

CITY OF PERRIS PLANNING COMMISSION

AGENDA

June 15, 2022

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

1. CALL TO ORDER:

2. ROLL CALL:

Commissioners: Lopez, Jimenez, Gomez,
Chair Hammond, Vice-Chair Shively

3. INVOCATION:

4. PLEDGE OF ALLEGIANCE: Commissioner Lopez

5. PRESENTATION:

6. CONSENT CALENDAR:

A. Planning Commission Minutes for June 01, 2022

7. PUBLIC HEARING:

A. Tentative Parcel Map 38375 (PLN22-05034) – A finance map to subdivide 357.48 acres into nine (9) lots for finance and conveyance purposes located south of Nuevo Road, between Dunlap Road and the Perris Valley Storm Channel. **Applicant:** Jason Keller, Mission Pacific Land Company.

REQUESTED ACTION: Adopt Resolution No. 22-16 finding that the proposal is covered by the adopted Mitigated Negative Declaration 2220 of the Parkwest Specific Plan (PWSP) pursuant to Section 15162 of the CEQA Guidelines; and approve Tentative Parcel Map 38375 (PLN22-05034) based on the findings contained in the Resolution and attached exhibits

8. BUSINESS ITEM:

9. PUBLIC COMMENTS:

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

10. COMMISSION MEMBERS ANNOUNCEMENTS OR REPORTS:

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

12. ADJOURNMENT

COVID-19 REMOTE PUBLIC COMMENT/CITIZEN PARTICIPATION

With the intent of adhering to the new community guidelines from the Center for Disease Control, the City of Perris will allow for remote public comment and participation at the upcoming Planning Commission meeting via Zoom. Public Comment is limited to three (3) minutes.

ZOOM MEETING INFORMATION

When: June 15, 2022, 6:00 PM Pacific Time (US and Canada)

Topic: Planning Commission Meeting

In order to provide Public comments via Zoom, participants will be required to register in advance at the following link:

Register in advance for this webinar:

https://us06web.zoom.us/webinar/register/WN_3jpfUCE8Qw2AwK-ob66Pgg

After registering, you will receive a confirmation email containing information about joining the meeting. During the Planning Commission meeting, if you wish to speak, via Zoom, for public comment on any item, please select the raise hand icon next to your name. The moderator will grant you access to speak. Public Comment is limited to (3) three minutes.

Planning Commission Agenda

CITY OF PERRIS
June 15, 2022

Item

6A

*Planning Commission Minutes for
June 01, 2022*

CITY OF PERRIS

MINUTES:

Date of Meeting: June 1, 2022

06:07 PM

Place of Meeting: City Council Chambers

Commission Members Present: Commissioner Lopez, Commissioner Jimenez, Vice Chair Shively, and Chairman Hammond.

1. CALL TO ORDER:

2. ROLL CALL: Commissioners: Jimenez, Gomez, Lopez, Chair Hammond, Vice-Chair Shively

Commission Members Present: Commissioner Lopez, Commissioner Jimenez, Vice Chair Shively, and Chairman Hammond.

3. INVOCATION:

4. PLEDGE OF ALLEGIANCE: Commissioner Jimenez

5. PRESENTATION:

6. CONSENT CALENDAR:

A. Planning Commission Minutes for May 18, 2022

The Chair called for a motion.

M/S/C: Moved by Commissioner Lopez, seconded by Vice Chair Shively to Approve Planning Commission Minutes for May 18, 2022

AYES: Commissioner Lopez, Commissioner Jimenez, Vice Chair Shively, Chairman Hammond.

NOES:

ABSENT: Commissioner Gomez.

ABSTAIN:

7. PUBLIC HEARING:

A. Development Plan Review (DPR) 21-00017 and Tentative Parcel Map 38362 (TPM) 22-05032 – A proposal to subdivide a 1.8-acre vacant parcel into two parcels to facilitate the development of two business park warehouse buildings (12,883 sq ft and 15,841 sq ft) located at the northeast corner of E Rider Street and Johnson Avenue within the Perris Valley Commerce Center Specific Plan (PVCC) Light Industrial zone.

Assessor Parcel No: 303-130-021. Applicant: Mario Calvillo, Lee & Associates REQUESTED ACTION: Adopt Resolution No. 22-15; finding the project Categorically Exempt from CEQA under Section 15332, Class 32 In-fill development, and approve Development Plan Review 21-00017 and Tentative Parcel Map 38362 (22-05032) to subdivide a 1.8-acre lot into two parcels to develop two business park warehouse buildings totaling 28,724 SF located at the northeast corner of Rider Street and Johnson Avenue, and subject to the Conditions of Approval.

Assistant Planner Griffiths presented to the Commission.

Commissioner Jimenez requested clarification regarding the parking and circulation for the project.

Commissioner Lopez asked if EV charging stations will be included for the project.

Applicant Mario Calvillo presented to the Commission.

Commissioner Lopez asked if the project intends to utilize solar panels.

Vice Chair Shively asked if the lots would be rented to tenants or sold.

Commissioner Lopez asked if the trees could be upgraded in size from 24-inch box to 36-inch box.

Commissioner Jimenez asked if the applicant could include a fence between the buildings in the loading area.

Janet Bernabe from the public commented on the project and the proximity to the non-conforming residential development.

Staff commented on the noticing procedure for the project.

Commissioner Lopez appreciated the larger setbacks and low building height for the project and asked if solar panels may be included for the project.

Commissioner Jimenez commented on the architecture and color scheme of the project and approved of the additional landscaping and outdoor amenities provided.

Vice Chair Shively asked if solar could be utilized for projects moving forward and commented that the architecture fits the adjacent development and posting of on-site signage identifying no semi-trucks allowed.

Staff commented on adding signs restricting semi-truck traffic into the site.

Chair Hammond commented that solar panels may not be feasible due to the designation of the airport overlay flight path and noted his approval for the additional buffer provided for the adjacent residential uses.

Staff clarified the motion to include: adding a planning condition to require that the buildings have a minimum of 10% rooftop solar, a condition to require on-site signage identifying no semi-trucks allowed, a condition to upgrade the sizing of trees from 24-inch boxes to 36-inch boxes where possible, and a condition to require an interior fence between the two buildings along the property line.

The Chair called for a motion.

M/S/C: Moved by Commissioner Jimenez, seconded by Commissioner Lopez to Approve Development Plan Review (DPR) 21-00017 and Tentative Parcel Map 38362 (TPM) 22-05032 – A proposal to subdivide a 1.8-acre vacant parcel into two parcels to facilitate the development of two business park warehouse buildings (12,883 sq ft and 15,841 sq ft) located at the northeast corner of E Rider Street and Johnson Avenue within the Perris Valley Commerce Center Specific Plan (PVCC) Light Industrial zone. Assessor Parcel No: 303-130-021. Applicant: Mario Calvillo, Lee & Associates REQUESTED ACTION: Adopt Resolution No. 22-15; finding the project Categorically Exempt from CEQA under Section 15332, Class 32 In-fill development, and approve Development Plan Review 21-00017 and Tentative Parcel Map 38362 (22-05032) to subdivide a 1.8-acre lot into two parcels to develop two business park warehouse buildings totaling 28,724 SF located at the northeast corner of Rider Street and Johnson Avenue, and subject to the Conditions of Approval. The motion also includes: adding a planning condition to require that the buildings have a minimum of 10% rooftop solar, a condition to require on-site signage identifying no semi-trucks allowed, a condition to upgrade the sizing of trees from 24-inch boxes to 36-inch boxes where possible, and a condition to require an interior fence between the two buildings along the property line.

AYES: Commissioner Lopez, Commissioner Jimenez, Vice Chair Shively, Chairman Hammond.

NOES:

ABSENT: Commissioner Gomez.

ABSTAIN:

- B. Ordinance Amendment 22-05069 and General Plan Amendment 22-05068 – An ordinance amendment removing Perris Municipal Code §§ 10.42.030 and 10.42.040 and making consistent changes to Perris Municipal Code § 10.42.020 related to permits for trucks, truck trailers, and certain commercial vehicles parking on City streets/alleys and residential areas, amending Perris Municipal Code Chapter 10.40 and the Circulation Element text and maps related to truck routes in South Perris to be consistent policies directing truck routes away from residential areas along Ethanac Road and Goetz Road. Applicant: City of Perris REQUESTED ACTION: Adopt Resolution No. 22-14, recommending the City Council adopt Negative Declaration 2372 and approve Ordinance Amendment 22-05069 and General Plan Amendment 22-05068.

Vice Chair Shively requested a short recess.

The meeting reconvened at 6:50pm.

The Commission acknowledge that they have all driven by the site prior to the meeting.

Chair Hammond requested a 25-minute recess to allow the Planning Commission to review two additional objection letters from the City of Menifee and Rutan & Tucker representing an industrial development on the south side of Ethanac Road in Menifee regarding removal of Ethanac Road as a truck route.

The meeting reconvened at 7:18pm after a 25-minute recess.

Senior Planner Perez presented the item to the Commission.

Chair Hammond commented that the documents referenced in the presentation were provided to the Commission and they reviewed them during the recess.

Commissioner Lopez asked if there are any existing industrial buildings fronting this area of Ethanac Road.

Staff clarified that no industrial buildings are currently built, but the zoning south of Ethanac Road within the City of Menifee would allow industrial or business park development.

Vice Chair Shively asked when the City of Menifee economic development corridor zoning was put into place and if all the properties on the north side of Ethanac Road are zoned residential.

Staff clarified the history of the economic development corridor zoning and that the majority of the property north of Ethanac Road has been zoned residential since the 1990s.

Commissioner Jimenez asked if the new truck route utilizing Case Road will connect north to G Street, clarification if the City of Menifee can utilize Barnett Road for truck traffic, and how the truck miles of travel were determined.

City Environmental consultant Michael Brown clarified the environmental studies for calculating the truck miles traveled for the new truck route.

Vice Chair Shively asked for clarification on the impact of keeping Ethanac Road as a truck route.

Michael Brown clarified the potential impacts of allowing truck traffic along Ethanac Road and provided additional information regarding the median project along Ethanac Road.

Vice Chair Shively asked if the Ethanac Road median project is located within the City and if trucks could still utilize the south side of Ethanac Road.

Staff clarified that the improved median along Ethanac Road is located within the City jurisdiction and commented on the use of trucks along Ethanac and Goetz Road.

Commissioner Lopez asked for clarification on why the intersections of Case Road and Barnet Road at Ethanac Road are not aligned.

Staff clarified that these intersections would need to be redesigned to allow truck circulation.

Chair Hammond asked for clarification on where the City boundary is located in relation to Ethanac Road.

Staff clarified the location of the City boundary along Ethanac Road.

Chair Hammond commented on the history of the Green valley Specific Plan and that it was always zoned for residential with some small commercial areas.

Staff clarified the locations of the limited commercially zoned areas north of Ethanac Road.

Ryan Drumm from the public commented on his support for removing Ethanac Road from the truck route for safety.

Bill Blankenship for NAIOP Commercial Real Estate Development Association commented on his disapproval of removal of Ethanac Road from the truck route, that the affected landowners should be consulted more regarding the proposal, and requested a delays of the truck route update to consider further options to allow truck access on Ethanac Road between Goetz Road and Barnett Avenue.

Jon Shardlow from NAIOP Commercial Real Estate Development Association thanked the Commission for reviewing their letter, and commented on delaying the truck route update and requested further discussion with the City of Menifee should be pursued.

Marven Norman from the Center for Community Action and Environmental Justice noted his support for removing the truck route as it will improve safety for cyclists and pedestrians while reducing traffic and pollution impacts.

Lonnie Hendricks from the public commented on his concern for allowing trucks along Ethanac Road, the safety of cyclists, existing heavy traffic congestion in the area, and requested removal of Ethanac Road from the truck route.

Adrian Jacquez from the public noted his support for removal of Ethanac Road from the truck route and commented that City of Menifee should create their own truck routes within their City and highlighted the negative aspects of truck traffic in the area on air quality, traffic, safety, and overall reduction of quality of living in this area.

Diedra Corona from the public commented on the need for additional schools in the southern part of Perris, the large amount of traffic in this area, concern with the expansion of the Ethanac Road connections to the I-215 freeway to accommodate more traffic, and her support for removal of Ethanac Road as a truck route.

Hollister Corona from the public commented on his support for the removal of Ethanac Road from the truck route and the additional negative aspects that would arise with allowing truck traffic on Ethanac Road adjacent to residential developments.

Ana Jacquez from the public commented on her concern for safety, pollution, overall quality of life, and walkability of the area along Ethanac Road and how this ordinance amendment to the truck route would benefit the citizens of Perris.

Commissioner Lopez commented that he is in support of the ordinance amendment and removal of Ethanac Road because the majority of the land along Ethanac is zoned residential.

Vice Chair Shively commented that the City of Menifee did not contribute to the Ethanac Road widening project when the City initiated the project several years ago, the City of Menifee should analyze creating truck routes within their City instead of placing the impact on Perris, the City of Menifee is not upholding their good neighbor policy for residential developments along Ethanac Road in Perris, and that there are no restrictions that require only industrial uses in Menifee on the south side of Ethanac Road.

Commissioner Jimenez commented that the properties within the City of Menifee could use alternative routes to accommodate truck traffic to the I-215,

the overwhelming public feedback from Perris residents in support of removing Ethanac Road as a truck route, the need to preserve the safety of the residents in Perris, and her approval of the alterations to the truck route as proposed.

Chair Hammond voiced his support for the alterations to the truck route and commented on the history of the Green Valley Specific Plan, the City of Menifee does not adhere to its own Good Neighbor policies to protect sensitive receptors and protect the neighborhood character of adjacent communities, and that removal of Ethanac Road as a truck route is needed to preserve the well being of the existing and future residential uses along Ethanac Road.

The Chair called for a motion.

M/S/C: Moved by Commissioner Lopez, seconded by 0 to Approve Ordinance Amendment 22-05069 and General Plan Amendment 22-05068 – An ordinance amendment removing Perris Municipal Code §§ 10.42.030 and 10.42.040 and making consistent changes to Perris Municipal Code § 10.42.020 related to permits for trucks, truck trailers, and certain commercial vehicles parking on City streets/alleys and residential areas, amending Perris Municipal Code Chapter 10.40 and the Circulation Element text and maps related to truck routes in South Perris to be consistent policies directing truck routes away from residential areas along Ethanac Road and Goetz Road.

Applicant: City of Perris

REQUESTED ACTION: Adopt Resolution No. 22-14, recommending the City Council adopt Negative Declaration 2372 and approve Ordinance Amendment 22-05069 and General Plan Amendment 22-05068.

AYES: Commissioner Lopez, Commissioner Jimenez, Vice Chair Shively, Chairman Hammond.

NOES:

ABSENT: Commissioner Gomez.

ABSTAIN:

8. BUSINESS ITEM:

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

10. COMMISSION MEMBERS ANNOUNCEMENTS OR REPORTS:

Commissioner Lopez commented on the State of the City event, meeting with local public officials, and congratulated all the graduating classes of 2022.

Commissioner Jimenez commented on a discrepancy of posted speed limits along Rider Street, the growth of commercial development in the City, and the positive experience at the State of the City event.

Vice Chair Shively requested clarification if a non-electric vehicle can park in a designated EV charging parking space.

Chair Hammond thanked the IT department for the quality of the video at the recent State of the City event and commented on the need for weed abatement along offramps from the

freeway and the truck restriction signage along Ramona Expressway.

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

Contract City Engineer Stuart McKibbin commented on the status of the truck route directional signage and restrictions along Ramona Expressway.

Director of Development Services Phung commented on the next Planning Commission meeting on June 15th, that there would be no Planning Commission meeting on July 6th, updates to the ICSC meeting, and a recent formal submittal for a Panera restaurant in the Plaza de Perris.

12. ADJOURNMENT COVID-19 REMOTE PUBLIC COMMENT/CITIZEN PARTICIPATION
With the intent of adhering to the new community guidelines from the Center for Disease Control, the City of Perris will allow for remote public comment and participation at the upcoming Planning Commission meeting via Zoom. Public Comment is limited to three (3) minutes.

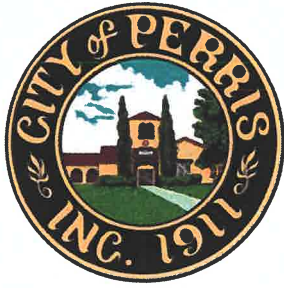
Planning Commission Agenda

CITY OF PERRIS
June 15, 2022

Item

7A

Tentative Parcel Map 38375
(PLN22-05034)



CITY OF PERRIS

PLANNING COMMISSION

AGENDA SUBMITTAL

MEETING DATE: June 15, 2022

SUBJECT: **Tentative Parcel Map 38375 (PLN22-05034)** – A finance map to subdivide 357.48 acres into nine (9) lots for finance and conveyance purposes located south of Nuevo Road, between Dunlap Road and the Perris Valley Storm Channel. **Applicant:** Jason Keller, Mission Pacific Land Company.

REQUESTED ACTION: **Adopt Resolution No. 22-16** finding that the proposal is covered by the adopted Mitigated Negative Declaration 2220 of the Parkwest Specific Plan (PWSP) pursuant to Section 15162 of the CEQA Guidelines; and approve Tentative Parcel Map 38375 (PLN22-05034) based on the findings contained in the Resolution and attached exhibits

CONTACT: Kenneth Phung, Director of Development Services

BACKGROUND / PROJECT DESCRIPTION:

In 1992, the City Council approved the *Parkwest Specific Plan* (P-SP) for a master-planned community encompassing 520-acres of vacant land envisioned to construct 1,705 single-family dwellings and 595 multiple-family dwellings for a total of 2,300 dwelling units. Other land uses included a 25-acre lake, 27-acres of open space, 39-acres of commercial land, 23.5-acres of parkland, and 14-acres for schools. The plan was divided into twenty-eight (28) planning areas to be developed in multiple phases.

The *Parkwest Specific Plan* was later amended in November 1995, to adjust the dwelling density and revise the acreage devoted to various land uses. This first amendment provided for 1,877 single-family detached homes and 150 multiple-family residences for a total of 2,027 dwelling units. Other land uses included 52-acres reserved for open space, 32-acres of commercial land, and 20-acres for parks.

In January of 2007, the *Parkwest Specific Plan* was amended for the second time to adjust the mix of dwelling units to allow 1,657 single-family units and 370 multiple-family units for a total of 2,027 units. The specific plan also set aside 12.1 acres for public schools and consolidated the previously contemplated 11 pocket parks into one 19.6-acre park. The approval also included a tract map (TTM 31157) totaling 529 single-family lots ready for single-family development with necessary off-site infrastructure.

ANALYSIS:

No development has occurred within the Specific Plan. However, *Mission Pacific Inc.* purchased the property with the intent to sell phases of TM 31157 to several merchant home builders. The Specific Plan is ripe for development as the main Nuevo Road frontage and bridge to the site have been constructed as part of the City’s capital improvement plan in early 2021.

Therefore, the applicant Jason Keller from Mission Pacific Land Company is now proposing a financing map to create nine (9) parcels as summarized below to allow them the flexibility to sell the portions of underlying TM 31157 to different merchant home builders:

<i>TENTATIVE PARCEL MAP 38375 SUMMARY</i>			
<i>Lot No.</i>	<i>Area (sq. ft.)</i>	<i>Area (AC)</i>	<i>Land Use</i>
1	1,237,975	28.42	Single Family Residential (6000)
2	850,291	19.52	Single Family Residential (7000)
3	1,517,630	34.84	Single Family Residential (5000)
4	1,219,244	27.99	Single Family Residential (6000)
5	745,747	17.12	Park
6	647,302	14.86	School
7	1,704,938	39.14	MSHCP Open Space
8	7,237,058	166.14	Future Single Family Residential per SPA #3
9	770,141	17.68	Regional Basin Open Space

The financing map will not modify the underlying Tentative Tract Map (TTM31157) unit count, unit type, amenities, access points, and site layout. The underlying conditions of approval for TM 31157 will remain unchanged, and all the on-site and off-site improvements associated with the original map will be constructed at one time.

ENVIRONMENTAL DETERMINATION

The proposal is covered by the adopted Mitigated Negative Declaration 2220 of the Parkwest Specific Plan (PWSP) pursuant to Section 15162 of the CEQA Guidelines, as there is no substantial change from the original approval.

RECOMMENDATION:

Staff recommends the Planning Commission **Adopt Resolution No. 22-16**, finding that the proposal is covered by Mitigated Negative Declaration 2220 of the Parkwest Specific Plan (PWSP) pursuant to Section 15162 of the CEQA Guidelines; and approving Tentative Parcel Map 38375 (PLN22-05034), based on the findings contained in the Resolution and attached exhibits.

BUDGET (or FISCAL) IMPACT: The cost for processing this application is paid by the applicant.

Prepared by: Nathan Perez, Senior Planner
REVIEWED BY: Kenneth Phung, Director of Development Services

Exhibits:

- A. PC Resolution 22-16 including Conditions of Approval (Planning and Engineering)
- B. Aerial View
- C. Vicinity Map
- D. Parkwest Specific Plan Map
- E. TPM 38375 financing map exhibits
- F. TTM 31157 underlying map exhibits
- G. Mission Pacific Letter dated February 16, 2022

Consent:
Public Hearing: X
Business Item:
Presentation:
Other:

EXHIBIT A

PC Resolution 22-16 including Conditions of
Approval (Planning and Engineering)

RESOLUTION NUMBER NO. 22-16

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, FINDING THAT TENTATIVE PARCEL MAP 38375 (PLN21-05034), A FINANCE TENTATIVE PARCEL MAP, IS COVERED BY ADOPTED MITIGATED NEGATIVE DECLARATION 2220 OF THE PARKWEST SPECIFIC PLAN (PWSP) PURSUANT TO SECTION 15162 OF THE CEQA GUIDELINES; AND APPROVING THEREOF TO SUBDIVIDE 357.48 ACRES INTO NINE (9) LOTS FOR FINANCE AND CONVEYANCE PURPOSES ONLY LOCATED SOUTH OF NUEVO ROAD, BETWEEN DUNLAP ROAD AND THE PERRIS VALLEY STORM CHANNEL BASED UPON THE FINDINGS HEREIN AND SUBJECT TO CONDITIONS OF APPROVAL.

WHEREAS, the applicant, *Jason Keller representing Mission Pacific Land Company*, filed Tentative Parcel Map 38375 (PLN22-05034), which is a finance tentative parcel map to subdivide 357.48 acres into nine (9) lots for finance and conveyance purposes only located south of Nuevo Road, between Dunlap Road and Perris Valley Storm Channel (“Project”); and

WHEREAS, this Project has been duly noticed; and

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

WHEREAS, the Project is covered by the adopted Mitigated Negative Declaration 2220 of the Harvest Landing Specific Plan pursuant to Section 15162 of the CEQA Guidelines. Further, the Project is for finance and conveyance purposes only and will not result in legal building lots; and

WHEREAS, a Planning Commission conducted a duly noticed public hearing on June 15, 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, prior to taking action, the Planning Commission has heard, been presented with, and reviewed all of the information and data which constitutes the administrative record for the approval as mentioned above, including all oral and written evidence presented to the City during all Project meetings and hearings; and

WHEREAS, Chapter 19.54 of the City of Perris Municipal Code (Zoning Code, Authority and Review Procedures) authorizes the City to approve, conditionally approve, or deny requests for a Tentative 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. Based upon the foregoing and all oral and written testimony made by members of the public and City staff (including without limitation the staff report and all exhibits/attachments) at the public hearing on June 15, 2022, the Planning Commission hereby finds that the Project is covered by adopted Mitigated Negative Declaration 2220 of the Parkwest Specific Plan (PWSP) pursuant to Section 15162 of the CEQA Guidelines and, therefore, that no further CEQA analysis is required.

Section 3. Based upon the foregoing and all oral and written testimony made by members of the public and City staff (including without limitation the staff report and all exhibits/attachments) at the public hearing on June 15, 2022, the Planning Commission further finds, with respect to Tentative Parcel Map 38375 (PLN22-05034)

A. *Tentative Parcel Map 38375 is consistent with the Parkwest Specific Plan underlying land use designation of Residential, and all other applicable Specific Plan and General Plan policies; and*

The Tentative Tract Map meets or exceeds the criteria contained in the Perris municipal code section for zoning, development code and development requirements of the Parkwest Specific Plan. Since this finance tentative parcel map is overlaid within Tentative Tract Map 31157 and will only be for finance and conveyance purposes, the Project is consistent with the Parkwest Specific Plan.

B. *That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans:*

The proposed Project is for a finance tentative parcel map that has no development. Also, the project site is overlaid within Tentative Tract Map 31157 and will be for finance and conveyance purposes only.

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

The proposed Project is for a finance tentative parcel map that has no development. Also, the project site is overlaid within Tentative Tract Map 31157 and will be for finance and conveyance purposes only.

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

The proposed Project is for a finance tentative parcel map that has no development which involves any residential density. Also, the Project site is overlaid within Tentative Tract Map 38375 and will be for finance and conveyance purposes only.

- E. That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat:***

The proposed Project will not impact the environment, since there is no physical development associated with this Project.

- F. 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.

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

The proposed Project will not impact the environment, since there is no physical development associated with this Project.

- H. The proposed Project will not have a negative effect on the public's health, safety, or general welfare.***

The proposed Project will not have a negative effect on public health, safety, or general welfare. No physical development is proposed for this Project, as such, the Project will not have a negative effect on public health, safety, or the general welfare of the City of Perris residents.

- I. That all requirements of CEQA have not been met;***

Pursuant to Section 2 of this Resolution, the requirements of CEQA have been met.

- J. That the discharge of waste from the proposed subdivision into an existing community sewer system would result in violation of existing requirements prescribed by a state regional water quality control board pursuant to division 7 (commencing with section 13000) of the Water Code.***

The proposed finance does not include any physical development. Also, the underlying map TM 31157 is conditioned to provide a Water Quality Management Plan (WQMP).

- K. The Project is in compliance with the Subdivision Map Act.***

The design of the subdivision, Tentative Tract Map 38375, is in compliance with the Subdivision Map Act, as the lots created by the subdivision are of adequate size to support a finance tentative parcel map. The layout and design of the underlying Tentative Tract Map (TM31157) layout and design are not changed.

Section 4. Based upon the foregoing and all oral and written testimony made by members of the public and City staff (including without limitation the staff report and all exhibits/attachments) at the public hearing on June 15, 2022, the Planning Commission finds that the Project is covered by adopted Mitigated Negative Declaration 2220 of the Parkwest Specific Plan (PWSP) pursuant to Section 15162 of the CEQA Guidelines; therefore, no further CEQA analysis is required. Further, the Project is for finance and conveyance purposes only and will not result in legal building lots.

Section 5. Based upon the foregoing and all oral and written testimony made by members of the public and City staff (including without limitation the staff report and all exhibits/attachments) at the public hearing on June 15, 2022, the Planning Commission hereby approves Tentative Parcel Map 38375 (PLN22-05034), subject to the attached Conditions of Approval.

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

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

ADOPTED, SIGNED, and APPROVED this 15th day of June 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 22-16 was duly adopted by the Planning Commission of the City of Perris at a regular meeting of said Planning Commission on the 15th day of June 2022 and that it was so adopted by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Secretary, Planning Commission

Attachments: Conditions of Approval (Planning and Engineering)

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

CONDITIONS OF APPROVAL

Tentative Parcel Map 38375 (PLN22-05034)

June 15, 2022

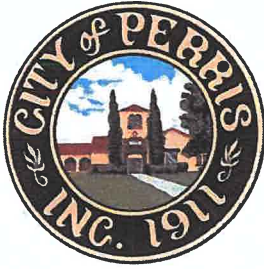
PROJECT: Tentative Parcel Map 38375 (PLN22-05034) – A finance map to subdivide 357.48 acres into nine (9) lots for finance and conveyance purposes located south of Nuevo Road, between Dunlap Road and the Perris Valley Storm Channel. **Applicant:** Jason Keller, Mission Pacific Land Company. **Applicant:** Jason Keller, Mission Pacific Land Company.

General Requirements:

1. **Development Standards.** The project shall conform to all requirements of the City of Perris Municipal Code Title 19 and the *Parkwest Specific Plan*.
2. **Conformance to Approved Plans.** The Tentative Parcel Map shall conform substantially to the approved set of plans presented at the **June 15, 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.
3. **Parcel 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 Parcel Map approval.
4. **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 Parcel Map 38375 (PLN22-05034)**. 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.
5. **Engineering Conditions.** The project shall comply with all requirements of the City Engineer as indicated in the Conditions of Approval dated May 25, 2022.
6. **Conformance to underlying map (TM31157).** The finance map shall comply with all underlying approved conditions of approval for *Parkwest Specific Plan*, and TTM 31157.

7. Tentative Parcel Map 38375 is for financing and conveyance purposes only. No permits shall be issued as part of the approval of this Financing Map.

End of conditions




CITY OF PERRIS

STUART E. MCKIBBIN, CONTRACT CITY ENGINEER

P8-1415

MEMORANDUM

TO: Nathan Perez, Senior Planner

FROM: Stuart E. McKibbin, Contract City Engineer 

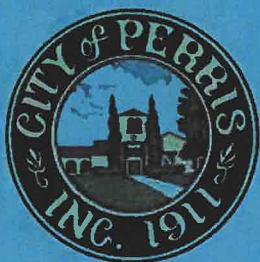
DATE: May 25, 2022

RE: Conditions of Approval
TPM 38375 (PLN 22-05034)
Preliminary Finance Map for Parkwest Specific Plan
APN's 310-180-008, 011, 016, 020, 021, 033, 047
310-190-008, 009, 010, 015

Prior to Approval of Tentative Tract Map 38375 the following acknowledgement shall be required:

- Tentative Parcel Map 38375 is for financing and conveyance purposes only. No permits will be issued as part of approval of this Financing Map.
- Development of individual parcels shall be subject to subsequent review of each individual parcel and separate subdivision map. This map does not remove any conditions of approval for separate land use entitlements or tentative maps or use permits approved for this land.
- Development of property is located in the Parkwest Specific Plan area shall be subject to the approved Development Agreement and subsequent three (3) Operating Memorandums. See March 29, 2022. City Council agenda item for Third Memorandum to Parkwest Development Agreement.
- The Master Water Quality Management Plan (WQMP) shall be required for development of first parcel.

Should you have any questions, please contact John Pourkazemi via e-mail at john@trilakeconstultants.com.



CITY OF PERRIS

CITY COUNCIL

AGENDA SUBMITTAL

10.L.

MEETING DATE: March 29, 2022

SUBJECT: Third Operating Memorandum for the Parkwest Development Agreement Project located south of Nuevo Road and west of Dunlap Drive

REQUESTED ACTION: That the City Council approve and authorize the City Manager to execute the Third Operating Memorandum in accordance with the Development Agreement

CONTACT: Eric L. Dunn, City Attorney

BACKGROUND/DISCUSSION:

MP Park West Partners and PW Land Investments (collectively, the "Developer") own an approximately 534-acre site south of Nuevo Road and west of Dunlap Drive that is subject to a Development Agreement dated March 28, 2007 and amended on January 30, 2018 (the "Project Site"). The Project Site also includes a Specific Plan and Tentative Tract Map 31157 (the "Project Approvals").

Section 9.19 of the Development Agreement provides that the City and the Developer may, from time to time, execute operating memoranda to clarify matters relating to City's and Developer's performance under the Development Agreement.

The City and Developer previously entered into two operating memoranda in 2017 briefly extending the term of the Development Agreement, and then in 2018 entered into an amendment to the Development Agreement extending the term of the Development Agreement with respect to Phase 1 for an additional ten years, to January 27, 2028.

The Developer has requested clarifications to the Development Agreement regarding alternatives for access points and the timing for construction of the parks in Phase 1. In addition, City staff are recommending that the School Site be relocated south so that the Neighborhood Park and Community Park can be combined into and developed as a single park. The City Attorney, in consultation with staff, has determined that the subject matter of this Memorandum is appropriate to constitute further clarifications in accordance with the provisions of Section 9.19 of the Development Agreement. The proposed Operating Memorandum will not constitute an amendment to the Development Agreement requiring public notice or hearing.

The clarifications are described in detail in the attached Operating Memorandum. Briefly, the Developer may elect to substitute the "A" Street alignment for the "B" Street alignment provided that the Developer complies with all the normal conditions, including installation of streetlights and intersection improvements on San Jacinto Avenue and Dunlap Drive.

The Development Agreement also provides for construction of a Community Park and a Neighborhood Park in Phase 1, with a School Site in between the two park sites. Under the Development Agreement the Developer must provide a five-year option to the School District to acquire the School Site. If the School District does not acquire the School Site, the Developer has the right to build an additional 57 homes on that site. The Developer is in discussions with the School District regarding acquisition of the School Site, but City staff and the Developer have discussed relocating the School Site and combining the Community Park and Neighborhood Park into a single park as depicted in the Phase 1 Site Map attached to the Operating Memorandum.

Pursuant to Section 2.1 of the Specific Plan, planning area boundaries may be modified with the approval of the Planning Director (now Director of Development Services). The Operating Memorandum would modify the boundaries of Planning Areas 19B and 20 to make the Neighborhood Park contiguous with the Phase 1 Community Park to be developed as a single park, and to move the School Site south of C Street. The School District will retain its five-year option to acquire the relocated School Site.

The Operating Memorandum also sets out the timing of park construction. The Developer would submit plans prior to the 300th Certificate of Occupancy for the first tract; start construction prior to the 400th Certificate of Occupancy; and complete construction prior to the 500th Certificate of Occupancy.

The Operating Memorandum only applies to Phase 1 of the Project. Further changes to the Project will require a formal amendment of the Specific Plan and Development Agreement. Staff requests that the City Council approve and authorize the City Manager to execute the attached Operating Memorandum in a form approved by the City Attorney.

BUDGET (or FISCAL) IMPACT: None to the City.

Prepared by: Eric Dunn, City Attorney

REVIEWED BY:

City Attorney X

Assistant City Manager _____

Deputy City Manager *ED*

Attachments: 1. Third Operating Memorandum with Phase 1 Site Map

Consent: X
Public Hearing:
Business Item:
Presentation:
Other:

ATTACHMENT 1

THIRD OPERATING MEMORANDUM WITH PHASE I SITE MAP

PARKWEST DEVELOPMENT AGREEMENT

THIRD OPERATING MEMORANDUM

THIS THIRD OPERATING MEMORANDUM ("Memorandum") is made and entered into as of the 29th day of March, 2022 ("Effective Date"), by and between the CITY OF PERRIS, a municipal corporation ("City"), and MP Park West Partners, LP, a Delaware limited partnership ("ParkWest"), and PW Land Investments, LP, a Delaware limited partnership ("PW") (hereinafter collectively referred to as "Developer").

RECITALS

A. City and Developer are parties to that certain Assignment and Assumption Agreement dated October 25, 2021 and recorded in the Official Records of Riverside County on October 28, 2021 as Document No. 2021-0638363 (the "Assignment and Assumption Agreement").

B. As a result of the execution of the Assignment and Assumption Agreement, City and Developer are now parties to that certain Development Agreement dated March 28, 2007 and recorded in the Official Records of Riverside County on April 5, 2007 as Document No. 2007-230751 (the "Development Agreement") and as amended or altered by way of the Operating Memoranda and Amendments set forth below.

C. Unless otherwise provided herein, capitalized terms used in this Memorandum shall carry the same definitions as those set forth in the Development Agreement.

D. City and Developer's predecessor entered into an operating memorandum dated March 24, 2017, extending the term of the Development Agreement with respect to Phase 1 for six (6) months, to September 27, 2017 ("First Operating Memorandum").

E. City and Developer's predecessor entered into a second operating memorandum dated September 20, 2017, extending the term of the Development Agreement with respect to Phase 1 for an additional four (4) months, to January 27, 2018 ("Second Operating Memorandum").

F. City and Developer entered into an amendment to the Development Agreement dated January 30, 2018, extending the term of the Development Agreement with respect to Phase 1 for an additional ten (10) years, to January 27, 2028 ("Amendment No. 1"). Said Amendment No. 1 is recorded in the Official Records of Riverside County as Document No. 2018-0128296.

G. Section 9.19 of the Development Agreement provides that City and Developer may, from time to time, execute operating memoranda to clarify matters relating to City's and Developer's performance under the Development Agreement.

H. The City Attorney has determined that the subject matter of this Memorandum is appropriate to constitute further clarifications in accordance with the provisions of Section 9.19 of the Development Agreement. This Memorandum shall not require public notice or hearing.

NOW, THEREFORE, in consideration of the mutual promises, obligations and covenants contained herein, City and Developer hereby agree as follows:

1. **Recitals Incorporated.** The foregoing Recitals are true and correct and are incorporated herein by reference.

2. **Modification of Planning Areas and Relocation of School Site.** The Specific Plan provides for a Neighborhood Park in Planning Area 19A, a Phase 1 Community Park in Planning Area 19B, and a School Site in Planning Area 20. Pursuant to Section 2.1 of the Specific Plan, planning area boundaries may be modified with the approval of the Planning Director (now Director of Development Services). City and Developer desire to modify the boundaries of Planning Areas 19B and 20 to make the Neighborhood Park contiguous with the Phase 1 Community Park to be developed as a single park, and to move the School Site south of C Street. The revised boundaries are showed in the Site Map attached hereto as Exhibit "A."

3. **"A" Street Alignment In-Lieu of "B" Street.** As a second alternative to being required to comply with the "B" Street Condition per Section 3.26 of the Development Agreement, Developer, by notifying the City in writing, may elect to complete the "A" Street alignment in lieu of "B" Street. If the Developer elects to substitute the "A" Street alignment for the "B" Street Condition, all the requirements of the City that would have been applicable (under the Existing Land Use Regulations) to the improvements required by the "B" Street Condition, including, without limitation, bonding and subdivision agreement requirements, shall instead be applicable to the alignment required for "A" Street. A Street from Evans Road to the southerly boundary of the relocated Planning Area 20 shall be constructed with curb and gutter located 22' from centerline (both sides) within 66' dedicated right of way. A Street from the southerly boundary of relocated Planning Area 20 to San Jacinto Avenue shall be constructed with 30' paving within dedicated right-of-way. In addition, early installation of streetlights along the north side of San Jacinto Avenue from "A" Street to Dunlap Drive, and safety improvements to the intersection of San Jacinto Avenue and Dunlap Drive, shall be required. Safety improvements to the intersection of San Jacinto Avenue and Dunlap Drive shall be the construction of a right turn pocket on south bound Dunlap Drive, a left turn pocket on east bound San Jacinto Avenue, and a right turn pocket on west bound San Jacinto Avenue.

4. **Timing of Development of the Phase 1 Community Park and Neighborhood Park.** The Phase 1 Community Park and Neighborhood Park shall be combined into and developed as a single park. Timing of development of the combined park shall be modified in Sections 3.17.3 and 3.17.4 of the Development Agreement as follows:

- a. Developer shall submit working drawings for the park and supporting infrastructure to City prior to the issuance of the Certificate of Occupancy for the 300th dwelling unit within TT 31157.
- b. Developer shall start construction of the park prior to the issuance of the Certificate of Occupancy for the 400th dwelling unit within TT 31157.
- c. Developer shall complete the park prior to the issuance of the Certificate of Occupancy for the 500th dwelling unit within TT 31157.

5. Obligations Fulfilled by Developer. Developer has fulfilled the following obligations under the Development Agreement:

- a. Section 3.4, Construction of Nuevo Crossing Improvements.
- b. Section 3.8.6, Line "Q" – Area Drainage Plan Fees.
- c. Section 3.17.9, Interchange Signals.
- d. Section 3.28, Dedication of Land for Evans Road/Nuevo Road Traffic Signal.

6. Ramona Mobility Fee. The City did not adopt a mobility fee relating to the expansion of the Ramona Expressway and other streets in the vicinity of the Project, pursuant to Section 3.8.7 of the Development Agreement. Therefore, Section 3.8.7 is no longer applicable to the Development Agreement.

7. Application to Phase 1 Only. With the exception of Sections 5 and 6, this Memorandum applies solely to the Phase 1 of the Project as depicted in the Site Map attached hereto as Exhibit "A." Future changes to the Project not covered by this Memorandum will require an amendment to the Specific Plan and Development Agreement.

8. No Further Amendments. Except as expressly set forth herein, the provisions of the Development Agreement shall remain in full force and effect.

[Signatures on Following Page]

IN WITNESS WHEREOF, this Operating Memorandum has been executed by the parties on the date and year first above written.

City:

CITY OF PERRIS, a municipal corporation

By: _____

**Clara Miramontes
City Manager, City of Perris**

ATTEST:

By: _____

Nancy Salazar, City Clerk

APPROVED AS TO FORM:

ALESHIRE & WYNDER, LLP

By: _____

Eric L. Dunn, City Attorney

Developer:

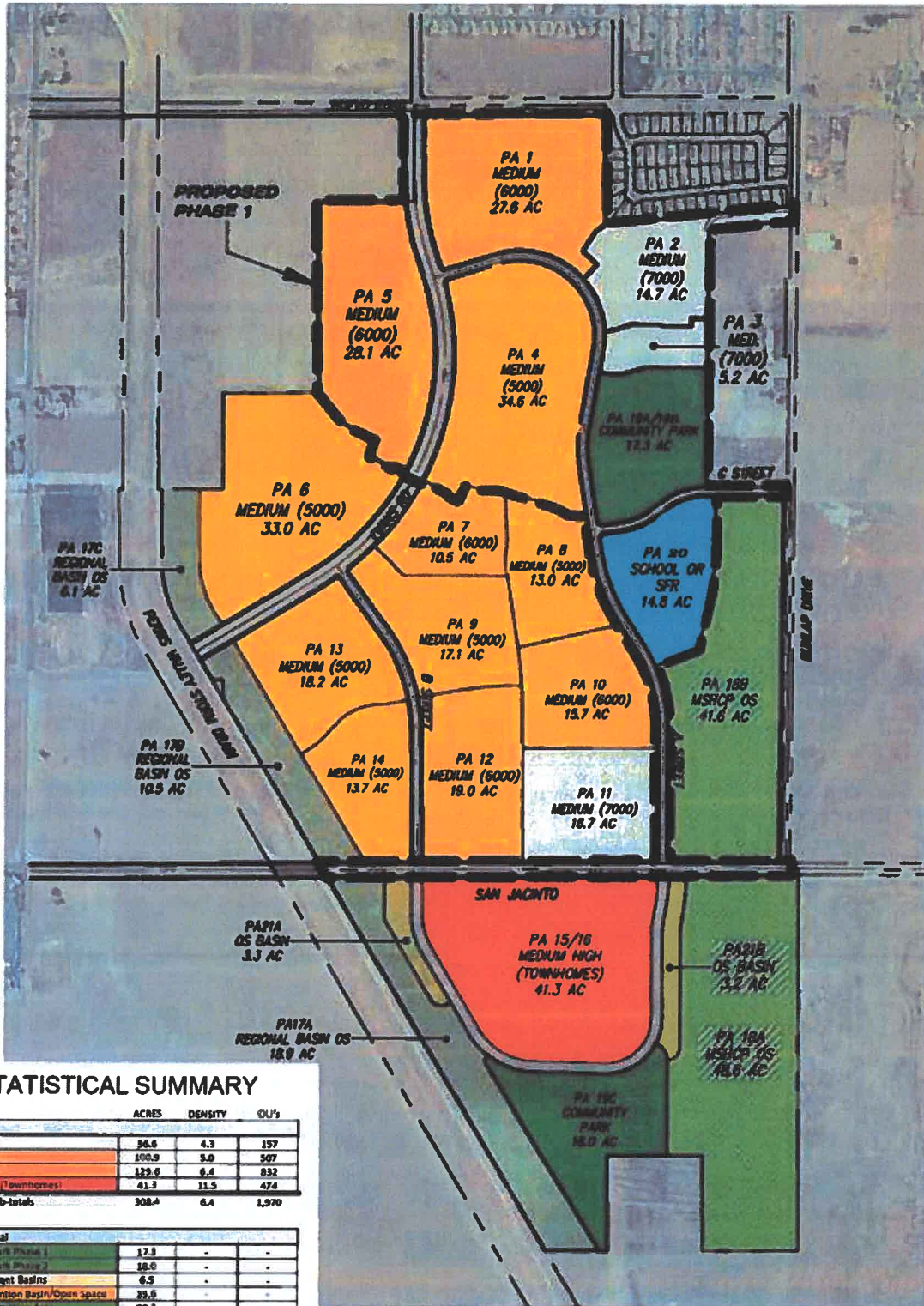
MP Parkwest Partners, LP, a Delaware limited partnership

By: _____

PW Land Investments, LP, a Delaware limited partnership

By: _____

EXHIBIT A
PHASE 1 SITE MAP



STATISTICAL SUMMARY

LAND USE	ACRES	DENSITY	D.U.'s
Residential			
7,000 s.f. lots	96.6	4.3	157
8,000 s.f. lots	100.9	5.0	507
5,000 s.f. lots	129.6	6.4	832
Medium High (Townhomes)	41.3	11.5	474
Residential Sub-totals	368.4	6.4	1,970

Non-Residential			
Community Park (Phase 1)	17.3	-	-
Community Park (Phase 2)	18.0	-	-
Water Treatment Basins	6.5	-	-
Regional Detention Basin/Open space	39.9	-	-
MSRPC Rehabilitation Area	90.1	-	-
School*	14.8	4.6	97
Unimproved Basins	15.0	-	-
Major Roads (curb to curb)	41.3	-	-
Non-Residential Sub-totals	225.9		

PROJECT TOTALS: 594.3 ACRES, 1,970 D.U.'s

*If P.A. 20 is not purchased as a school site, it shall be developed with Medium Density Residential uses (7,000 S.F. lots) with a maximum of 57 D.U.'s.

EXHIBIT B
Aerial View

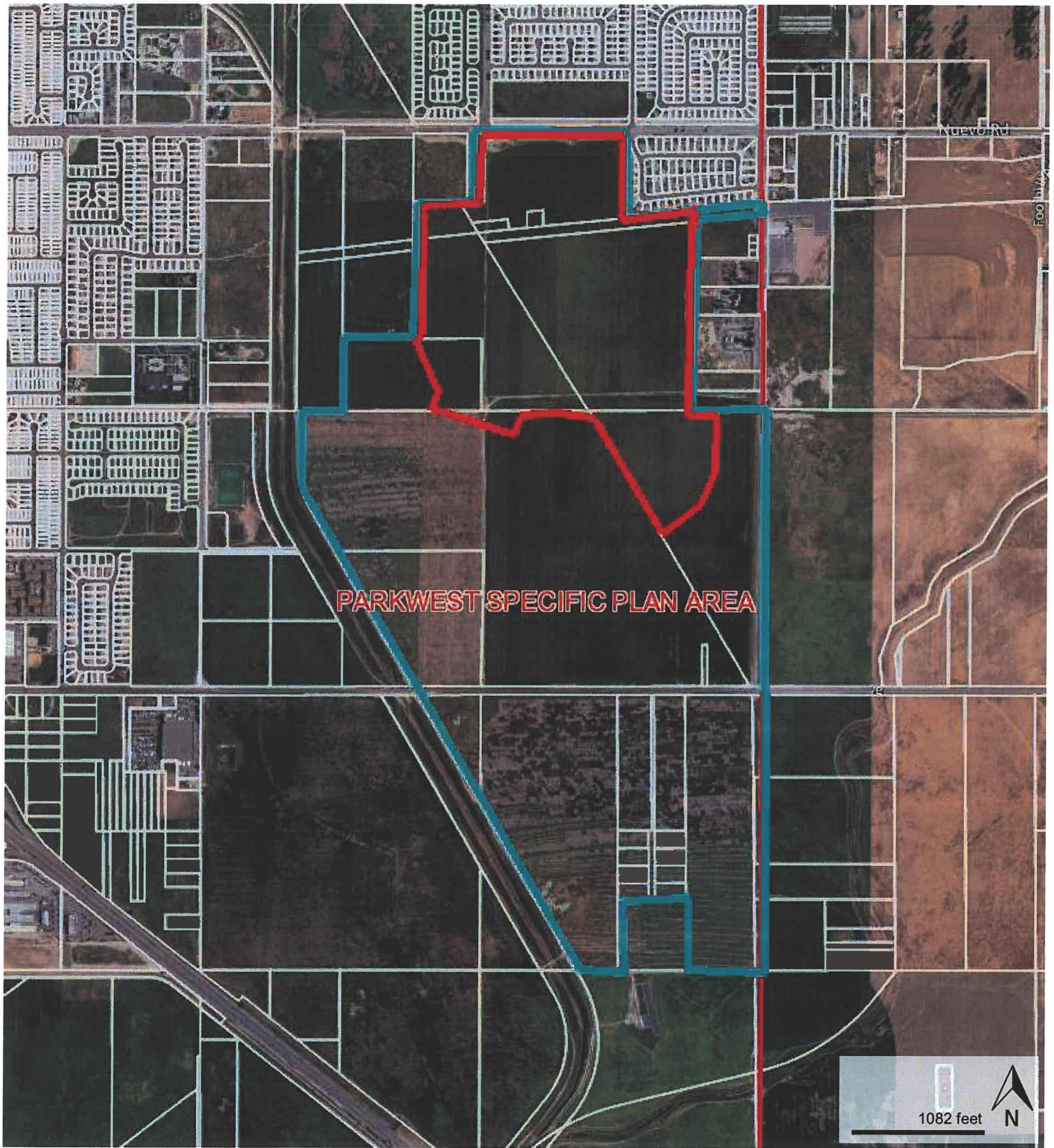
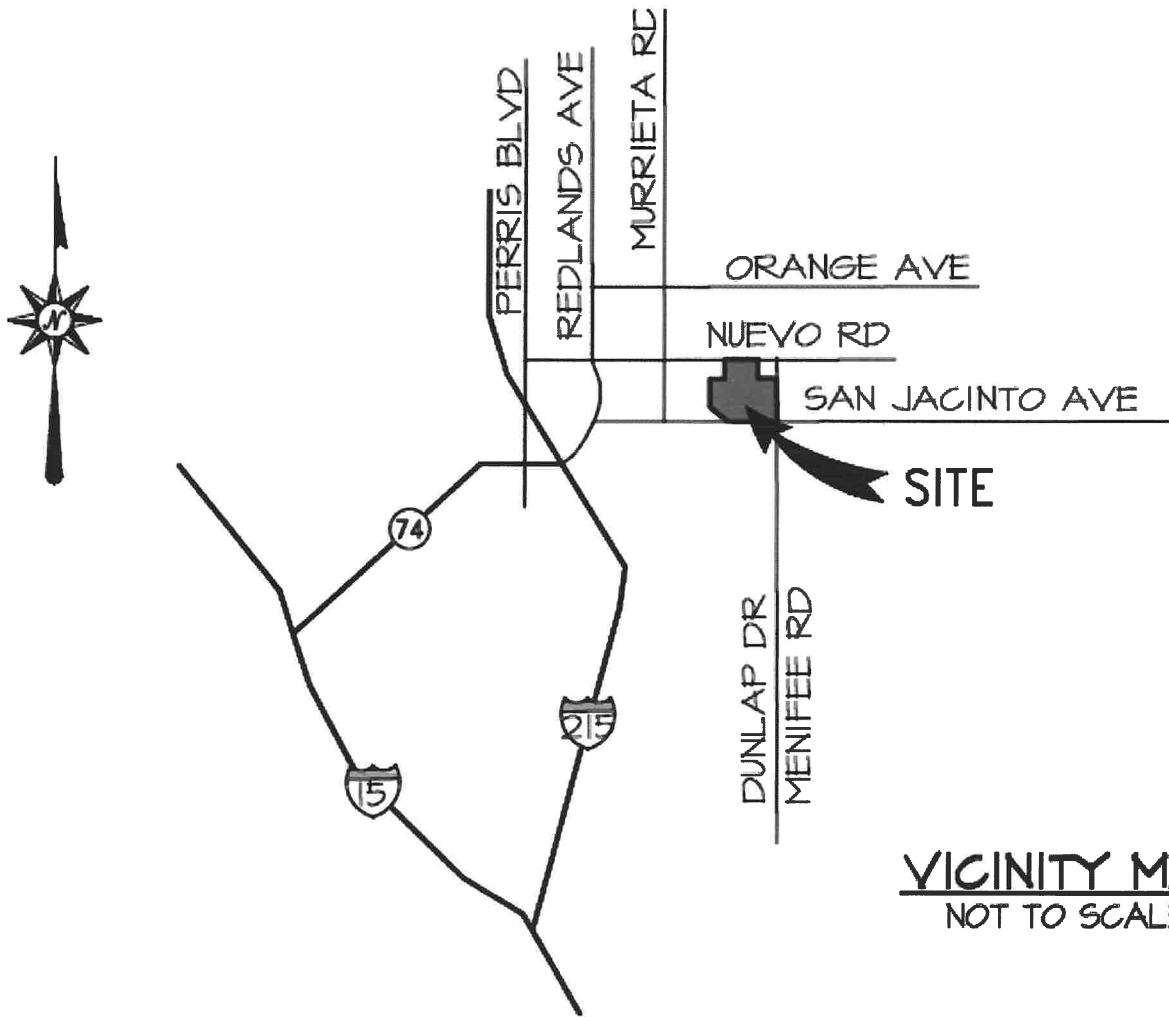


EXHIBIT C
Vicinity Map

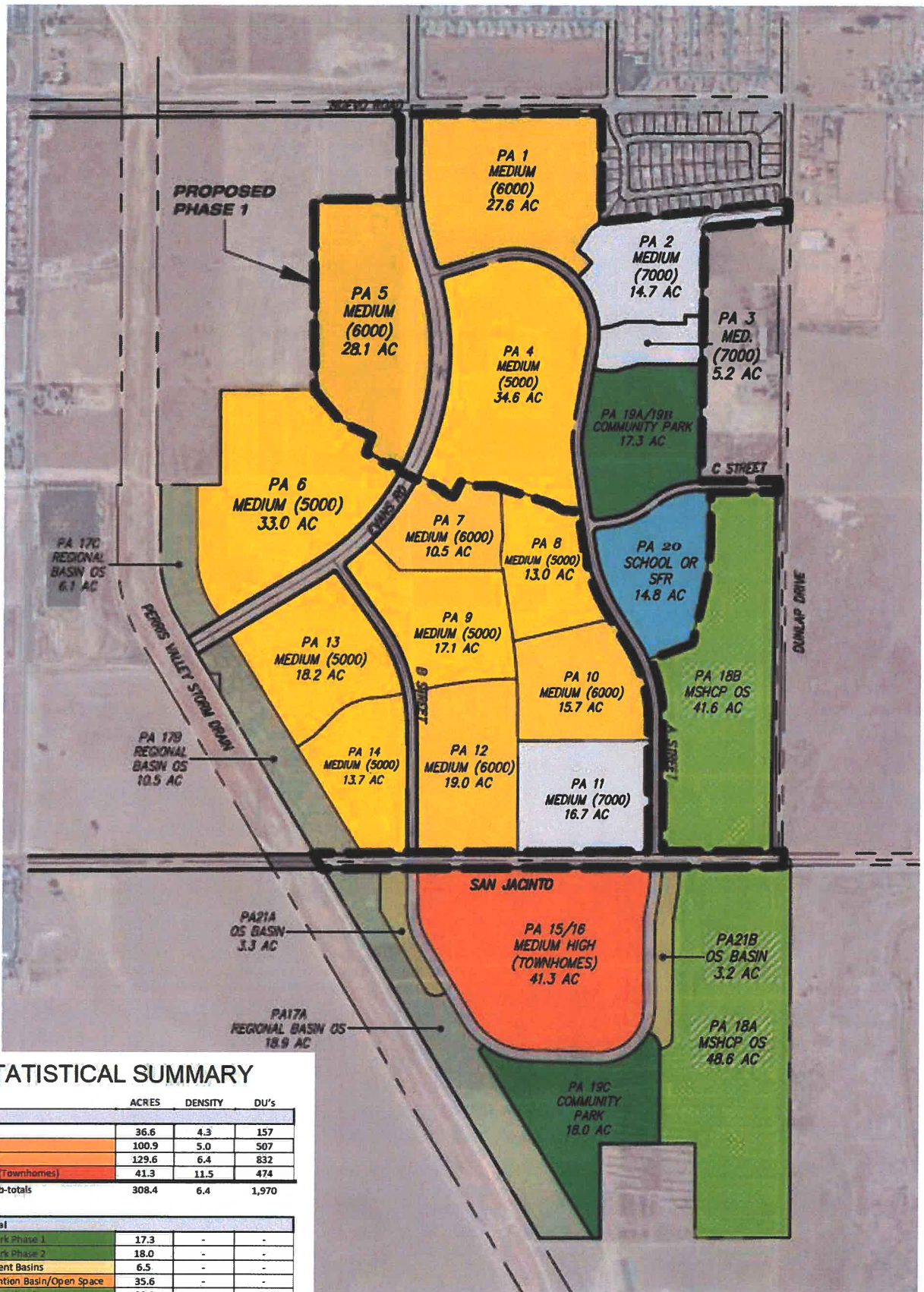
VICINITY MAP



VICINITY MAP
NOT TO SCALE

EXHIBIT D

Parkwest Specific Plan Map



STATISTICAL SUMMARY

LAND USE	ACRES	DENSITY	DU's
Residential			
7,000 s.f. lots	36.6	4.3	157
6,000 s.f. lots	100.9	5.0	507
5,000 s.f. lots	129.6	6.4	832
Medium High (Townhomes)	41.3	11.5	474
Residential Sub-totals	308.4	6.4	1,970

Non-Residential	ACRES	DENSITY	DU's
Community Park Phase 1	17.3	-	-
Community Park Phase 2	18.0	-	-
Water Treatment Basins	6.5	-	-
Regional Detention Basin/Open Space	35.6	-	-
MSHCP Conservation Area	90.2	-	-
School*	14.8	4.6	57
Landscape Paseos	15.0	-	-
Major Roads (curb to curb)	41.3	-	-
Non-Residential Sub-totals	225.9	-	-

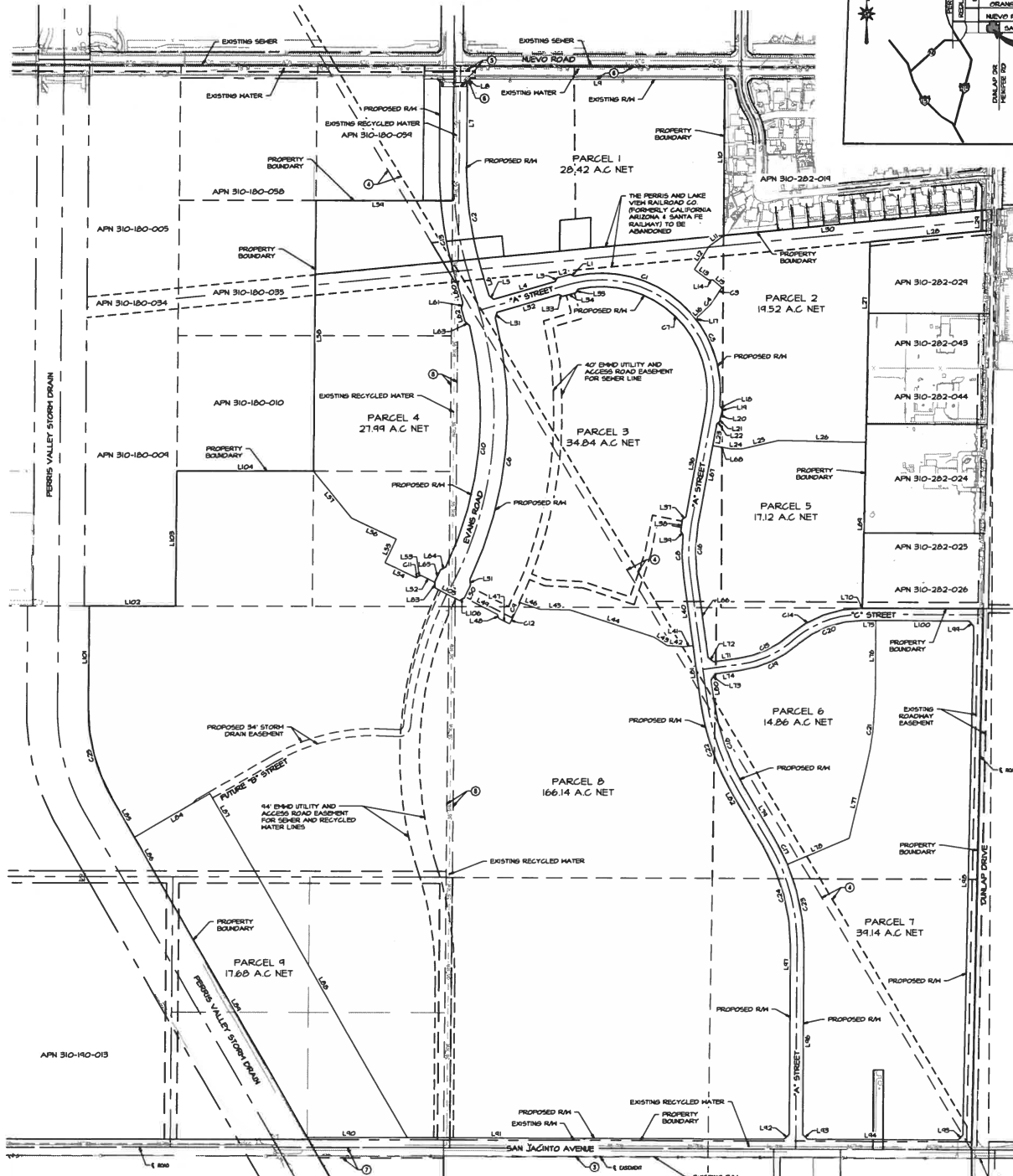
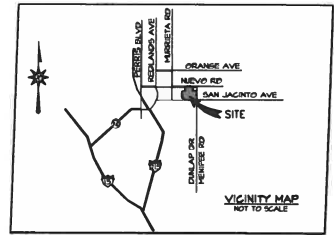
PROJECT TOTALS	534.3	3.8	2,027
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*If P.A. 20 is not purchased as a school site, it shall be developed with Medium Density Residential uses (7,000 S.F. Lots) with a maximum of 57 D.U.'s.

EXHIBIT E

TTM 38375 financing map exhibits

**IN THE CITY OF FERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TENTATIVE PARCEL MAP 38375
LOCATED IN SECTION 28 & 33, T. 4 S., R. 3 W., S.B.M.**



OVERSIGHT
PH LAND INVESTMENTS, LP
19 PARK WEST PARTNERS, LP
(ATTN: JASON KELLY)
400 NEWPORT PLACE, SUITE 700
NEWPORT BEACH, CA 92660
PH: (949) 333-0732

ENGINEER
ALBERT A. HEBB ASSOCIATES
(ATTN: JOSHUA LESINSKI)
3700 MCCRAY STREET
RIVERSIDE, CA 92506
PH: (951) 686-1070

SOILS ENGINEER
GEO TECH, INC.
(ATTN: EDWARD LAHOTT)
1540 NORTH MAPLE STREET
CORONA, CA 92709
PH: (951) 710-1860

APN
310-180-008, 011, 016, 020, 021, 033, 041,
310-180-008, 009, 010, 015

SCHOOL DISTRICT
FERRIS ELEMENTARY SCHOOL DISTRICT

UTILITIES
WATER - EASTERN MUNICIPAL WATER DISTRICT
SEWER - EASTERN MUNICIPAL WATER DISTRICT
GAS - SOUTHERN CALIFORNIA GAS COMPANY
ELECTRIC - SOUTHERN CALIFORNIA EDISON COMPANY
TELEPHONE - FRONTIER
TELEVISION - CHARTER/SPECTRUM

**FOR FINANCE AND CONVEYANCE PURPOSES ONLY - A FUTURE
SUBDIVISION MAP OR LAND USE ZONING MAP IS NECESSARY TO
DEVELOP THIS PROPERTY. THIS MAP DOES NOT ESTABLISH ANY
CONDITIONS OF OFFICIAL RECORDS. ANY APPLICATIONS FOR OFFICIAL RECORDS
REQUIRE THE MAP OR LAND USE ZONING MAP TO BE FILED FIRST.**

**ALL PARCELS CREATED SHALL ABIDE BY THE CONDITIONS OF
OFFICIAL RECORDS FOR THE YEAR 2021.**

LAND USE
EXISTING LAND USE
PROPOSED LAND USE:
EXISTING ZONING:
PROPOSED ZONING:
PARK WEST SPECIFIC PLAN

BENCHMARK
N89 DEMONSTRATION 440 Y (PID 801010)
ELEVATION = 1490.33' (NAVD 86)

**RECOVERY NOTE BY METRO WATER DISTRICT 50 CALIFORNIA
PWS**
SOUTHWEST OF LAKE FERRIS RESERVOIR, NEAR THE
INTERSECTION OF BRADLEY RD, PROCELO AND HAWKAY
AVE (DORT RD), 180 FEET (54.8 M) WEST OF BRADLEY
PROCELO ALONG HAWKAY AVE AND 25 FEET (7.6 M)
SOUTH OF THE CENTER OF HAWKAY AVE, IN THE TOP OF A
ROCK OUTCROP SOUTH OF ROAD, ABOUT 3 FEET (0.9 M)
ABOVE THE GROUND AND 8 FEET (2.4 M) HIGHER THAN THE
ROAD. A STANDARD HD300 BRASS DISK SET IN BOLLIDER.

BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE
CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 8,
BASED LOCALLY ON CONTROL STATIONS BELL
CANYON AND HERRING SPRINGS AS SHOWN HEREIN.
ALL BEARINGS SHOWN ON THIS MAP ARE GRID, QUOTED
BEARINGS AND DISTANCES FROM REFERENCED POINTS OR
POINTS ARE AS SHOWN PER THAT RECORD REFERENCE. ALL
DISTANCES SHOWN ARE GRID DISTANCES UNLESS
SPECIFIED OTHERWISE. GRID DISTANCES MAY BE OBTAINED
BY MULTIPLYING THE GRID DISTANCE BY A CORRECTION
FACTOR OF 0.99997809. CALCULATIONS ARE MADE AT
POINT # 1 WITH COORDINATES OF: N: 231751.25, E:
626050.400, USING AN ELEVATION OF 1400.04 FEET.
THE CONVERGENCE ANGLE AT POINT # 1 IS 1007'48.82".

NOTE
THE TENTATIVE MAP DOES NOT INCLUDE THE ENTIRE
CONTIGUOUS OWNERSHIP OF THE LAND COVERED.

EASEMENTS
(***) INDICATES SURVEYOR'S COMMENTS

1. AN EASEMENT FOR PUBLIC HIGHWAY PURPOSES OVER THAT PORTION LYING WITHIN SAN JACINTO AVENUE, CREATED BY MINUTES OF THE BOARD OF SUPERVISORS OF SAN DIEGO COUNTY, MADE ON JULY 10, 1889 AND OCTOBER 6, 1890 IN BOOK 1 PAGE 304 AND BOOK 7 PAGE 41 OF SAID MINUTES, THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION. (***)CANNOT BE PLOTTED FROM RECORDS.
2. AN EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES, RECORDED APRIL 28, 1913 IN BOOK 375 OF DEEDS, PAGE 100, IN FAVOR OF SOUTHERN SIERRAS POWER COMPANY OR PART AS BOOK 100 PAGE 89 OF OFFICIAL RECORDS, RECORDED AUGUST 3, 1926 UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES, RECORDED IN FAVOR OF CALIFORNIA ELECTRIC POWER COMPANY.
3. AN OFFER OF DEDICATION FOR PUBLIC STREETS AND HIGHWAY PURPOSES, TOGETHER WITH ALL RIGHT TO CONSTRUCT AND MAINTAIN UTILITIES, SEWERS, DRAINS AND OTHER IMPROVEMENTS CONSISTENT WITH THE USE, AS A PUBLIC STREET AND HIGHWAY AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 21, 2021 AS INSTRUMENT NO. 071-409244 OF OFFICIAL RECORDS TO CITY OF FERRIS.
4. AN OFFER OF DEDICATION FOR PUBLIC STREET AND HIGHWAY PURPOSES, TOGETHER WITH ALL RIGHT TO CONSTRUCT AND MAINTAIN UTILITIES, SEWERS, DRAINS AND OTHER IMPROVEMENTS CONSISTENT WITH THE USE, AS A PUBLIC STREET AND HIGHWAY AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 21, 2021 AS INSTRUMENT NO. 071-409244 OF OFFICIAL RECORDS TO CITY OF FERRIS.
5. THE EFFECT OF A DECLARATION OF DEDICATION DATED (NOT SET OUT), ISSUED BY K. L. S. CORPORATION, A GENERAL PARTNERSHIP PURSUING TO IRREVOCABLY DEDICATE IN PERPETUITY FOR PUBLIC ROAD PURPOSES, PUBLIC UTILITY AND PUBLIC SERVICES, THE PROPERTY DESCRIBED HEREIN, RECORDED JULY 23, 1924 AS INSTRUMENT NO. 18153 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
6. A 30' WIDE TEMPORARY NON-EXCLUSIVE EASEMENT IN FAVOR OF EASTERN MUNICIPAL WATER DISTRICT RECORDED APRIL 28, 1913 AS INSTRUMENT NO. 193550 OF OFFICIAL RECORDS.

ACRES	NET AC	GROSS AC
369.21	369.21	369.21
2	132	132
3	112	112
4	21.91	21.91
5	11.2	11.2
6	14.26	14.26
7	34.14	34.14
8	166.14	166.14
9	17.68	17.68
10	17.82	17.82
11	19.52	19.52
12	28.42	28.42
TOTAL	1160	1160

LEGEND

- PROPERTY LINE
- EXISTING PARCEL LINE
- PROPOSED RIGHT-OF-WAY
- EXISTING WATER LINE
- EXISTING SEWER LINE
- RIGHT-OF-WAY
- PROPOSED
- EXISTING

FOR FINANCE AND CONVEYANCE PURPOSES ONLY.
THIS MAP DOES NOT CREATE LEGAL BUILDING
SITES. FUTURE APPLICATIONS ARE NECESSARY TO
DEVELOP THIS PROPERTY.

CITY OF FERRIS, CALIFORNIA
TENTATIVE PARCEL MAP 38375
SCHEDULE "J"
SECTION 28 & 33, T. 4 S., R. 3 W.

SCALE: 1" = 200'
DATE: 02/23/21
DRAWN: GAT
CHECKED: JLS
PLN. OR REP.:

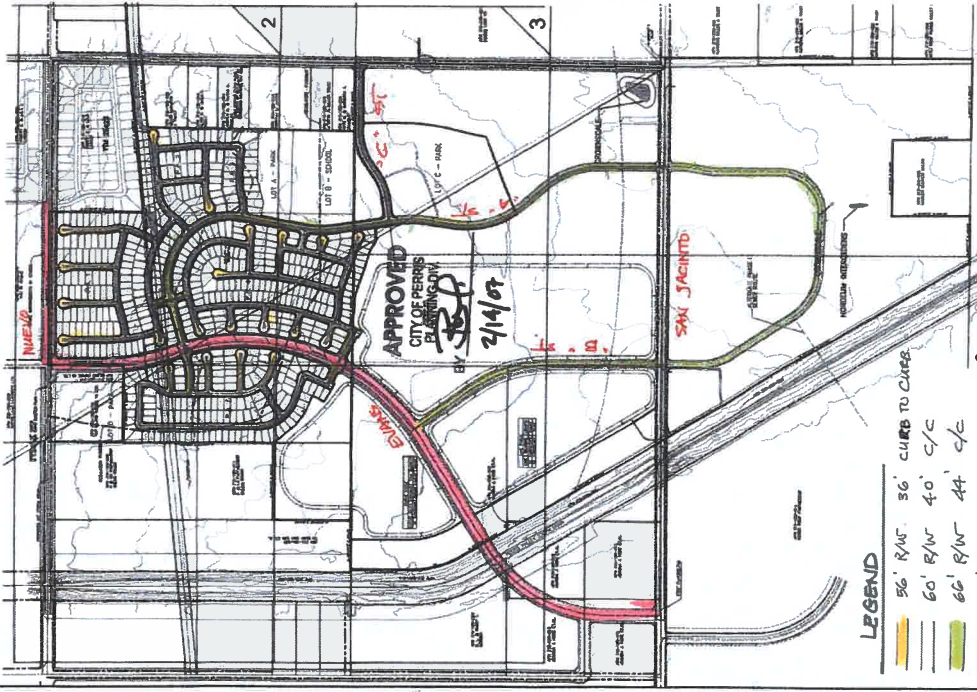
NO. 38375-01
SHEET
OF 2 SHEETS
DWD. NO.

EXHIBIT F

Underlying TTM 31157 underlying map exhibits

**TENTATIVE TRACT MAP NO. 31157
PARK WEST**

IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



LEGEND

36' R/W
60' R/W
60' R/W
118' R/W
132' with LANDSCAPE EXPANSION
132' with LANDSCAPE EXPANSION

INDEX MAP:
SCALE: 1" = 400'
PERRIS, CALIFORNIA
15.5 E. 9th STREET
(917) 933-6939

PLANNERS:
E.L.C. ENGINEERS & ARCHITECTS
E.L.C. ENGINEERS & ARCHITECTS
P.O. BOX 1100
PERRIS, CALIFORNIA 92404
(951) 933-0000

ENGINEER:
MICHAEL J. GARDNER, P.E.
M.J.G. ENGINEERING, INC.
220 PINE AVE. SUITE 200
PERRIS, CA 92404
(951) 933-9000

CLASS OF BEARINGS. NOTE
BEARINGS SHOWN HEREON ARE BASED UPON THE BEARING N
MAGNETIC MERIDIAN AND TRANSIT BEARING. THE BEARING
AND TRANSIT BEARING SHOWN ON THIS MAP ARE BEING ALIGNED TO THE
MAGNETIC MERIDIAN. THE RANCHO SAN JACINTO TRACT MAP FILED
RANGE 3 WEST AS SHOWN ON RECORD OF SURVEY MAP FILED
IN THE COUNTY OF RIVERSIDE, CALIFORNIA, IS THE SOURCE OF RECORD
OF SURVEY RECORDS OF RIVERSIDE COUNTY.

LOT TABLE

Table with columns for Lot Number and Area (Acres/Sq. Ft.). The table lists 18 lots with their respective areas.

LEGAL DESCRIPTION

ALL THAT PORTION OF LOT 4 AND THAT PORTION OF BEARING DATA AS SHOWN BY DOCUMENT RECORDED MAY 15, 1985 AS
TRACT MAP NO. 1985-10-12, BEARING DATA AS SHOWN BY DOCUMENT RECORDED MAY 15, 1985 AS
TRACT MAP NO. 1985-10-12, BEARING DATA AS SHOWN BY DOCUMENT RECORDED MAY 15, 1985 AS
TRACT MAP NO. 1985-10-12, BEARING DATA AS SHOWN BY DOCUMENT RECORDED MAY 15, 1985 AS
TRACT MAP NO. 1985-10-12, BEARING DATA AS SHOWN BY DOCUMENT RECORDED MAY 15, 1985 AS
TRACT MAP NO. 1985-10-12, BEARING DATA AS SHOWN BY DOCUMENT RECORDED MAY 15, 1985 AS

TRACT MAP NO. 1985-10-12, BEARING DATA AS SHOWN BY DOCUMENT RECORDED MAY 15, 1985 AS
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LIMITS

WEST: EASTERN INDUSTRIAL WATER DISTRICT
SOUTH: BARRON STREET
EAST: BARRON STREET
NORTH: BARRON STREET

LEGEND

- 0.8. 56' RIGHT-OF-WAY BOUNDARY
- 1. 60' RIGHT-OF-WAY BOUNDARY
- 2. 60' RIGHT-OF-WAY BOUNDARY
- 3. 60' RIGHT-OF-WAY BOUNDARY
- 4. 60' RIGHT-OF-WAY BOUNDARY
- 5. 60' RIGHT-OF-WAY BOUNDARY
- 6. 60' RIGHT-OF-WAY BOUNDARY
- 7. 60' RIGHT-OF-WAY BOUNDARY
- 8. 60' RIGHT-OF-WAY BOUNDARY
- 9. 60' RIGHT-OF-WAY BOUNDARY
- 10. 60' RIGHT-OF-WAY BOUNDARY

INDEX MAP



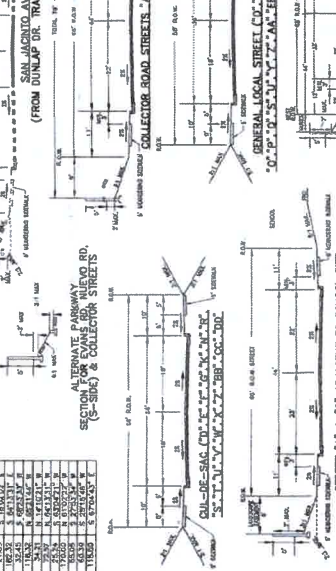
ENGINEERING SOLUTIONS
1406 WEST 15th STREET
PERRIS, CA 92404
(951) 933-0000

**CITY OF PERRIS
TENTATIVE TRACT MAP
TTM 31157**

DATE: 04-13-07

MINIMUM LOT SIZE

AREA 1	3,000 SF
AREA 2	3,000 SF
AREA 3	3,000 SF
AREA 4	3,000 SF
AREA 5	3,000 SF
AREA 6	3,000 SF
AREA 7	3,000 SF
AREA 8	3,000 SF
AREA 9	3,000 SF
AREA 10	3,000 SF

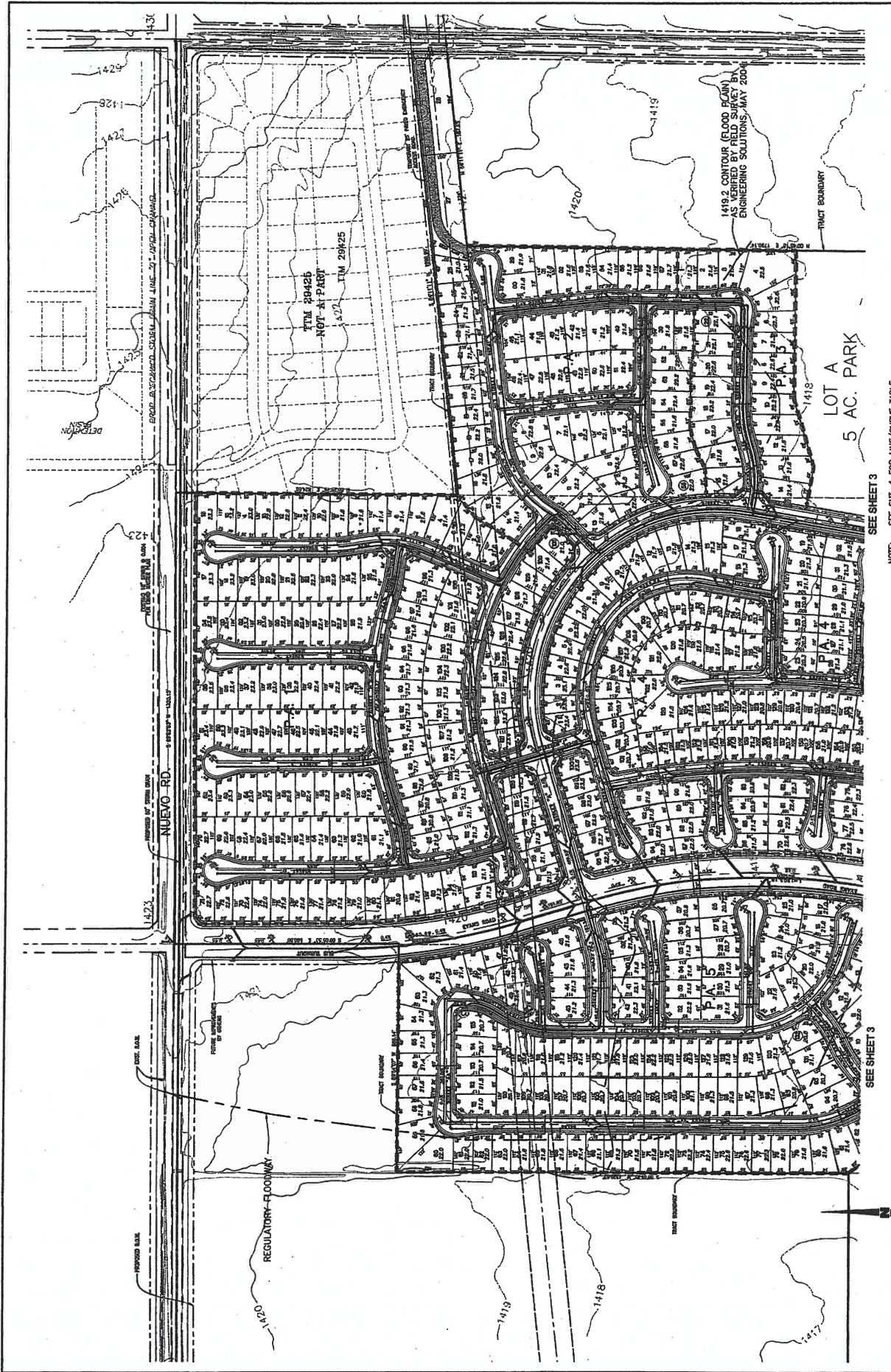


CURVE TABLE

LINE	LENGTH	BEARING	START POINT	END POINT
1	100.00	N 00° 00' 00" E	...	...
2	100.00	S 00° 00' 00" E	...	...
3	100.00	...	...	...
4	100.00	...	...	...
5	100.00	...	...	...
6	100.00	...	...	...
7	100.00	...	...	...
8	100.00	...	...	...
9	100.00	...	...	...
10	100.00	...	...	...

LINE TABLE

LINE	LENGTH	BEARING	START POINT	END POINT
1	100.00	N 00° 00' 00" E	...	...
2	100.00	S 00° 00' 00" E	...	...
3	100.00	...	...	...
4	100.00	...	...	...
5	100.00	...	...	...
6	100.00	...	...	...
7	100.00	...	...	...
8	100.00	...	...	...
9	100.00	...	...	...
10	100.00	...	...	...



1419.2 CONTOUR (FLOOD PLAIN)
AS VERIFIED BY FIELD SURVEY BY
ENGINEERING SOLUTIONS, MAY 2004

TTM 30425
NOT A PART
TTM 29425

LOT A
5 AC. PARK

SEE SHEET 3

SEE SHEET 3

NOTE - SEE SHT. 1 FOR LINE/CURVE TABLE

ENGINEERING SOLUTIONS
 1415 S. 10TH ST. SUITE 100
 DENVER, CO 80202
 PHONE: (303) 733-8888
 FAX: (303) 733-8899
 WWW.ESOLUTIONS.COM

CITY OF PERRIS
TENTATIVE TRACT MAP
TTM 0167

DATE: 04-28-06
 SHEET NO.: 3

LEGEND

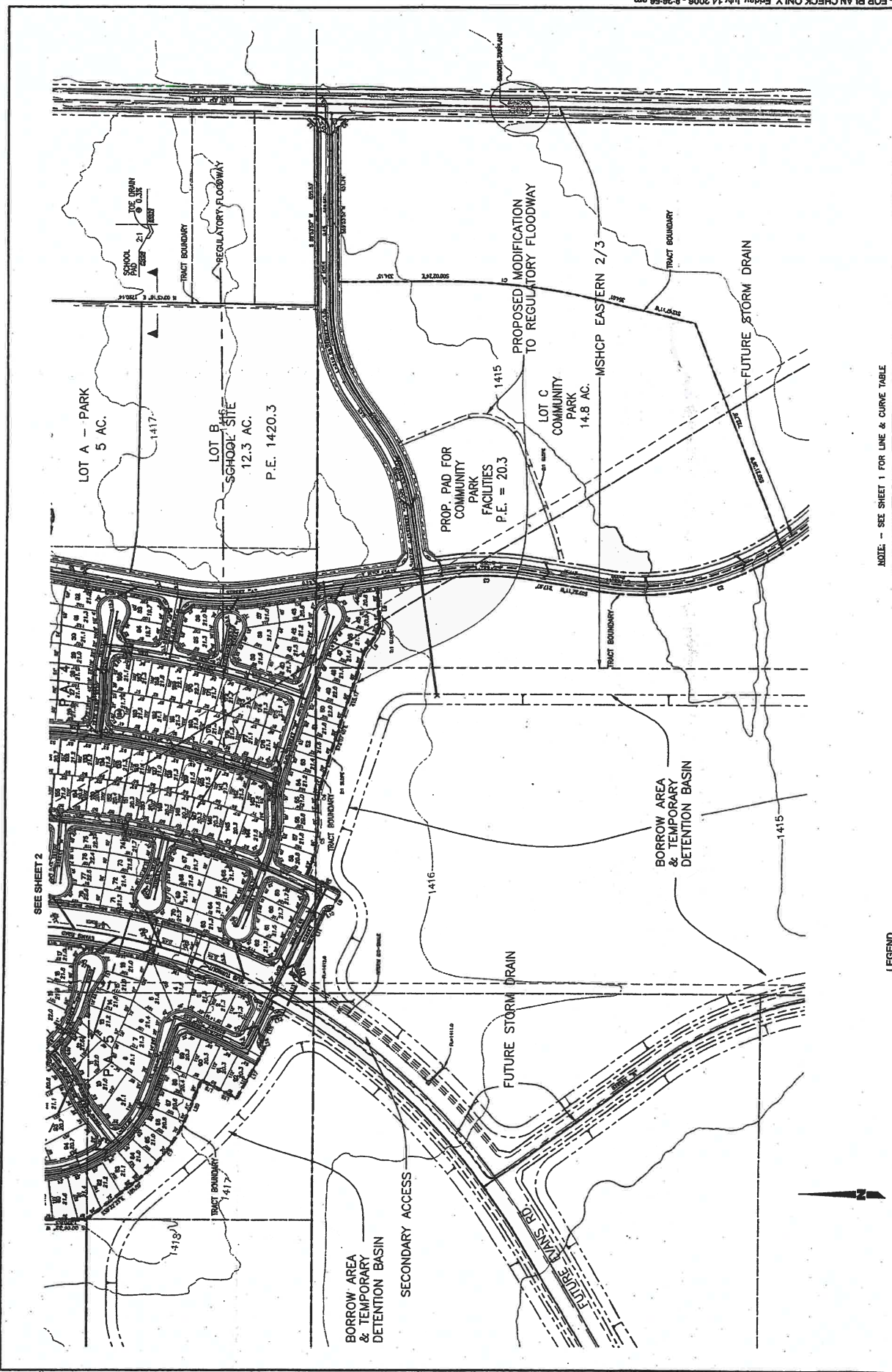
PLANNING AREA BOUNDARY

TRACT BOUNDARY

GRAPHIC SCALE

0 10 20 30 40 50 FEET

0 10 20 30 40 METERS



SEE SHEET 2

LOT A - PARK
5 AC.

LOT B
SCHOOL SITE
12.3 AC.
P.E. 1420.3

PROP. PAD FOR
COMMUNITY
PARK
FACILITIES
P.E. = 20.3

LOT C
COMMUNITY
PARK
14.8 AC.

BORROW AREA
& TEMPORARY
DETENTION BASIN

SECONDARY ACCESS

FUTURE STORM DRAIN

BORROW AREA
& TEMPORARY
DETENTION BASIN

FUTURE STORM DRAIN

PROPOSED MODIFICATION
TO REGULATORY FLOODWAY

NOTE - SEE SHEET 1 FOR LINE & CURVE TABLE

LEGEND

PLANNING AREA BOUNDARY

TRACT BOUNDARY



ENGINEERING SOLUTIONS
INCORPORATED
1400 S. W. 10th St.
Fort Lauderdale, FL 33304
TEL: 561-551-1111
FAX: 561-551-1112
WWW: www.esolutions.com

CITY OF PERRIS
TENTATIVE TRACT MAP
TTM 31857

EXHIBIT G

Mission Pacific Letter dated February 16, 2022

February 16, 2022

Nathan Perez
Senior Planner

City of Perris
Department of Development Services – Planning Division
135 N. D Street
Perris, CA 92570

Subject: Park West Tentative Parcel Map 38375

Dear Mr. Perez,

The purpose of this letter is to inform the City of Perris on our intentions and purpose of filing a tentative parcel map application and ultimately a final parcel map application. As you are aware, the Park West development is a large project that will be developed in phases. It is Mission Pacific's intent on selling TTM 31157 or portions of TTM 31157 to a home builder prior to recordation of the final tract maps. To have conveyable parcels for a sale, we need to record a parcel map that creates the individual parcels that match the planning areas that can be transferred in fee title to our future buyer. The parcel map will also dedicate right of way for all backbone streets required to develop TTM 31157.

Please contact me with any questions or comments.

Sincerely,



Jason E. Keller
Vice President of Land Development

cc: Jennifer Gillen, Webb Associates