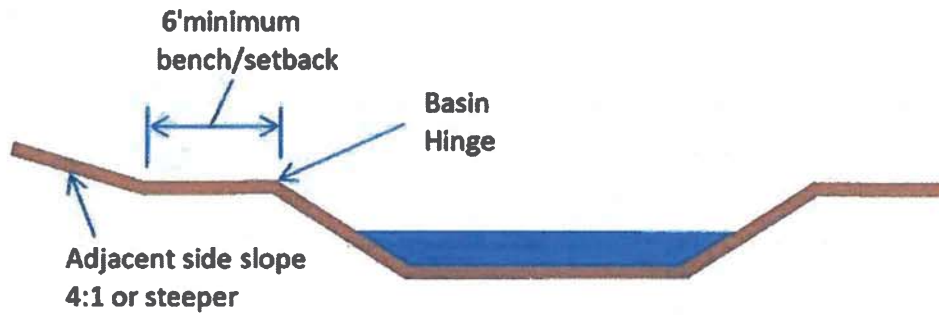
Interior Side Slopes - At least 50 percent of the facility perimeter shall have interior sides no steeper than 4H:1V and in no case steeper than 2H:1V (even if fenced) to minimize safety risks. Side slopes shall be no steeper than 4H:1V whenever adjacent to down-gradient external property lines, roadways, sidewalks and trails.

Embankments - Embankment fill slopes (external and internal) may be no steeper than 4:1 with no exceptions. Basin embankment height will be based on the vertical distance from the design overflow water surface (typically the spillway invert elevation) to the lowest downstream toe of embankment fill. Basin embankments higher than 5 feet shall require design by a geotechnical engineer and shall have a top width not less than 20 feet. For embankments 5 feet or less in height, the minimum top width shall be 6 feet. Embankments for water quality basins may not exceed 3 feet in height.

Setbacks - All basin grading impacts shall be set back a minimum of 6 feet from down-gradient external property lines. This requirement applies to both the top of a cut-slope and the toe of any exterior slope embankment, along with rip-rap energy dissipaters relative to the property line (excluding road right of way). The cut-slope setback requirement is intended to avoid situations where future offsite grading/cut-slopes could turn an incised

basin into an embankment-impounded reservoir. For all cases, depending on the amount of discharge and site characteristics, additional setback may be required unless appropriate easements are secured from the affected property owner(s).

There shall be a minimum 6 foot setback between a basin and an adjacent slope 4:1 or steeper measured horizontally from the basin hinge to the toe of the slope.



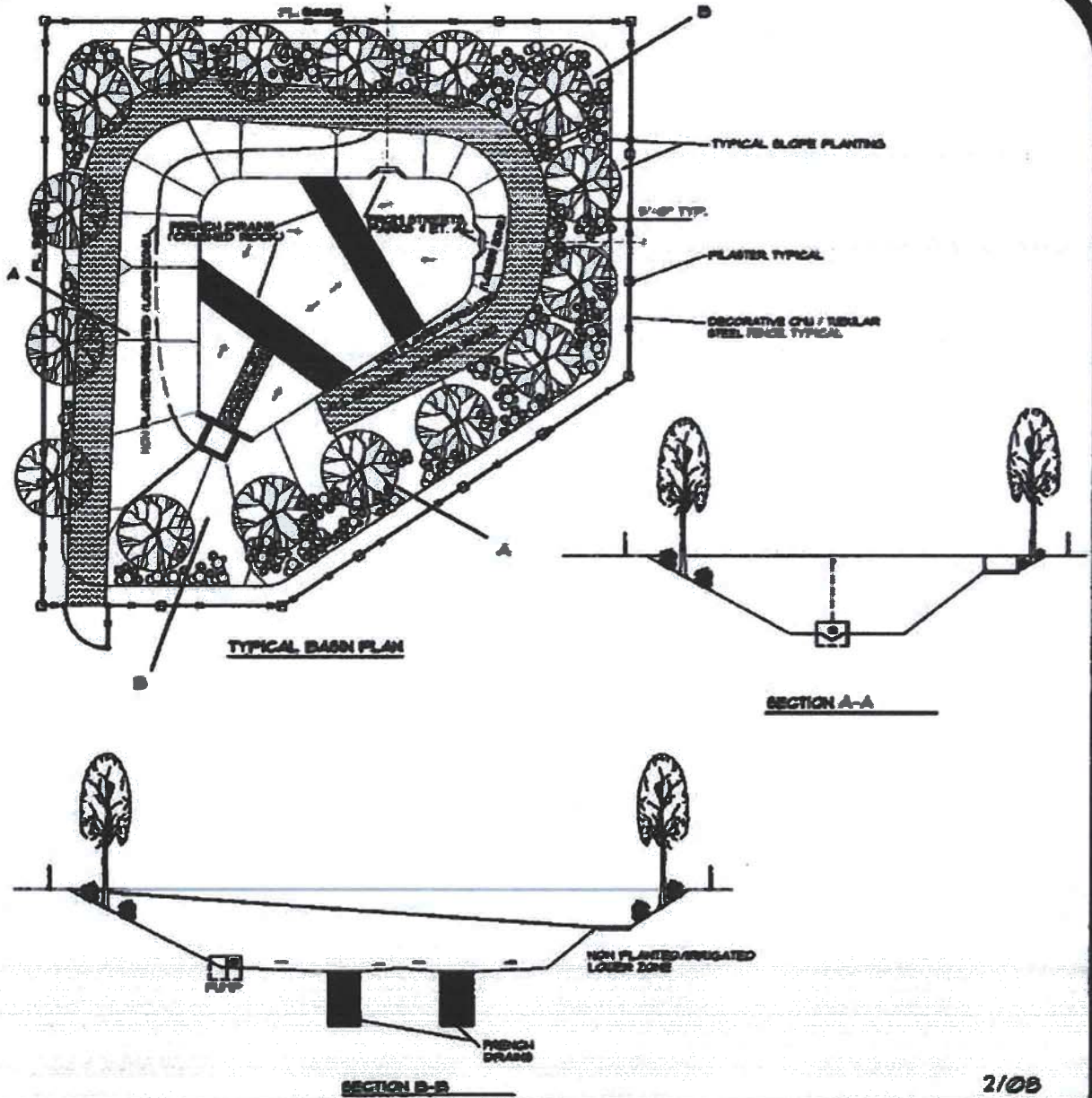


CITY OF PERRIS

DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION

135 NORTH "D" STREET, PERRIS, CA. 92570-2200
TEL: (951) 943-5000 FAX(951) 943-8379

LANDSCAPING DETAIL



2/03

TYPICAL DRAINAGE BASIN

L-19



CITY OF PERRIS
COMMUNITY SERVICES

MEMO

Date: February 14, 2022

To: Nathan Perez, Project Planner

From: Sabrina Chavez, Director of Community Services

Cc: Arcenio Ramirez, Community Services Manager
Arturo Garcia, Parks Supervisor
Joshua Estrada, Parks Coordinator

Subject: **General Plan Amendment (GPA) 21-05040, Zone Change (ZC) 21-05039, Tentative Tract Map 38071 and 38071-1 (TTM21-050532) –**
A proposal to amend the General Plan Land Use and Zoning designation of approximately 31.1 acres located at the northeast corner of Ramona Expressway and Evans Road from Specific Plan (GP designation) and R-10,000 (zoning designation) to R-6,000 to facilitate a 192 single-family lot subdivision with seven (7) lettered lots (A through G). **Applicant:** Jason Keller, Mission Pacific Land Company.

Community Services Staff reviewed TTM 21-050532 and offer the following comment(s):

- Ordinance Number 953 F.1-7 specifies that whenever a specific plan, tentative tract map, residential tentative parcel map, or multi-family residential development proposal is submitted to the Development Services Department, it must be accompanied by a written statement from the applicant stating their intention to dedicate land to City, pay fees in lieu thereof, or a combination of both for park and recreational purposes. If the developer desires to dedicate land for this purpose, he shall first consult with the City Department of Community Services and Planning as to the appropriate area to be dedicated. Site selection and screening criteria and park unit classification is required and such areas as may be proposed to be dedicated shall be shown on the specific plan, tentative tract map, residential parcel map, or multi-family project site plan as submitted. No such statement is included with this application.
192. Single family lots x 4.49 persons per household = 862.08
Dedication requirements is 5 acres per 1,000 residents = 200
862.08 Persons per household/200 = 4.3 acres



CITY OF PERRIS

COMMUNITY SERVICES

- The map or site plan for this project does not show the location of the proposed parkland dedication to City.
- The proposed parkland dedication is less than the amount of land required to be dedicated (5 acres, 1000 residents). ____ acres are required, but the proposed parkland dedication is only _____. The developer/subdivider must pay fees for the value of any additional land that otherwise would have been required to be dedicated.
- The proposed parkland falls below the minimum size for a 5.0 acre park.
- The proposed parkland lies in a floodplain/floodway which impacts the available area for development of park improvements.
The following terms are recommended:
- The Other: The household size has increased to 4.49 persons per household in Perris (2020 Census). This number should be used to calculate the park acreage required to meet the requirement. Facilities ineligible for park credit include landscaped area edges, medians, subdivision entries, lakes and streams, or other water features, paseos, greenbelts, trails, walkways, and other similar features that are used primarily as transportation corridors and are not destinations in and of themselves, and privately owned facilities (parks, community centers) which are smaller than four (4) acres.

Development Impact Fees

- The Project is subject to payment of Residential Park Development Impact Fees.
- The Project is subject to payment of Industrial Park Development Impact Fees.
- This Project is subject to payment of Public Art Development Impact Fees.

Special Districts

- The project shall annex into the Community Facilities District No. 2018-02 (Public Services)

Trails

- Identify on plan pedestrian access to the adjacent Perris Valley Trail.

SRC COMMENTS
***** BUILDING & SAFETY *****

Planning Case File No(s): TTM 38071 AND 38071-1 (revised)

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

Applicant: Jason Keller, Mission Pacific

Location: On the northeast corner of Ramona Expressway and Evans Road.

Project: A proposal to amend the general plan, to facilitate the construction of 192 single family dwelling units

APN(s): 302-210-001 through 009, 302-200-020 through 032 and 302-200-034

Reviewed By: David J. Martinez, CBO

Date: 01-03-2022

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

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

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

4. You will have to comply with the new residential Solar regulations.

5. You will have to comply with the new EV charging station regulations

6. If you are proposing to utilize Private streets instead of public streets you will have to comply with the private street limited street parking requirements and restricted parking for fire access requirements.



Dennis Grubb and Associates, LLC

Assisting Cities Build Safe Communities

Fire Department Development Review Comments

January 6, 2022

City of Perris
Attn: Nathan Perez
135 N. D Street
Perris, CA 92570-2200

Subject: Development Plan Review for TTM 38071 and 38071-1 (TTM21-05032)

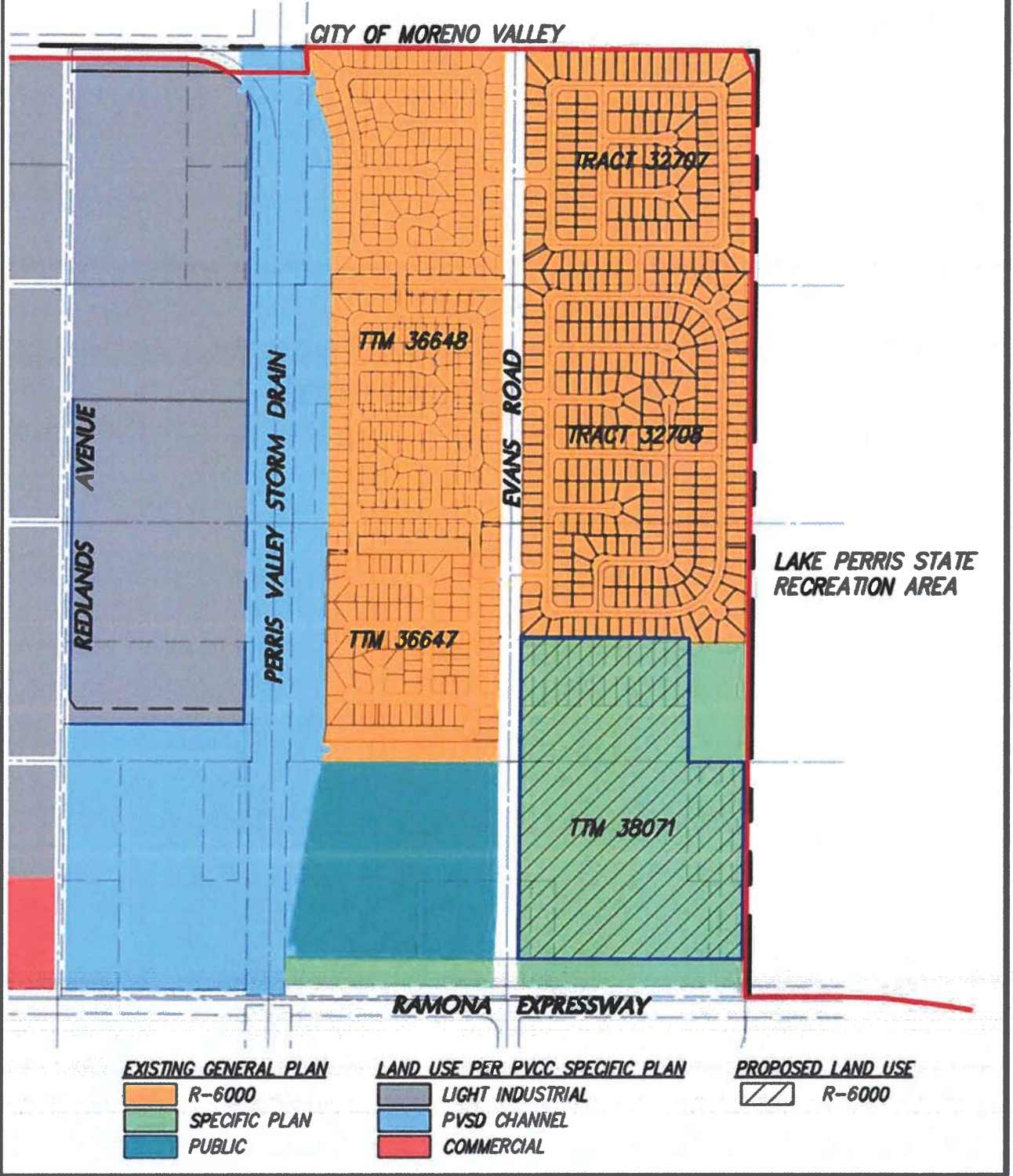
As requested, a review of the subject property was completed. The following fire conditions shall apply:

1. The cul-de-sac bulb (the portion at the end of the cul-de-sac street which is wider than the cul-de-sac "neck" leading to it) shall be identified as a fire lane with red curbs or "Fire Lane—No Parking" signs. The markings/signage shall be per City of Perris Standards as outlined in the City of Perris Guideline for Fire Department Access & Water Requirements for Commercial & Residential Development.
2. 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.
3. All required fire hydrants shall be installed and operational prior to building construction. All fire hydrants shall remain operational during construction.
4. 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.
5. Prior to construction a temporary address sign shall be posted and clearly visible from the street.
6. 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.
7. The building shall be provided with an automatic fire sprinkler system in accordance with NFPA 13D. Construction plans shall be submitted for review and approval to the City of Perris prior to installation.

SCALE 1" = 700'



GENERAL PLAN AMENDMENT EXHIBIT GPA 21-05040

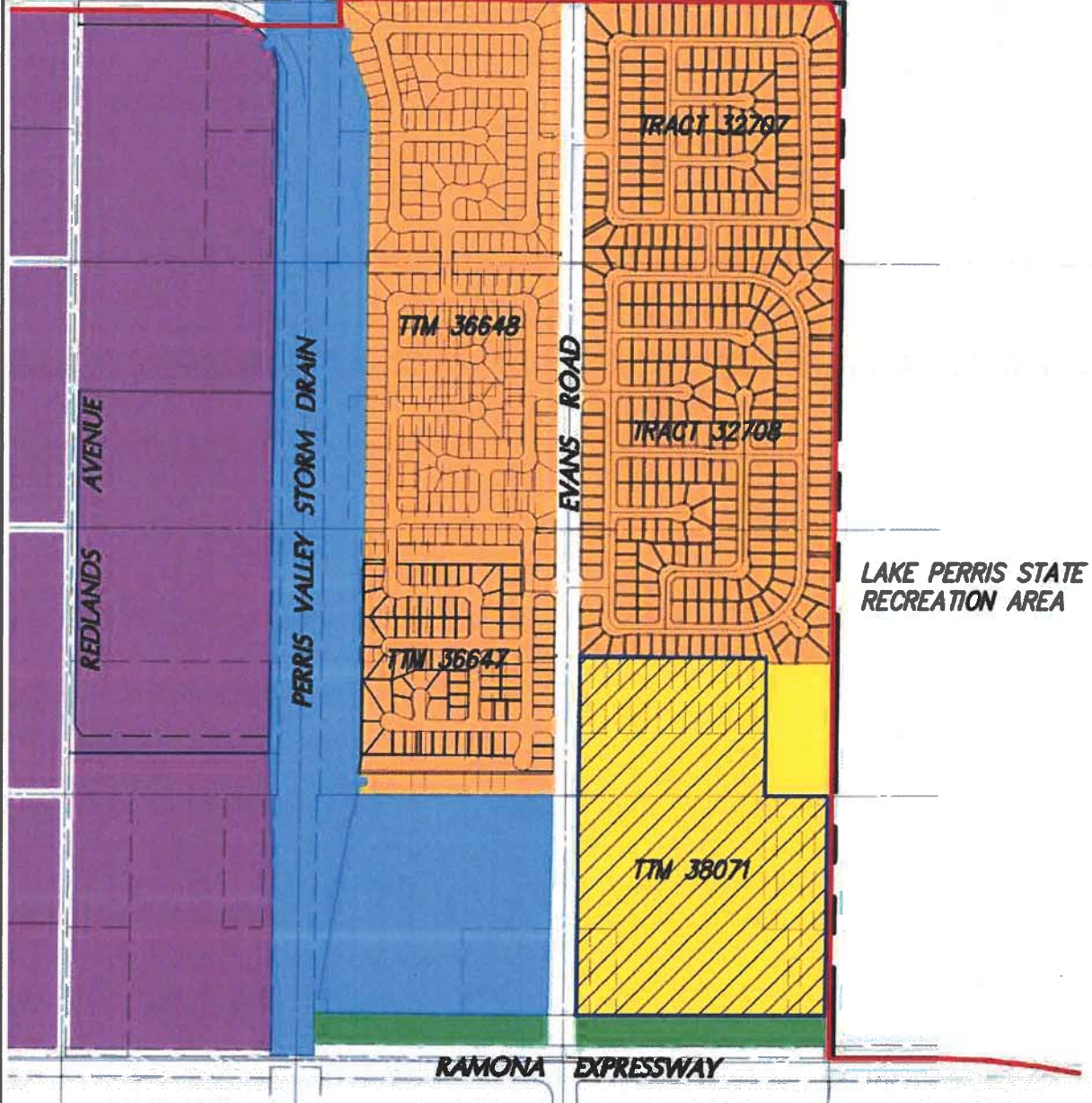


SCALE 1" = 700'



ZONE CHANGE EXHIBIT ZC 21-05039

CITY OF MORENO VALLEY



EXISTING ZONING

- | | |
|--|---|
|  R-6,000 |  NC-NEIGHBORHOOD COMM. |
|  R-10,000 |  PUBLIC |
|  PVCC SPECIFIC PLAN |  OPEN SPACE |

PROPOSED ZONING

- | |
|--|
|  R-6000 |
|--|

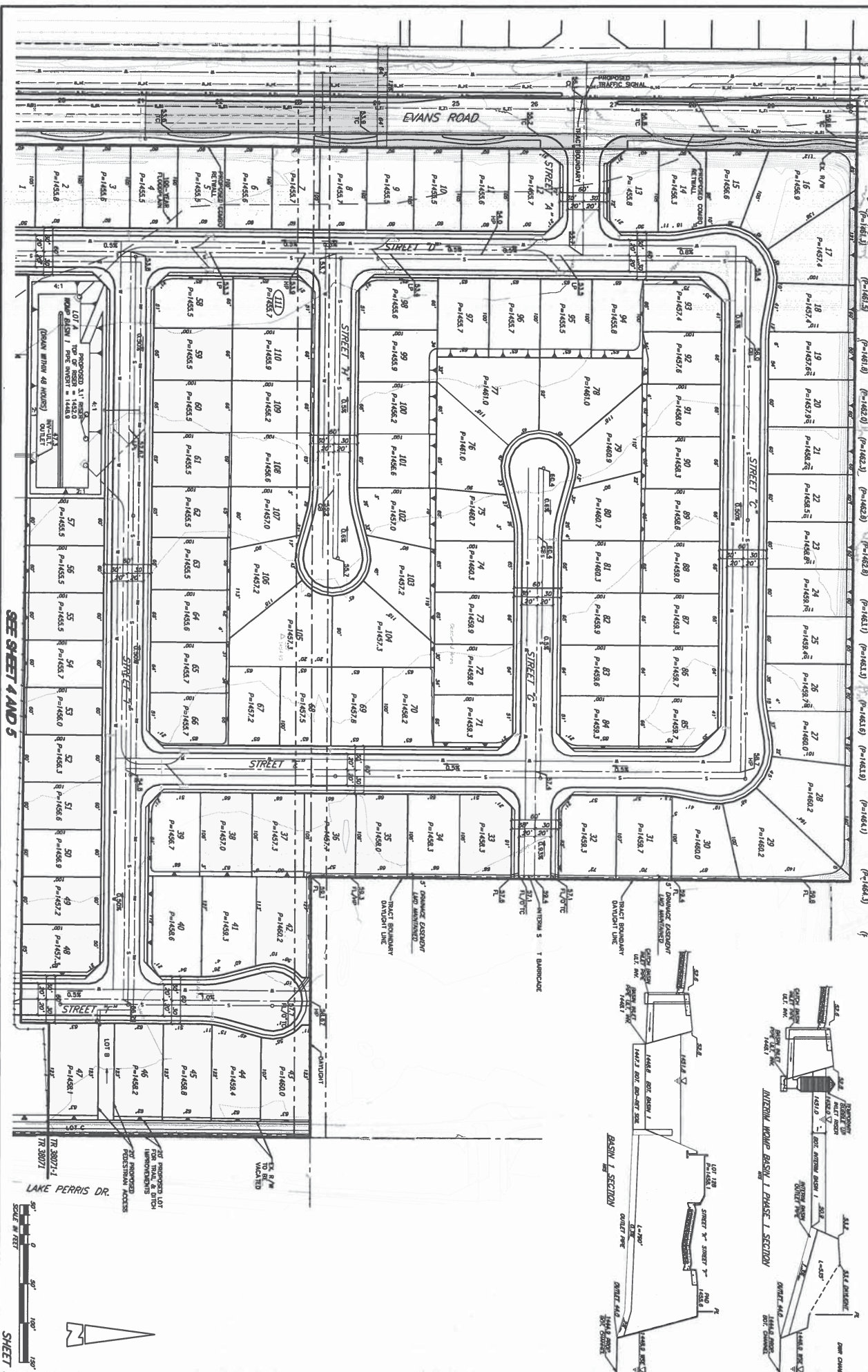
VICINITY MAP



Exhibit E

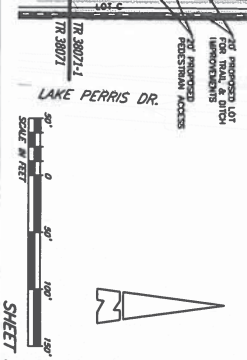
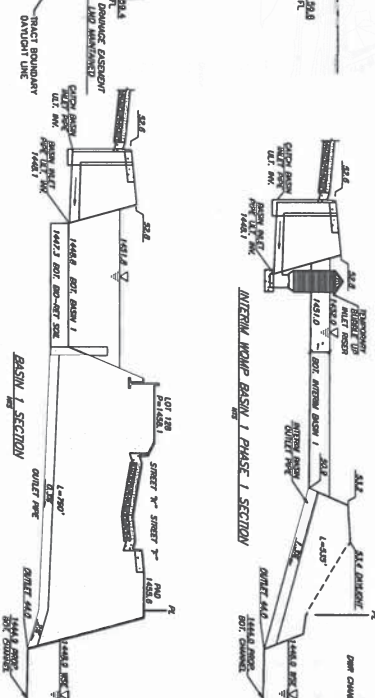
TTM 38071 and TTM38071-1 plans and
conceptual landscape plans

TENTATIVE TRACT NO. 38071-1 CONCEPTUAL GRADING

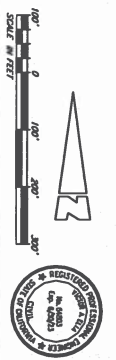
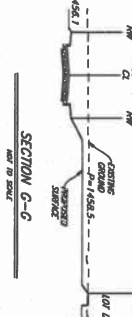
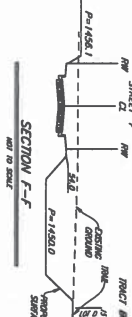
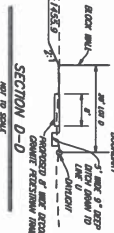
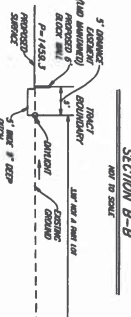
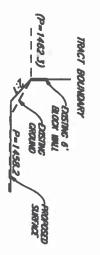
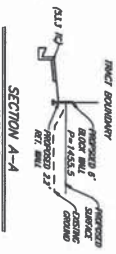
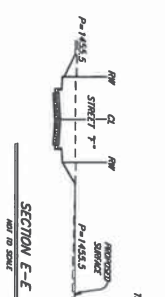
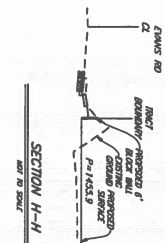
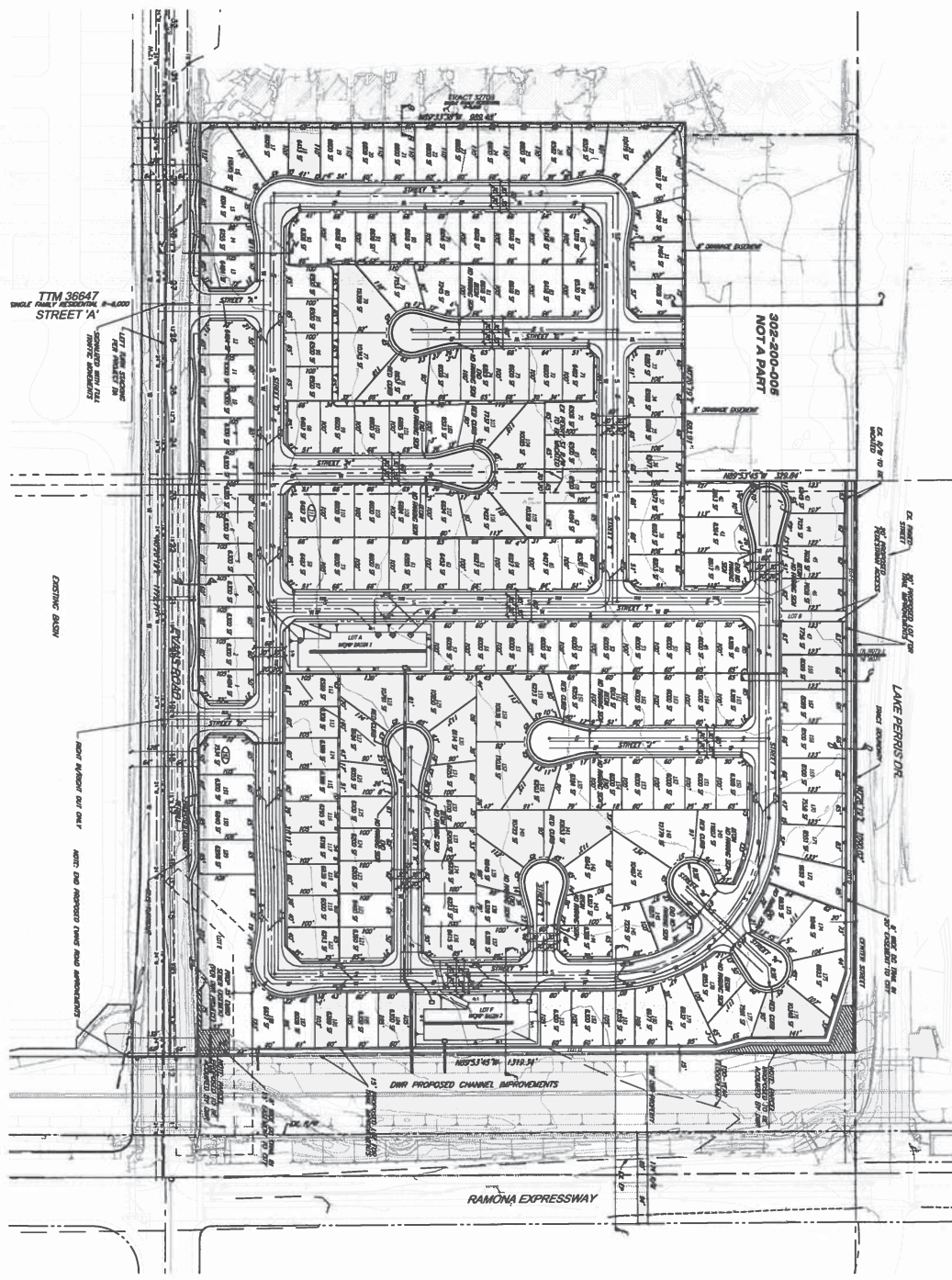


SEE SHEET 4 AND 5

SHEET 3



TENTATIVE TRACT MAP NO. 38071



TENTATIVE TRACT MAP NO. 38071

CITY OF PERRIS

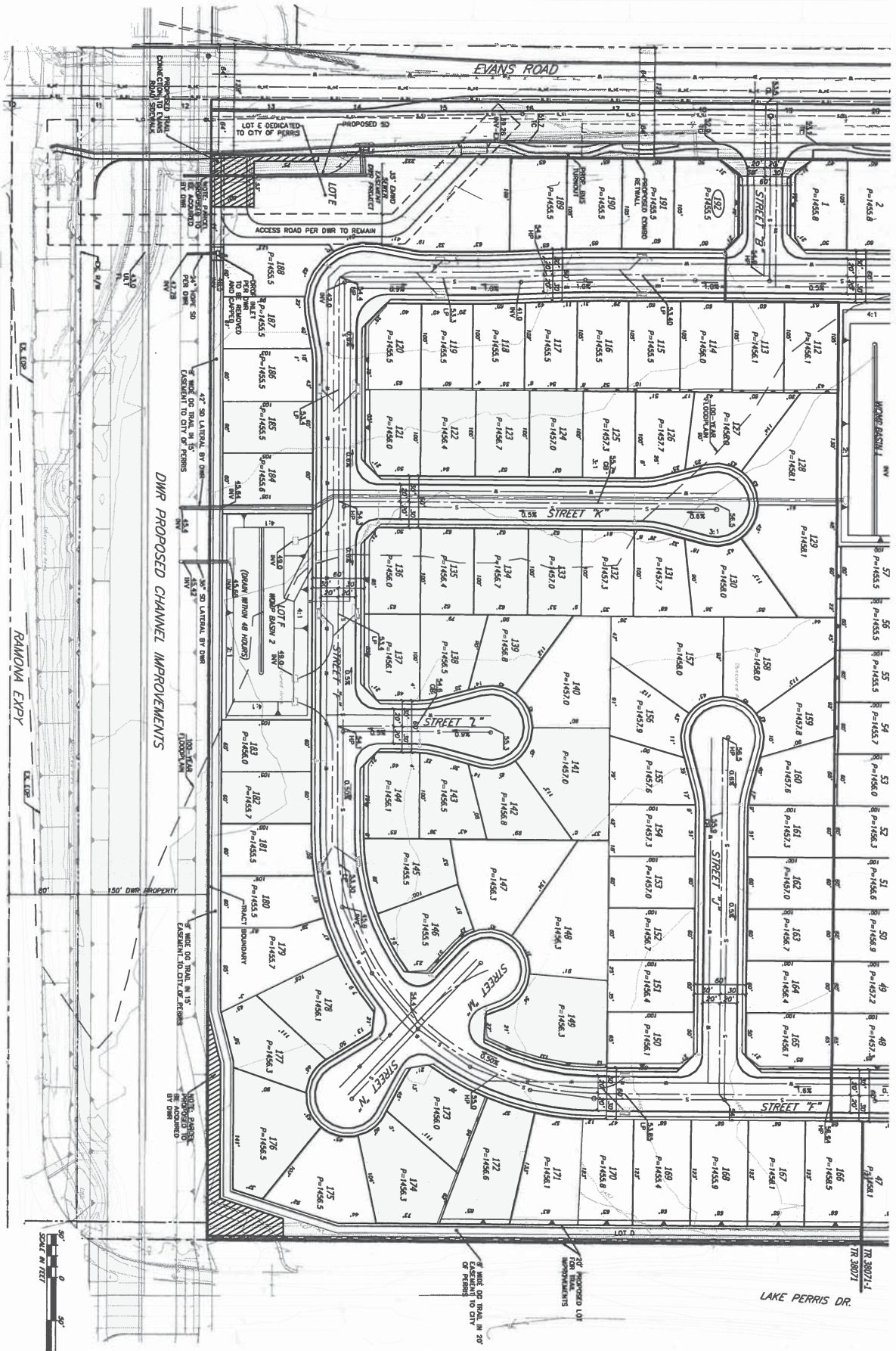
PREPARED FOR:
STRATTON RANCH ASSOCIATES, LLC
4100 NEWPORT BLVD, SUITE 700
NEWPORT BEACH, CA 92660
949-333-6732



SHEET 2 OF 5
SHEETS

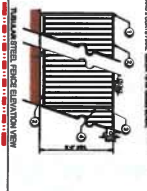
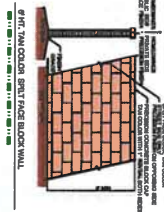
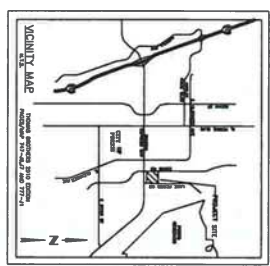
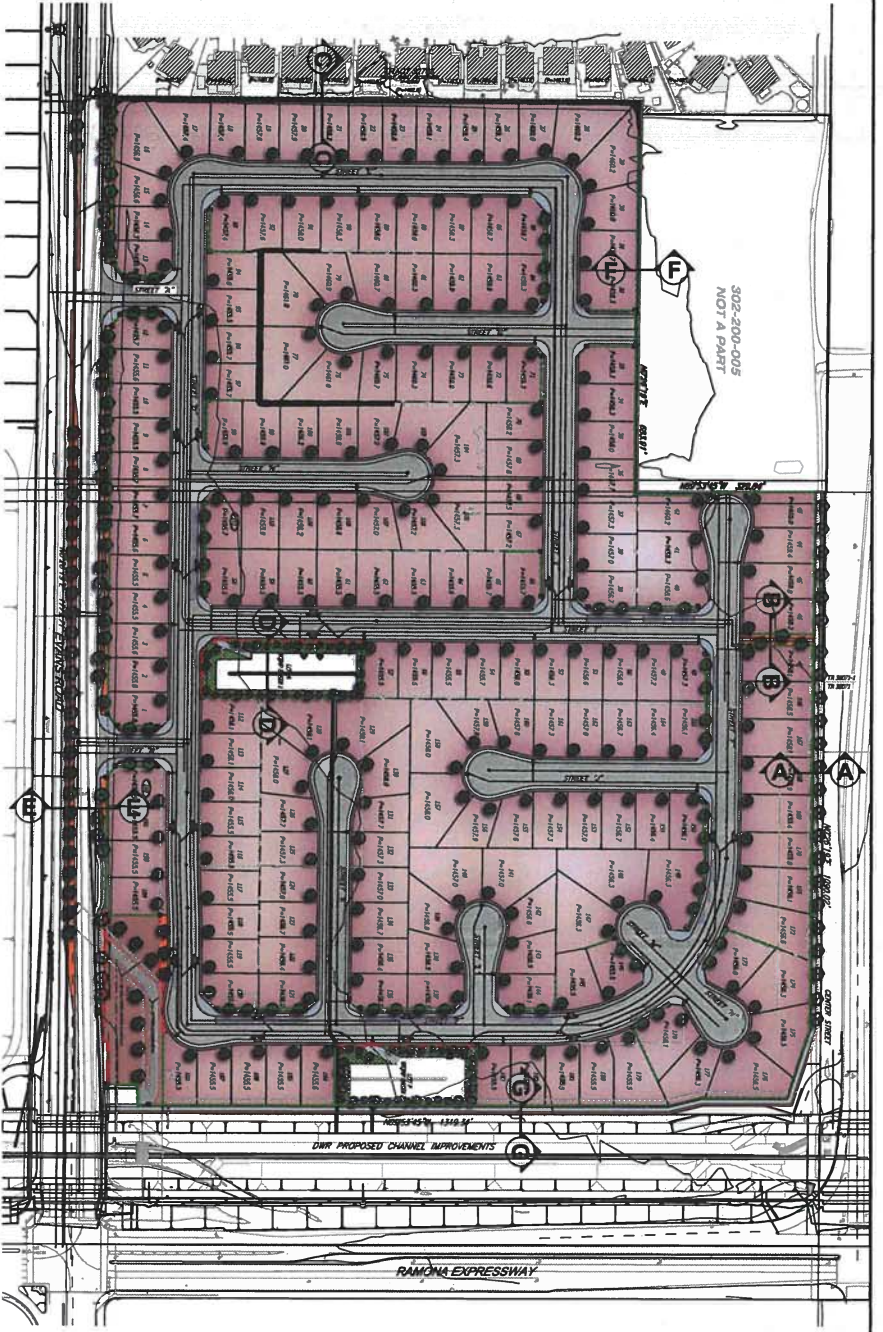
TENTATIVE TRACT NO. 38071
 CONCEPTUAL GRADING

SEE SHEET 3



SHEET 5

CONCEPTUAL LANDSCAPE PLANS
TRACT 30871 - PERRIS, CA
MISSION PACIFIC LAND COMPANY
 4100 NEWPORT PLACE, SUITE 400, NEWPORT BEACH, CA 92660

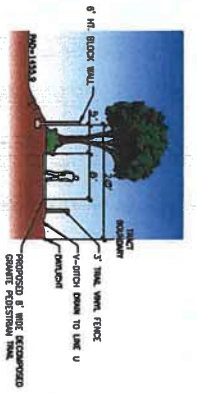


- PLANT PALETTE**
- THESIS: Conceptual landscape plan and related to:
- ENTRY TREE (4' x 4')
 - QUICK GROWING
 - WATER QUALITY BERRY PLANT PALETTE (Landscape)
 - PLANTING: PERENNIAL AND TREES (10' x 10')
 - SHRUBS (10' x 10')
 - PERENNIALS (10' x 10')
 - GRASS (10' x 10')
 - WATER QUALITY BERRY PLANT PALETTE (Landscape)
 - PLANTING: PERENNIAL AND TREES (10' x 10')
 - SHRUBS (10' x 10')
 - PERENNIALS (10' x 10')
 - GRASS (10' x 10')

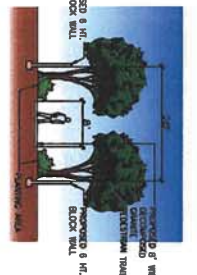
HERMANN DUNPHY GROUP
 17450 WILSON
 SUITE 102
 PALM DESERT, CA
 760.374.8272
 FAX (760) 779-9132

DATE: 04/23/2012

SECTION A-A



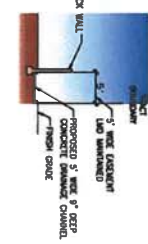
SECTION B-B



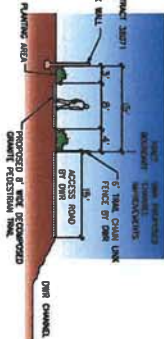
SECTION C-C



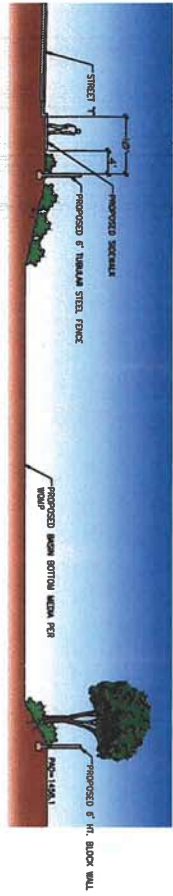
SECTION F-F



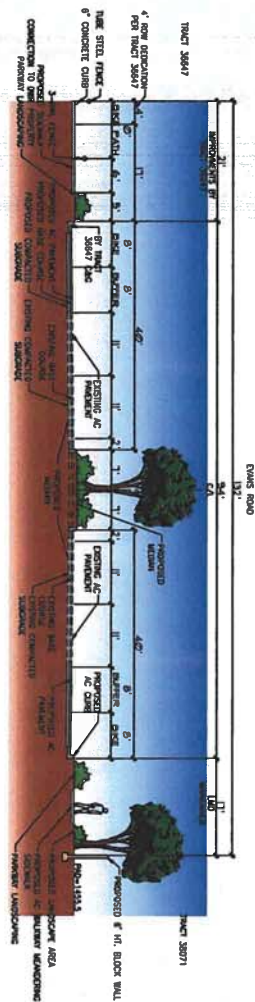
SECTION G-G



SECTION D-D



SECTION E-E



CONCEPTUAL LANDSCAPE PLANS
 TRACT 30871 - PERRIS, CA
 MISSION PACIFIC LAND COMPANY
 4100 NEWPORT PLACE, SUITE 480, NEW PORT BEACH, CA 92660