

**Green Valley Specific Plan
2nd Amendment Appendix 5
Implementation Guidelines
March 16, 2023**

Development Services	
1	Environmental Impact Report, Addendum, and Mitigation Monitoring and Reporting Program. The project shall at all times comply with all provisions of the Supplemental Mitigation Monitoring and Reporting Program (MMRP) for the GVSP Phase 2 Addendum EIR dated November 2022 and the adopted MMRP for the Green Valley Specific Plan Final EIR certified March 5, 1990, if the 1990 measures were not updated or replaced by the 2023 measures.
2	Development Standards. The project shall conform to all requirements of the Green Valley Specific Plan (GVSP) and Community Park Memorandum of Understanding, May 11, 2021. Where the Specific Plan is silent on a development standard, the project shall conform to the City of Perris Municipal Code Title 19 - Zoning Ordinance. Chapter 3 of the Green Valley Specific Plan contains development standards for all residential, retail commercial, business/professional, light industrial, public facilities, and open space projects within Green Valley.
3	Specific Plan Amendment. The approval is for the Specific Plan Amendment 2. All tracts north of Watson Road are only required to submit a Tentative Parcel Map and/or Development Plan Review for residential development. These Specific Plan Implementation Guidelines remain as part of the amended Specific Plan, unless amended in the future.
4	Conformance to Approved Specific Plan. Development of the project site, building elevations, and conceptual landscaping shall conform substantially to the approved set of plans presented at the March, 2023 Planning Commission hearing, or as amended by these conditions and as approved by the City Council. Any project that does not substantially conform to the Planning Commission approved Specific Plan Amendment, set of plans, or amended by these conditions and as approved by the City Council shall require appropriate Planning Division review and approval. These conditions adopted with the 2 nd Specific Plan Amendment shall supersede all prior conditions applicable to the Specific Plan whether or not those prior conditions have been fulfilled or completed.
5	Romoland Unified School District. The proposed subdivision shall adhere to the standard requirements and mitigation fees established by the Romoland Unified School District.
6	Riverside Transit Agency (RTA). All future bus stop locations, material, architecture, and colors shall conform to the Green Valley Specific Plan.
7	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).
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.

**Green Valley Specific Plan
2nd Amendment Appendix 5
Implementation Guidelines
March 16, 2023**

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 Specific Plan Amendment (SPA) 21-05125. 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.
13	EMWD Treatment Plant and Dam Inundation Disclosure. The owner shall disclose to all future tenants indicating the project is in close proximity to the EMWD treatment plant and a dam inundation area making the site subject to flooding in the event of a dam failure.
14	Mitigation Measures for Prior to Grading and during Grading. Prior to grading permit issuance, the applicant is required to adhere to the mitigation measures in the Supplemental Mitigation Monitoring and Reporting Program (MMRP) and the adopted MMRP for the Green Valley Specific Plan Final EIR certified March 5, 1990 prior to grading and during grading.
15	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. The Phasing shall follow the Green Valley Specific Plan Phasing Plan, Figure 2-2. Sub-phases are permitted.
16	Case Road. Developer shall dedicate 15' of ROW and construct or cause to be constructed the streetlights and trail with landscaping per Figure 2-10 along project Case Road frontage as developed in phases.
17	March Air Reserve Base and Perris Valley Airport. Prior to building permit issuance, the conditions of approval by the Airport Land Use Commission (ALUC) letter dated August 11, 2022 shall be satisfied.
Prior to Issuance of Occupancy Permits for future Tracts	
18	Disclosure Avigation Easement. Developer shall record a disclosure on each lot and provide a disclosure to the purchaser of each lot that the project is within March Air Reserve Base influence area and Perris Valley Airport influence area. A similar disclosure shall be made in recognition of potential noise impacts from March Air Reserve Base and the avigation easement granted to the City of Perris and to the March Inland Port Airport Authority. This disclosure shall conform to the Airport Land Use Commission approval.

**Green Valley Specific Plan
2nd Amendment Appendix 5
Implementation Guidelines
March 16, 2023**

19	Disclosure Statements for Dam Inundation. Developer shall record a disclosure on each lot and provide a disclosure to the purchaser of each lot that the project is within a dam inundation area and is subject to flooding in the event of a dam failure and shall provide an acknowledgement of this disclosure by each purchaser to the City.
20	Disclosure Statements for Wastewater Treatment Plant. Developer shall record a disclosure on each lot and provide a disclosure to the purchaser of each lot that the project is in proximity to an existing Wastewater Treatment Plant and shall provide an acknowledgement of this disclosure by each purchaser to the City.
22	Active Transportation Plan. All tracts are subject to the requirements of the City of Perris Active Transportation Plan dated December 8, 2020.
Community Services	
	The project shall annex into the Community Facilities District No. 2018-02 (Public Services)
Additional Comments	
1	PA 33a Park to be built by the 500 th building permit of the Phase 2 portion of GVSP (north of Watson Road: PA 30, 21, 20, 19a, 6a). See Figure 2-1 Land Use Plan for location.
2	PA 33 Paseo to be built by the 800 th building permit of the Phase 2 portion of GVSP (north of Watson Road: PA 30, 21, 20, 19a, 6a). See Figure 2-1 Land Use Plan for location, and Figure 2-10, Pedestrian Circulation for Dual Trail cross section.
a	Trail from Goetz Road along Evac Channel through PA 53 & 54, to the west of PA 33A (New River Trail Alignment) to be built by the 450 th building permit of the Phase 2 portion of GVSP (north of Watson Road: PA 30, 21, 20, 19a, 6a). See Figure 2-10, Pedestrian Circulation for Access Road and D.G. Trail cross section.
b	Design plans for the Park and Trail (Planning Areas 33 and 33a) shall be submitted to the Community Services Department for review and approval. The Trail (Planning Area 33) shall be designed as a meandering trail with fitness equipment. The Park (Planning Area 33a) is 5.1 acres and is categorized as a neighborhood park which shall be designed to include active recreational amenities, children’s play area, restroom facility, lighting, parking, landscaped area, and park furnishings.
c	All applicable access easements owned by Green Valley Recovery Acquisition shall be conveyed to city for future acceptance and maintenance upon completion of improvements
Engineering	
1	Subsequent Tentative Tract Maps shall be reviewed and conditioned in concurrence with this Green Valley Specific Plan Amendment and shall provide all respective backbone infrastructure improvements as determined by the City Engineer per the GVSP cross-sections along tract frontage as depicted on Figure 2-11, Street Cross Sections.

**Green Valley Specific Plan
2nd Amendment Appendix 5
Implementation Guidelines
March 16, 2023**

Prior to any Tentative Map/Planning Area Approval	
2	A Traffic Impact Analysis (TIA) has been prepared as part of this Specific Plan Amendment and Environmental Impact Report Addendum. Section 2-6, Circulation Plan, of the GVSP Amendment 2 provides an overall circulation plan and cross sections (see Figure 2-11, Street Cross Sections) for all roadways depicting lane numbers and dimensions, medians, parkways, pedestrian walkways and trails. Future Tentative Tract Maps shall comply with these conditions. City Engineer, however, may require Future Tentative Tract Maps to provide a project level specific TIA to address specific points of access and traffic controls. Respectively, the developer/property owner may be required to dedicate the necessary rights-of-way and/or easements for these access points.
Additional Comments	
3	As part of the original approval of the GVSP, the majority of roads and easements have been dedicated to the City. To the extent any additional ROW and easements are required as part of this specific plan amendment, 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.
4	Other than traffic related improvements, in the event that offsite property is required to provide the necessary improvements, 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.
5	The development is within the limits of FEMA 100-year flood plain. Each tract/ planning area shall be flood proofed by elevating the pads above the 100-year water surface elevation. The developer/property owner shall file and process a CLOMR. Subsequently, the developer/property owner shall file and process a LOMR prior to issuance of any certificate of occupancy.
6	Preliminary Hydrology and Hydraulic Study and water quality provisions shall be submitted for review and approval. The Study shall be in accordance to Riverside County Flood Control and Water Conservation District (RCFCD) and FEMA regulations.
7	Basin design shall be in compliance with City of Perris and RCFCD requirements, guidelines and standards.

**Green Valley Specific Plan
2nd Amendment Appendix 5
Implementation Guidelines
March 16, 2023**

8	Water and sewer will serve letters shall be obtained from Eastern Municipal Water District (EMWD).
9	The development is located within the limits of San Jacinto River Area Drainage Plan (ADP) for which drainage fees have been adopted by the City. Drainage fees shall be paid as set forth under the provisions of the "Rules and Regulations of Administration of Area Drainage Plan".
Public Works	
	The provisions contained herein are applicable to all properties within the Green Valley Specific Plan, and are intended to establish the authority, through City Council Action, to establish procedures to regulate the development of public landscaping, flood control and water quality facilities and street or public area lighting. Certain Development Plans, Tract Maps, Parcels Maps, and other Land Use Entitlement Permits may require compliance with certain City Council approved conditions of approval prior to final map recordation, issuance of a certificate of occupancy, operating permits, final building permits, or acceptance and turn-over of Improvements. These provisions are also intended to provide uniformity in the issuance of future conditions of approval for the preceding development activities.
1	Dedication and/or Landscape Maintenance Easement and Landscape Easement Agreement. Offer of Dedication and/or Landscape Maintenance Easement for City landscape maintenance district shall be provided as follows:
a.	Provide offer of dedication as needed to provide for full or half width Street improvements, depending upon frontage requirements of owners proposed development, including curb and gutter, sidewalk, median and off-site landscaping requirements, in compliance with the City General Plan, and Green Valley Specific Plan Circulation and Landscape Elements, including minimum public parkway distances from back of curb, for:
	Local Street- Sections: 2.6 and Section 4, and Figures 2-10, 2-11, 4-31
	Secondary Arterial(s) (100', 128', 136') : Sections 2.6 and Section 4.4, and Figures 2-10, 2-11, 4-34
	Secondary Arterial (136' adj. to channel) -Sections 2.6 and Section 4.4, and Figures 2-10, 2-11
	Loop Road- Sections 2.6 and Section 4.4, and Figures 2-10, 2-11, and Figure shown in Section 4.4
	Expressway- Sections 2.6 and Section 4.4, and Figures 2-10, 2-11
	Arterial- Sections: 2.6, and Section 4.4, and Figures 2-10, 2-11, 4-35
b	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 an additional landscape easement and Landscape easement agreement, acceptable to the City of Perris as needed to match parkway width of adjacent development, or special trail requirements.

**Green Valley Specific Plan
2nd Amendment Appendix 5
Implementation Guidelines
March 16, 2023**

	Match distance shall be made from face of curb, and shall provide for matching, curb gutter, sidewalk and off-site landscaping requirements, if existing parkway is greater than standard City General Plan width shown on Circulation element.
2	Existing Landscape. Parcels fronting an existing City right-of-way or benefitting from downstream water quality basins and channels, which have been dedicated and improved with the required off-site landscape improvements benefit from said existing improvements and shall pay their fair share of maintenance costs through the appropriate maintenance District. All existing improvements shall be protected in place, and any damages caused by the proposed development shall be restored to the Satisfaction of the City, at the sole expense of the developer. Any changes necessitated by the proposed development activity, (ie. Installation of center turn pocket, deceleration lanes, etc.) will require the submittal of new off-site landscape plan for review and approval to the City of Perris.
3	Landscaping Plans. Three (3) copies of Construction Landscaping and Irrigation Plans for the off-site landscaping, including any medians or other landscape areas along the dedications shall be submitted to the Planning Department for approval and shall be accompanied by the appropriate filing fee. The landscape and irrigation plan shall be prepared by a registered landscape architect and conform to the requirements of Chapter 19.70 of the Municipal Code, except the following special district landscape requirements shall apply. The location, number, genus, species, and container size of the plants shall be shown. This landscape plan shall be titled to identify the proposed development, 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, including the existing Green Valley Specific Plan Landscape Design Guidelines Section 4.4; or if no such guidelines exist the design intent of neighboring development, as determined by the Public Works Department Special Districts and Storm Water Division.
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

**Green Valley Specific Plan
2nd Amendment Appendix 5
Implementation Guidelines
March 16, 2023**

	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. A meter cannot be shared between Flood Control District #1, Landscape Maintenance District #1, and/or Lighting Maintenance District 84-1, nor can a meter servicing on-site improvements be used to provide water and/or power to off-site improvements. 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. Developer shall ensure their landscape designer and civil engineer coordinate the location of meters on landscape and civil engineering plan. Final meter locations appearing on City approved off-site landscape construction plans cannot be changed without a subsequent plan amendment reviewed and approved by the City.
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

**Green Valley Specific Plan
2nd Amendment Appendix 5
Implementation Guidelines
March 16, 2023**

	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	Slopes 3:1 Maximum - Any proposed slope will not exceed a 3:1 ratio. Slopes exceeding a 3:1 ratio shall require construction of appropriate reinforcing garden walls.
k	Concrete Maintenance Band at Medians and Mortar Cobble Turn Lane – 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”.
l	Perimeter Walls Graffiti Coating – Provide and install 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” (including any HOA areas) 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. Developer may not request inspection and turn-over inspections of partially completed “backbone” rights-of-way (segmented within the same single point of connection). Contact Public-Works Special Districts and Storm Water Division 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.
	Inspection #4 A joint inspection with the Development Inspector and LMD Inspector and Applicant to request for “Start of 1 year Maintenance Period,” with all required turn-over submittal items provided to Public-Works Special Districts and Storm Water Division. This 4th Inspection, and all required corrective items must be completed prior to April 1st of the year in order for staff to recommend that the City Council consider commencement of the annual tax levy for the following fiscal year (i.e. Approved recommendations made on April 1st FY 22-23, would allow tax levy to start FY 23-24). The recommended tax levy will be applied to each parcel within the District for the requested completed point of connection landscape improvements. The Public Works Department may accept full “Point of Connection” segments of landscaping as repairs are completed within a full segment (I.e. the POC #1 improvements may be accepted by the City prior to April 1st for “Start of 1 Year Maintenance,” while incomplete improvements for POC #2 remain the maintenance responsibility of the Owner).

**Green Valley Specific Plan
2nd Amendment Appendix 5
Implementation Guidelines
March 16, 2023**

	<p>Turn-Over Inspection (Inspection #5) – On or about the one-year anniversary of Inspection #4, 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. The one year maintenance period ends when all repairs are complete, and cannot be extended by the City unless a sufficient maintenance tax levy as not been received by the City (See Inspection #4 for annual tax levy process and deadlines). 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.</p>
5	<p>One Year Maintenance and Plant Establishment Period -The applicant will be required to provide a one (1) year maintenance and plant establishment period, paid at the sole expense of applicant, which shall only be extended if all deficiencies and repairs are not completed, or a sufficient maintenance tax levy has not been received by the City. This one-year maintenance period commences upon the successful completion of Inspection #4 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 Landscape Maintenance Schedule , detailing services that are to be performed weekly within the benefit zone 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.</p>
6	<p>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 for off-site improvements, including lighting shall meet both the City Engineer’s technical specifications and the Green Valley Specific Plan “General</p>

**Green Valley Specific Plan
2nd Amendment Appendix 5
Implementation Guidelines
March 16, 2023**

	Architectural Design Guidelines “Lighting” found in Sections 4.2 and 4.3. 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. Streetlights 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 delivery of all required turn-over submittal items. Prior to acceptance into Lighting District 84-1, coordinate turn-over information pertaining to Street Lights, 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 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: <ul style="list-style-type: none"> • 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

**Green Valley Specific Plan
2nd Amendment Appendix 5
Implementation Guidelines
March 16, 2023**

	<p>for both “ON-SITE” and OFF-SITE” WQMP Inspections at the appropriate stages of construction. Contact CGRM at (909) 455-8520 to schedule inspections.</p> <ul style="list-style-type: none"> • 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	<p>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. Parcels benefitting from existing storm drain facilities, downstream water quality basins and channels, which have been dedicated and improved with the required improvements shall pay their fair share of maintenance costs through the appropriate maintenance District. 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.</p>

**Green Valley Specific Plan
2nd Amendment Appendix 5
Implementation Guidelines
March 16, 2023**

9	<p>Assessment Districts. Prior to final map recordation for proposed tract or parcel maps, or building permit issuance, for proposed development plan review and other such land entitlement permits, developer shall deposit \$5,250 per district (or current fee at the time of annexation), for maps and development not previously annexed. Tentative Tract Maps 37816, 37817, 37818, 37262, 37223, 37722, and 36988, and 36989, were previously annexed. The process described herein applies to tract maps, parcel maps, develop plan reviews, and/or other land use entitlements proposed. 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):</p>
	<p>Consent and Waiver for Maintenance District No. 84-1 - New street lighting proposed by the project, as determined by the City Engineer</p>
	<p>Consent and Waiver for Landscape Maintenance District No. 1 – New off-site parkway landscape and any above ground landscaped water quality basins, swales, etc. proposed by the project. In addition, for new development areas fronting existing improvements the new Development shall pay its fair share of maintenance costs. A secondary landscape category identified as HOA maintained on the proposed conceptual landscape plans, except as noted in the Conditions above, shall be annexed and levied in case of default or failure to adequately maintain by the entity responsible for maintenance.</p>
	<p>Petition for Flood Control Maintenance District No. 1 - For Off-site Flood Control Facilities proposed by the project, as determined by the City Engineer. Parcels benefitting from existing storm drain facilities, downstream water quality basins and channels, shall pay their fair share of maintenance costs.</p>
	<p>Original notarized document(s) to be sent to: Daniel Louie, Wildan Financial Services, 27368 Via Industrial, #200, Temecula, CA 92590</p>
a	<p>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.</p>
i	<p>City prepares the Engineer’s Reports which includes a description of the improvements to be maintained, an annual cost estimate and annual assessment amounts.</p>
ii	<p>Reports are reviewed and approved by the property owner. The assessment ballots will be based on these Reports.</p>
iii	<p>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.</p>
iv	<p>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</p>

**Green Valley Specific Plan
2nd Amendment Appendix 5
Implementation Guidelines
March 16, 2023**

	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.