



CITY OF PERRIS

PLANNING COMMISSION

AGENDA SUBMITTAL

MEETING DATE: September 20, 2023

SUBJECT: Specific Plan Amendment (SPA) 21-05249 and Development Plan Review (DPR) 21-00014 – A proposal to facilitate the construction of a 300-unit multi-family residential development located at the southwest corner of Rider Street and Evans Road consisting of the following entitlements: 1) Specific Plan Amendment to rezone 14.68 acres from Commercial (C) Zone to Multi-Family Residential (MFR) Zone and to establish development standards for multi-family residential in Planning Area (PA) 22 within the May Ranch Specific Plan (MRSP); and 2) Development Plan Review for the site plan, building elevations, and recreational amenities. Applicant: Katie Rounds, The Kaidence Group.

REQUESTED ACTION: Adopt Resolution No. 23-30, recommending that the City Council adopt the Mitigated Negative Declaration No. 2391 and the Mitigation Monitoring and Reporting Program; and approve Specific Plan Amendment (SPA) 21-05249 and approve Development Plan Review (DPR) 21-00014 to facilitate the construction of a 300-unit multi-family residential development, based on the findings and subject to the Conditions of Approval.

CONTACT: Kenneth Phung, Director of Development Services

BACKGROUND

The 14.68-acre project site is currently vacant and located on the southwest corner of Rider Street and Evans Road within Planning Area (PA) 22 of the May Ranch Specific Plan (MRSP). The MRSP, adopted in May of 1988, is a master-planned community encompassing 745 acres of land envisioned to be developed with 3,320 dwelling units, 68.8 acres of commercial retail, and 24.3 acres of public parks.

In December 1988, the City Council approved May Ranch Specific Plan Amendment No. 1, which consisted of revising the community identity by increasing Rural Zone lot sizes and updating the MRSP design themes to promote a country and rural-oriented community.

In May 2002, the City Council approved May Ranch Specific Plan Amendment No. 2, which consisted of updating the minimum lot sizes, perimeter fencing, entry theme monuments, and the conceptual street scenes to accommodate landscape medians (i.e., Evans Road).

The most recent May Ranch Specific Plan Amendment No. 3 was approved by the City Council in 2004, which consisted of reducing the single-family land use density within PA19a and adding a 7.5-acre community park in PA19b. Since the last amendment, the MRSP has been developed with single-family homes, parks, and schools. Currently, there are 50 acres left for commercial development, located along Ramona Expressway and west of Evans Road.

The Project site is located east of the Perris Valley Storm Channel and is surrounded by vacant land to the west; and existing residential neighborhoods to the north across Rider Street, east across Evans Road, and south of the project site.

PROJECT DESCRIPTION

The applicant is requesting approval of an amendment to the May Ranch Specific Plan (MRSP) and Development Plan Review to facilitate the development of 14.68 acres with a 300 unit multi-family residential development. The following summarizes the details of the project:

- *Specific Plan Amendment – May Ranch Specific Plan*

The proposed amendment to the May Ranch Specific Plan (MRSP) would rezone 14.68 acres within Planning Area (PA) 22 from Commercial Zone to Multi-Family Residential (MFR) Zone. As part of the amendment, Chapter 5 was created to revise land use acreages and create development standards for Planning Area 22 to facilitate the construction of the proposed apartment community. The development standards include: 1) Parking requirements consistent with the parking requirements for multi-family in Chapter 19.69 of the Zoning Code (Off Street Parking and Loading); and 2) Increasing the maximum allowable density from 15 dwelling unit per acre to 21 dwelling unit per acre.

- *Development Plan Review - Multiple-Family Residential Development*

The proposed 300-unit multi-family residential development includes common and private open space, parking areas, and landscaping on 14.68 acres. There are a total of 17 detached multi-family residential buildings, a 5,445 square-foot single-story clubhouse/office, and a 3,024 square-foot single-story fitness center.

The residential buildings include three building types two and three stories in height, Building 100A, Building 100 B, and Building 200 A. The two-story buildings front on Rider Street and Evans Road, and the three-story buildings are situated toward the rear of the site. The building types consist of the following:

- Building 100A: Seven (7) buildings containing a total of 112 units, ranging in size from 884 square feet to 1,345 square feet.
- Building 100B: One (1) building containing a total of 8 units, ranging in size from 1,072 square feet to 1,345 square feet.
- Building 200A: Nine (9) buildings containing a total of 180 units, ranging in size from 811 square feet to 1,259 square feet.

There are a total of 91 one-bedroom units, 167 two-bedroom units, and 42 three-bedroom units. Each unit includes a kitchen, living room, dining room, bedrooms, bathrooms,

laundry room, private open space, and a one-car garage. In addition, a total of 300 covered parking spaces and 203 uncovered parking spaces are proposed throughout the project site.

Recreational amenities are provided for the future residents only and are distributed throughout the Project site. They include outdoor seating areas, a covered BBQ and picnic tables area, an indoor fitness center, formal and informal dog parks, a tot-lot play area, and a community pool with spa. A pedestrian walkway system connects all common open space areas, and recreational amenities.

The perimeter of the project site is secured by a 5 foot high block wall with pilasters along the westerly property line and a combination of a 5-foot-high tubular steel fence with a 5-foot-high block wall with pilasters along Rider Street and Evans Road frontages. Automatic gates control access to the apartment community.

Primary access to the site is provided via a 50-foot-wide driveway off Rider Street, enhanced with a raised landscape center median. Secondary access is provided via a 50-foot-wide driveway off Evans Road, and it includes a full turnaround with a raised landscape circular median. Emergency access is provided on the westerly side along Rider Street.

PROJECT ANALYSIS

The table below summarizes the project's consistency with the General Plan, May Ranch Specific Plan, and 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan.

	Consistent	Inconsistent
<p>Consistency with the General Plan</p> <p>The proposed Project is consistent with the following City of Perris General Plan Safety, Circulation, and Housing Element Policies:</p> <p><u>Safety Element :</u></p> <p>Policy S-6.1 – Ensure new development complies with the development requirements of the AICUZ Land Use Compatibility Guidelines and ALUP Airport Influence Areas for March Air Reserve Base.</p> <p>Policy S-6.2 – Effectively coordinate with March Air Reserve Base, Perris Valley Airport, and the March Inland Port Airport Authority on development within its influence areas.</p> <p>Policy S-6.3 - Effectively coordinate with March Air Reserve Base on development within its influence areas.</p> <p><u>Circulation Element:</u></p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Consistent	Inconsistent
<p>Policy IV.A - Provide non-motorized alternatives for commuter travel as well as recreational opportunities that maximize safety and minimize potential conflicts with pedestrians and motor vehicles.</p> <p><u>Housing Element:</u></p> <p>Policy 1.2: - Promote development within the City that provides a variety of housing types and densities based on the suitability of the land, including the availability of infrastructure, the provision of adequate services, and recognition of environmental constraints.</p> <p>Policy 1.4: - Locate higher-density residential development in close proximity to public transportation, services, and recreation.</p> <p>Policy 1.5: - Promote the construction of units consistent with the new construction needs identified in the Regional Housing Needs Assessment (RHNA).</p>		
<p>Consistency with the May Ranch Specific Plan (MRSP)</p> <p>Subject to the approval of the Specific Plan Amendment, the Project would be consistent with the MFR Zone of the May Ranch Specific Plan (MRSP) to allow a residential density of 21 du/acre. The MFR Zone is intended for high-density residential development such as townhomes and apartment communities. Also, Chapter 5 has been added to facilitate the proposed multi family development in Planning Area 22 of the MRSP and it includes: 1) Chapter 5.1 - May Ranch Specific Plan No. 4 Summary; 2) Chapter 5.2 - Comprehensive Development Plans; and 3) Chapter 5.3 - Development Standards for Planning Area 22. As the project proposes a density of 20.6 du/ac and complies with all the proposed development standards, it would be consistent with the MRSP.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Consistency with the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan</p> <p>The project site is located within Zone D (Flight Corridor Buffer) of the March Air Reserve Base Airport Land Use Compatibility Plan, which has no density limitations for residential development.</p> <p>Also, on April 13, 2023, the Riverside County Airport Land Use Commission (ALUC) determined the Project is "Consistent" with the 2014 March Air Reserve Base Land Use Compatibility Plan (MARB ALUCP).</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

COMPLIANCE WITH APPLICABLE DEVELOPMENT STANDARDS

The table below summarizes compliance with the development standards of the May Ranch Specific Plan – Multi-Family Residential Development Standards and Parking Standards subject

to the approval of the land use change.

May Ranch Specific Plan – Section 5.3.e. Multi-Family Residential Development Standards For Planning Area 22				
Standard		Proposed	Consistent	Inconsistent
Density	21 du/ac	20.4 du/ac	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lot Coverage	50 percent	27 percent	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lot Minimum	5 acres	14.68 acres	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Number of Stories/Building Height	3 Stories/ 45 feet	3 Stories/41 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Building Setbacks	Streetside (Rider Street)	25 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Streetside building setback (Evans Road)	25 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Interior Side Building Setback	50 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Rear Yard	20 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Private Space (Ground and Above Ground Floor)	-114 sq. ft. Private Open Space for Floor Plan 841	114 sq. ft.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	-90 sq. ft. Private Open Space for all other Floor plans	90 sq. ft.		
Common Open Space	150 sq. ft. Open Space per Unit: 45,000 sq. ft.	161,600 square feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Light Standards	Not to Exceed 16-feet in height	16 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Minimum Dwelling Size	Minimum of 800 sq. ft	811 sq. ft.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Landscape Coverage	15 percent	25.3 percent	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Note: Common open space includes a 12,400 square foot WQMP basin

May Ranch Specific Plan – Section 5.3.c. - Parking Standards for Planning Area 22					
Use	Standard	Required	Proposed	Consistent	Inconsistent
Parking	1.5 spaces/ 1-bedroom unit	91– units 136 spaces	137 spaces		
	2 spaces/ 2-bedroom unit	167 – units 334 spaces	334 spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	2.5 spaces/ 3-bedroom unit	42 – units 105 spaces	105 spaces		
Covered Parking	1 space/ dwelling unit	300 covered spaces	135 garage spaces 300 carport spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Guest Parking	1 space/ 5 dwelling units	300 units - 60 spaces	60 spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Total Parking		636 spaces	638 spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Total Surplus Parking		2 spaces			

COMPLIANCE WITH OTHER APPLICABLE REQUIREMENTS

- **Building Elevations/Architecture**

The proposed buildings reflect a modern architectural theme commonly seen throughout the MRSP and the City. The buildings will utilize varying roof line heights and recessed wall planes to include a second-story cantilevered wall above the one-car garages. The basic design elements are contemporary symmetrical and asymmetrical forms to create both horizontal and vertical variations comprised of high contrast color palettes, dark stucco (first story) with light stucco and cementitious siding (upper stories) combination wall finishes, metal railings on balconies and stairwells, metal awnings, and roof shingles/seam metal roofs. Additionally, the proposed architecture will be compatible with and protect the character of the existing adjacent neighborhoods through the application of enhanced architectural standards of the MRSP, which aesthetically enhances the site while providing privacy and screening for future and existing adjacent residents. Overall, the combination of varying colors, materials, and variable roof heights, is consistent with the architectural standards envisioned for Multi-Family development within the MRSP.

- **Landscaping**

The applicant has submitted a conceptual landscape plan conforming to the MRSP landscape requirements to create a sense of place, screen parking areas, and soften hardscape areas. The proposed on-site landscaping area totals approximately 161,600 square feet or approximately 25.3% of the site. The conceptual landscape plan includes various 48 inch-, 36 inch-, and 24 inch-box trees planted throughout the site for shade and to enhance the buildings, walkways, parking, common open space, amenities, main entrance, and the site's perimeter. Also, the proposed conceptual landscape plan has been

designed to provide adequate plant materials along the street frontages, parking lot areas, common open space areas, and building footprint perimeter areas. It should be noted that existing trees along Evans Road will remain in place. As proposed, the conceptual landscaping is in compliance with the landscape requirements of the May Ranch Specific Plan.

- **Perimeter Wall and Fencing**

The proposed Project would be secured with 5 foot high perimeter masonry walls and tubular steel fencing. The masonry walls would consist of split-face block and black tubular steel fencing. Automatic steel gates at the three proposed driveways along Rider Street and Evans Road would enclose the Project for security. Similar tubular fencing would surround the pool area and dog park. The fencing and walls proposed for this project comply with the requirements for multi-family residential development of the MRSP.

- **Lighting**

All exterior lighting will provide one (1) foot-candle of illumination for pedestrian safety, illumination, and security along all parking lots, amenities, and pedestrian areas. All exterior lighting must be approved by staff and be downward facing, away from the neighboring properties, per City standards.

- **Project Amenities**

In accordance with the MRSP, all multi-family development is required to provide onsite amenities. The project has amenities such safe pedestrian connections and community entry focal points. The project also includes on-site recreational amenities such as a tot lot with play equipment, a barbecue area with seating, a swimming pool and spa, two (2) dog parks, shade structures with seating areas, a 3,024 square-foot recreation fitness facility, and a 5,445 square foot clubhouse/lease office. Therefore, the proposed project complies with the number of amenities required in the MRSP.

ENVIRONMENTAL DETERMINATION

An Initial Study was prepared for the project per the California Environmental Quality Act (CEQA), which concluded that all potential significant environmental effects could be reduced to less than significant levels with mitigation measures. In accordance with the California Environmental Quality Act (CEQA), a Notice of Intent to adopt a Mitigated Negative Declaration (NOI) was published with a 30-day public review period starting on August 18, 2023, and ending on September 18, 2023. The NOI was also posted on the City's website and at City Hall and sent to public agencies and property owners within a 300-foot radius of the Project site. The IS/MND 2391 has been available for public review at the Development Services public counter and on the City's website (Exhibit G).

COMMUNITY OUTREACH

On February 8, 2023, the applicant conducted a neighborhood meeting at the Perris Fairgrounds Community Room to provide information regarding the project, answer questions, and obtain feedback from the surrounding neighbors. A total of two (2) residents attended the meeting. One of the residents expressed concerns related to low-income housing, construction noise, dust control, and reduced visibility of the panoramic mountain views. The second resident indicated

support for the project. The developer responded and provided additional information to address the concerns. The applicant indicated that at the end of the meeting, both residents expressed support for the project.

PUBLIC HEARING NOTICE

A public hearing notice was published in the local newspaper and sent to agencies and property owners within 300 feet of the project site. As of the writing of the staff report, no additional comments have been received by staff.

RECOMMENDATION

Adopt Resolution No. 23-30, recommending that the City Council adopt Mitigated Negative Declaration No. 2391 and the Mitigation Monitoring and Reporting Program; and approve Specific Plan Amendment (SPA) 21-05249 and Development Plan Review (DPR) 21-00014 based on the findings contained in the Resolution and subject to the Conditions of Approval.

BUDGET (or FISCAL) IMPACT: There is no fiscal impact associated with this project since all project costs are borne by the applicant.

Prepared by: Nathan Perez, Senior Planner
Reviewed by: Patricia Brenes, Planning Manager

EXHIBITS:

- A. Resolution 23-30 with Conditions of Approval (Planning, Engineering, Public Works, Fire, Community Services and Building & Safety)
- B. Location/Aerial Map
- C. Existing and Proposed May Ranch Specific Plan Map
- D. MARB Airport Overlay Map
- E. Revised May Ranch Specific Plan
Due to the size of the file, the documents are available online at:
https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-383#docan1206_1313_479
- F. Project Plans (Site Plan, Floor Plan, Building Elevations, and Conceptual Landscape Plans)
https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-383#docan1206_1313_479
- G. Initial Study/Mitigated Negative Declaration, Mitigation Monitoring and Reporting Program, Associated Technical Studies.
Due to the size of the file, the documents are available online at:
https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-383#docan1206_1313_479

Consent:

Public Hearing: X

Business Item:

Presentation:

Other:

Exhibit A

Resolution 23-30 with Conditions of
Approval (Planning, Engineering, Public
Works, Community Services, and Building &
Safety)

RESOLUTION NUMBER 23-30

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT MITIGATED NEGATIVE DECLARATION (2391) AND APPROVE SPECIFIC PLAN AMENDMENT 21-05249 AND DEVELOPMENT PLAN REVIEW 21-00014 TO AMEND THE MAY RANCH SPECIFIC PLAN TO REZONE 14.68 ACRES OF PLANNING AREA 22 FROM COMMERCIAL (C) ZONE TO MULTI-FAMILY RESIDENTIAL (MFR) ZONE AND FACILITATE THE CONSTRUCTION OF A 300-UNIT MULTI-FAMILY APARTMENT COMMUNITY LOCATED AT THE SOUTHWEST CORNER OF RIDER STREET AND EVANS ROAD, BASED UPON THE FINDINGS PROVIDED HEREIN AND SUBJECT TO CONDITIONS OF APPROVAL.

WHEREAS, the project applicant Katie Rounds of The Kaidence Group, proposes to amend the May Ranch Specific Plan (“MRSP”) Planning Area 22 (“PA 22”) to rezone 14.68 acres from Commercial to Multi-Family Residential to facilitate the construction of a 300-unit multi-family apartment complex on 14.68 acres of land located at the southwest corner of Rider Street and Evans Road (“Project”);

WHEREAS, the applicant submitted Specific Plan Amendment (“SPA”) 21-05249 to amend the May Ranch Specific Plan (MRSP) rezone 14.68 acres of Planning Area 22 from Commercial to Multi-Family Residential (MFR) and Development Plan Review (“DPR”) 21-00014 for consideration of architectural design and site layout for the Project;

WHEREAS, the proposed SPA 21-05249 and DPR 21-00014 are considered a "project" as defined by the California Environmental Quality Act ("CEQA"),

WHEREAS, pursuant to CEQA and State CEQA Guidelines, an Initial Study (“IS”) was prepared for the proposed Project and, based upon thereof, Mitigated Negative Declaration No. 2391 was prepared for the Project and was publicly reviewed for a thirty-day period in accordance with CEQA, from August 18, 2023, to September 18, 2023;

WHEREAS, on April 13, 2023, the Riverside County Airport Land Use Commission (ALUC) determined that the Project was consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (MARB ALUCP) based on findings and conditions, which are attached and incorporated into the Planning Conditions of Approval;

WHEREAS, the Planning Commission held a duly noticed public hearing on September 20, 2023, at which time all interested persons were given full opportunity to be heard and to present evidence;

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

WHEREAS, 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. Recitals. The above recitals are all true and correct and are incorporated herein by this reference.

Section 2. Environmental Analysis. Based upon the foregoing and all oral and written statements and reports presented by City staff and members of the public, including, but not limited to, all such statements and reports (including all attachments and exhibits) presented at its public hearing on September 20, 2023, the Planning Commission hereby determines pursuant to Section 15074 of the CEQA Guidelines that all potential significant effects on the environment can be reduced to a less than significant level through mitigation measures, the design of the development, the City's Zoning Code, and standard requirements of the City, state and federal regulatory agencies; therefore a Mitigated Negative Declaration has been prepared, with findings that:

1. No significant environmental effects were identified that would occur as a result of the proposed residential development. In light of the whole record, there is no substantial evidence that the Project may significantly affect the environment if mitigation measures are implemented pursuant to Mitigated Negative Declaration ("MND") No. 2391, which has been prepared for this Project.
2. The City has complied with CEQA.
3. Determinations of the Planning Commission reflect the independent judgment of the City.

Section 3. Based upon the foregoing and all oral and written statements and reports presented by City staff and members of the public, including, but not limited to, all such statements and reports (including all attachments and exhibits) presented at its public hearing on September 20, 2023, the Planning Commission finds, with respect to Specific Plan Amendment

Specific Plan Amendment (SPA) 21-05249

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

The proposed Specific Plan Amendment will change the land use designations of the project site, requiring the rezone of the existing Commercial (C) zoning to Multi-Family (MFR) in Planning Area 22 (PA 22) of the May Ranch Specific Plan. As proposed, the Project will be consistent with the General Plan and will further the following related Policies:

Policy 1.4: Locate higher-density residential development near public transportation, services, and recreation. Low-density single-family residential uses surround the proposed Project site. The Project Applicant proposes a density of 20.6 dwelling units per acre, classified as high-density by the General Plan Land Use Element. In addition, the Project's recreation concept offers a fitness room, clubroom, pool, spa, BBQ, dog parks, tot-lot, and multiple open lawn areas along with pedestrian activity areas. The Project site is less than one-tenth of a mile west of Liberty Park, consisting of a third of a mile nature preserve trail spanning the park's circumference, picnic tables, two play structures, barbecues, and a large grassy area for active recreation. Public transportation is within walking distance of the Project site. All public services are available to Project residents within the City.

Policy 1.5: Promote the construction of units consistent with the new construction needs identified in the Regional Housing Needs Assessment (RHNA). The Project Applicant proposes 300 market-rate multi-family residential units. Based on Table 7-1 of the City's 2021-2029 Housing Element, the proposed market-rate units would be categorized as above-moderate income and provide such dwelling units towards the City's total quantified number of 3,374 above-moderate units. Therefore, the Project would assist the City in meeting its RHNA goal.

B. The Specific Plan Amendment provides adequate text and diagrams to address the following issues in detail adequately:

1. The distribution, location, and extent of the land use of land, including open space, within the area covered by the Plan.

The Project Applicant proposes a SPA to change the current land use of PA 22 from Commercial (C) to MFR to allow for 20.4 DU/AC. The Project also complies with the following General Plan policy, Chapters 5.2 Comprehensive Development Plans, and 5.3 Development Standards of the MRSP:

Policy I.A: Design and develop the transportation system to respond to concentrations of population and employment activities, as designated by the Land Use Element and in accordance with the designated Transportation

System, Exhibit 4.2 Future Roadway Network. (see exhibit in the MND 2391). All roadway improvements proposed by the Project applicant are consistent with the transportation system that is planned for the area by the Circulation Element and will serve the Project.

2. The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the Plan and needed to support the land use described in the Plan.

Eastern Municipal Water District (EMWD) replied to the applicant in January of 2023 that the EMWD would be able to provide adequate water supplies to meet the potable water demand for the Project. All improvements for sewage, water, drainage, solid waste disposal, energy, and other essential facilities will be subject to approval by the City and EMWD.

3. Standards and criteria by which development will proceed and standards for the conservation, development, and utilization of natural resources, where applicable.

There are no natural resources on the property or designated conservation areas. The Project will comply with all applicable mitigation measures required by the MND 2391. The project has been designed to comply with Chapter 19.69 – Parking and Loading Standards of the Zoning Code in Chapters 5.2 Comprehensive Development Plan and 5.3 Development Standards of the MRSP. The General Plan policies will require the following financing measures.

Policy II.A: Require new development to pay its full, fair share of infrastructure costs. The proposed Project would be conditioned to pay its full, fair share of infrastructure costs as part of the approval process by the City.

Policy II.B: Require new development to include school facilities or pay school impact fees, where appropriate. As required by Government Code Section 65995, the Project Applicant would be required by state law to pay the required developer fee to the Val Verde Unified School District before the issuance of building permits.

4. A program of implementation measures, including regulation, programs, public works projects, and financing measures necessary to carry out the provisions in paragraphs 1, 2, and 3 above.

The Project applicant proposes an SPA to change the current land use of PA 22 from Commercial to MFR to allow for 20.6 DU/AC. The Project does not involve the development of roadways or other infrastructure that will disrupt the existing community. The Project site is a planned development location within the MRSP, which is almost fully developed.

Specifically, the Project site is within an established residential development.

Development Plan Review (DPR) 21-00014, that:

1) The location, size, design, density, and intensity of the proposed development and improvements are consistent with the City's General Plan, the multi-family standards in the May Ranch Specific Plan, and the development policies and standards of the City.

The MFR Zone in the MRSP provides for high-density residential development at a maximum density of 21 dwelling units per acre and the project is proposed at 20.6 dwelling units per acre, which may support a wide range of multi-family residential uses. The proposed Project is consistent with the General Plan, the MFR Zone, and the existing land uses in the area, which implements the development standards and policies of the City. The location, size, design, density, and intensity of the proposed development and improvements are consistent with the City's General Plan, the May Ranch Specific Plan, the purposes and provisions of the Perris Municipal Code, the purposes of the Zones in which the site is located, and the development policies and standards of the City.

2) The proposed Project site is physically suitable, including but not limited to parcel size, shape, access, and availability of utilities and services, for the type of development proposed.

The proposed Project is physically suitable in terms of parcel size, shape, access, and availability to utilities and services, as the site is located at the southwest corner of Rider Street and Evans Road, which allows for adequate access and provides for the logical connection to infrastructure to service the site. Utility services such as water and sewer are adjacent to the project and are available to service the site.

3) The proposed Project and the conditions under which it would be operated or maintained are compatible with abutting properties and will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity.

As conditioned, the proposed Project will not be detrimental to the public health, safety or welfare or injurious to property and improvements in the vicinity or to the City's general welfare in that the Project is designed in conformance with the General Plan and the Chapter(s) 5.2 Comprehensive Development and 5.3 Multi-Family Development Standards for PA 22 of the MRSP. Therefore, the Project will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity. These standards include setbacks, building height, parking, and landscape and will integrate into the existing fabric of residential development that is contemplated for the area.

4) The proposed project's architecture includes updated and enhanced architecture that is compatible with the May Ranch Specific Plan with community standards and protects the character of adjacent development.

The proposed architecture meets the City's design standards for multi-family residential development, thereby protecting the character of the MFR Zone; therefore, is compatible with community standards and protects the character of adjacent development. Enhanced architecture, site design, and landscaping have been provided for the Project. The building's design features symmetry and balance with enhanced architectural treatments at the corners of the building. The proposed color palette and materials provide a variety and interest through the use of color tones ranging from darker to a mix of light tones to accentuate the proposed residential buildings further. Glazing treatments have been applied on all facade windows, and cementitious siding, and metal awnings, metal seam roofs to provide additional texture along with the building entrance corners.

5) The proposed Project's landscaping plan ensures visual relief and provides an attractive environment for the public's enjoyment.

The proposed Project meets and exceeds the on-site and off-site landscape standards for the MRSP. The minimum coverage requirement is 15% in the current MRSP, and the Project is 25.3% landscape coverage. The plant materials provide a mix of native and drought-tolerant trees, shrubs, ground cover, and annual color throughout the site to ensure visual relief and effectively frame, soften, and embellish access points, building entries, parking areas, amenities and open spaces.

6) The safeguards necessary to protect public health, safety, and general welfare have been required for the proposed Project.

The proposed Project provides the safeguards necessary to protect the public health, safety, and general welfare through the conditions of approval, which are attached hereto and incorporated herein by this reference as Attachment 1, and mitigation measures found in Mitigated Negative Declaration No. 2391, which are incorporated herein by this reference, which will ensure that the Project is developed in compliance with City and affected service agency codes and policies and mitigates potential impacts to the environment.

Section 4. Based upon the preceding and all oral and written statements and reports presented by City staff and members of the public, including, but not limited to, all such statements and reports (including all attachments and exhibits) presented at its public hearing on September 20, 2023, the Planning Commission recommends the City Council adopt Mitigated Negative Declaration No. 2391 and Mitigation Monitoring and Reporting Program.

Section 5. Based upon the Mitigated Negative Declaration No. 2391, and Mitigation Monitoring and Reporting Program, and all oral and written communication submitted by members of the public and City staff presented at its public hearing on September 20, 2023, the Planning Commission hereby recommends the City Council approve Specific Plan Amendment 21-05249 and Development Plan Review 21-00014, subject to the Mitigation Monitoring Program and Conditions of Approval attached to this Resolution as Attachment 1 and 2 and incorporated herein by this reference.

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 this Resolution, and the Chairperson shall certify adoption of this Resolution.

ADOPTED, SIGNED, and APPROVED this 20th day of September 2023.

CHAIRPERSON, PLANNING COMMISSION

ATTEST:

Secretary, Planning Commission

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

I, Patricia Brenes, SECRETARY OF THE PLANNING COMMISSION OF THE CITY OF PERRIS, DO HEREBY CERTIFY that the foregoing Resolution Number 23-30 was duly adopted by the Planning Commission of the City of Perris at a regular meeting of said Planning Commission on the 20th day of September 2023 and that it was so adopted by the following vote:

AYES: 0
NOES: 0
ABSTAIN:
ABSENT:

Secretary, Planning Commission

- Attachments:
- 1. Conditions of Approval (Planning, Engineering, Public Works, Community Services, and Building & Safety)
 - 2. Mitigation Monitoring and Reporting Program.
Due to the size of the files, the documents are available online at:
https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-383#docan1206_1313_479

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

**Specific Plan Amendment 21-05249
Development Plan Review 21-00014**

September 20, 2023

PROJECT: Specific Plan Amendment (SPA) 21-05249 and Development Plan Review (DPR) 21-00014 – A proposal to facilitate the construction of a 300-unit multi-family residential development located at the southwest corner of Rider Street and Evans Road consisting of the following: 1) Specific Plan Amendment to amend the May Ranch Specific Plan (MRSP) to rezone 14.68 acres from Commercial (C) Zone to Multi-Family Residential (MFR) Zone and to create Multi-Family Residential standards for Planning Area (PA) 22; and 2) Development Plan Review for the site plan, building elevations, and recreation amenities. Applicant: Katie Rounds, The Kaidence Group.

General Requirements:

1. **Municipal Code and May Ranch Specific Plan Compliance.** The project shall conform to the May Ranch Specific Plan (Planning Area 22) MRSP standards and Chapter 19 of the Perris Municipal Code.
2. **Future Obligation of Buyers and Lessees.** All future buyers and lessees shall be informed of their obligation to comply with these Conditions of Approval. The applicant shall provide a copy of these conditions and inform the buyer or lessee of their obligation to maintain compliance with all local and City ordinances, including but not limited to an annual fire inspection and maintenance of a City business license.
3. **Expansion of Use.** No expansion of the site or use expansion shall occur without subsequent reviews and approvals from the Planning Division.
4. **Term of Approval.** This approval shall be implemented within three (3) years of the approval date; otherwise, it shall become null and void. By implemented, is meant the beginning of substantial construction contemplated by this approval within the three (3) year period, which is thereafter diligently pursued to completion, or the beginning of substantial utilization contemplated by this approval. A maximum of three (3) one-year time extensions shall be permitted in accordance with the Zoning Code.
5. **City Ordinances and Business License.** The subject business shall maintain compliance with all local and City Ordinances, including but not limited to an annual fire inspection and maintenance of a City business license.
6. **Notice of Determination.** Within five (5) days of Planning Commission approval, the applicant shall file electronically a Notice of Determination (NOD) and application fee for the project Mitigated Negative Declaration to the Riverside County Clerk Recorder. A copy of the NOD shall be provided to the Planning Division for record-keeping purposes.
7. **Conformance to Approved Plans.** The proposed use will operate in accordance with the

September 20, 2023, Planning Commission meeting approval or as amended by these conditions. Any deviation shall require appropriate Planning Division review and approval.

8. **Prior to occupancy.** The proposed use will operate in accordance with the September 20, 2023, Planning Commission meeting approval or as amended by these conditions. Any deviation shall require appropriate Planning Division review and approval.
9. **Graffiti** located on-site shall be removed within 48 hours. The site shall be maintained in a graffiti-free state at all times. Graffiti shall be painted over in panels and not patches. In addition, will match the color of the wall or material surface. Furthermore, the applicant shall apply an anti-graffiti coating on walls.
10. **Building & Safety Division.** The project shall comply with all Conditions of Approval by the Building and Safety Department dated August 2, 2023.
11. **Fire Department Conditions.** The project shall comply with all Conditions of Approval by the Fire Department dated July 20, 2023, consisting of the following requirements.
 - a. The project shall comply with all requirements set forth by the California Code of Regulations Title 24 Parts 1-12 respectively.
 - b. The adopted edition of the California Code of Regulations, Title 24, Parts 1 through 12, and the Perris Municipal Code shall apply at the time the architectural plans are submitted for construction permits.
 - c. Prior to the to the issuance of a grading permits a fire department access plan shall be submitted to the City of Perris for review and approval. The fire department access plan shall comply with the requirements specified by the City of Perris Guideline for Fire Department Access & Water Requirements for Commercial & Residential Development, and the California Fire Code, Chapter 5.
 - d. Prior to the to the issuance of a grading permits, evidence of sufficient fire flow of 2,250 GPM for 4 hours shall be provided to the City of Perris. The City of Perris Building and Fire Marshal Water Available/Fire Flow Form shall be utilized.
 - e. A fire department access road complying with the CFC, Chapter 5 and the approved fire department access plans shall be installed prior to building construction.
 - f. All required fire hydrants shall be installed and operational prior to building construction. All fire hydrants shall remain operational during construction.
 - g. All required fire hydrants shall be readily visible and immediately accessible. A clear space of not less than 3-feet shall be maintained at all times.

- h. A minimum of two points of connection to the public water shall be provided for the private fire-line water.
 - i. The private underground fire-line system shall be a looped design.
 - j. The private underground fire-line system shall have indicating sectional valves for every five (5) appurtenances.
 - k. The Fire Department Connection (FDC) shall be located within 100 feet of a public fire hydrant. The fire hydrant shall be on the same side of the street. A vehicle access roadway/approach shall not be placed between the FDC and fire hydrant.
 - l. The building shall be provided with an automatic fire sprinkler system as specified by the CFC. Construction plans shall be submitted for review and approval to the City of Perris prior to installation.
 - m. Prior to construction a temporary address sign shall be posted and clearly visible from the street.
 - n. The permanent building address shall be provided and either internally or externally lighted during hours of darkness. The address shall be clearly visible from the street fronting the property and comply with California Fire Code Section 505.1 for size and color.
 - o. Prior to building final, the building shall be provided with a Knox Lock key box located no more than seven-feet above the finished surfaced and near the main entrance door.
 - p. Prior to the issuance of a Certificate of Occupancy the building shall be provided with an emergency radio communication enhancement system. The emergency radio communication enhancement system shall meet the requirements of CFC § 510 and all applicable subsection. The system shall be installed and inspected by the City of Perris Building Department before the Certificate of Occupancy is issued. The requirement can be waived by the Fire Marshal if the building is evaluated by an Emergency Radio Communication Specialist license by FCC, who certifies the building meets the emergency communications capability as specified by the California Fire Code § 510. The certification shall be in the form of a written report which outlines the analysis used in determining the building meets the emergency communications without an enhancement system.
12. **Public Works.** The project shall adhere to the requirements of the Public Works Department as indicated in the attached Conditions of Approval dated January 18, 2023.
13. **City Engineering.** The Project shall comply with all requirements of the City

Engineer's Conditions of Approval dated September 11, 2023.

14. **Community Services.** The Project shall comply with all City Community Services Conditions of Approval requirements dated September 15, 2023.
15. **ADA Compliance.** The project shall conform to all disabled access requirements in accordance with the State of California, Title 24, and the Federal Americans with Disabilities Act (ADA).
16. **Rooftop Solar.** The project does not propose rooftop solar panels at this time. However, suppose the project was to propose solar rooftop panels in the future. In that case, the applicant/developer shall prepare a solar glare study that analyzes glare impacts, and the Airport Land Use Commission shall review this study.
17. **Site Lighting Plan.** The site lighting plan shall conform to the City's adopted Mount Palomar Ordinance requirements and be submitted to the Planning Division for final review and approval. Full cutoff fixtures shall be used to prevent light and glare above the horizontal plane of the bottom of the lighting fixture. A minimum of one (1) foot-candle of light shall be provided in parking and pedestrian areas. All lighting shall be shielded downward to prevent light pollution from spilling onto adjacent parcels and public right of way.
18. **Screening of Roof-Mounted Equipment.** Proper screening and all roof-mounted shall be designed to comply with the roof-mounted screening requirement of the MRSP, and any ground HVAC units or similar units shall be screened public views with a solid wall structure along with copious amounts of landscaping.
19. **Sign Application.** A separate sign application will be required for any signs.
20. **Outstanding Fees.** Any outstanding processing fees due to the Planning Division shall be paid.
21. **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 claims, actions, or proceedings against the City or any agency or instrumentality thereof, or any of its officers, employees and agents, to attack, set aside, void, annul, or seek monetary damages resulting from approval of the City, or any agency or instrumentality thereof, advisory agency, appeal board or legislative body including actions approved by the voters of the City concerning **Specific Plan Amendment (SPA) 21-05249** and **Development Review (DPR) 21-00014**. The City shall promptly notify the applicant of any claim, action, or proceeding for which indemnification is sought and shall further cooperate fully in the defense of the action.
22. **Southern California Edison (SCE).** The developer/owner shall contact the Southern California Edison SCE area service planner (951-928-8323) to complete the required forms prior to the commencement of construction. No grading permits shall be issued

until a letter from SCE is received by the City Engineer indicating electrical service will be placed underground.

23. **Waste Hauling and Disposal.** The project shall use only the City-approved waste hauler for all construction and other waste disposal.
24. **On-site & Off-site Utilities.** All utilities attached to buildings, including meters and utility boxes, shall be painted to match the wall of the building to which they are affixed. These facilities shall also be screened from the public right-of-way by landscaping or a physical barrier such as a wall.
25. **Preliminary Water Quality Management Plan (PWQMP).** A Preliminary WQMP was prepared for the proposed project site. All PWQMPs were determined to be in substantial compliance, in concept, with the Riverside County WQMP Manual requirements. The following conditions apply:
 - a. The development shall be subject to all provisions of City of Perris Ordinance Number 1194, which establishes stormwater/urban runoff management and discharge controls to improve water quality and comply with federal regulations and any subsequent amendments, revisions, or ordinances pertaining thereto.
 - b. The structural BMPs selected for this project have been approved in concept. The owner shall submit a final WQMP, including plans and details providing the elevations, slopes, and other details for the proposed structural BMPs, including a detention basin with underdrains, self-retaining landscape, and covered trash enclosures. The Public Works Department shall review and approve the final WQMP text, plans and details.
26. **Construction Practices.** To reduce potential noise and air quality nuisances, the following items shall be listed as "General Notes" on the construction drawings:
 - a. Construction activity and equipment maintenance is limited to the hours between 7:00 a.m. and 7:00 p.m., on weekdays. Construction may not occur on weekends or State holidays without prior consent of the Building Official. Non-noise-generating activities (e.g., interior painting) are not subject to these restrictions.
 - b. Stationary construction equipment that generates noise over 65 dBA at the project boundaries must be shielded and located at least 100 feet from occupied residences. The equipment area with appropriate acoustic shielding shall be designated on building and grading plans. Equipment and shielding shall remain in the designated location throughout construction activities.
 - c. Construction routes are limited to City of Perris designated truck routes.
 - d. Water trucks or sprinkler systems shall be used during clearing, grading, earth moving, excavation, transportation of cut or fill materials, and construction

phases to prevent dust from leaving the site and to create a crust after each day's activities cease. At a minimum, this would include wetting down such areas in the later morning and after work is completed for the day and whenever wind exceeds 15 miles per hour.

- e. A person or persons shall be designated to monitor the dust control program and to order increased watering as necessary to prevent the transport of dust off-site. The name and telephone number of such persons shall be provided to the City. Also, a board shall be placed at the subject site to include a person and phone number for the public to call in case of dirt and dust issues.
- f. Project applicants shall provide construction site electrical hookups for electric hand tools such as saws, drills, and compressors to eliminate the need for diesel-powered electric generators or provide evidence that electrical hookups at construction sites are not practical or prohibitively expensive.

28. **Property Maintenance.** The project shall comply with Perris Municipal Code 7.06 provisions regarding Landscape Maintenance and Chapter 7.42 regarding Property Maintenance. In addition, the project shall comply with the one-year landscape maintenance schedule identified in the Public Works Department Condition of Approval No. 5, dated January 18, 2023.

29. **Riverside County Airport Land Use Commission.** The following conditions shall be satisfied in accordance with the Airport Land Use Commission (ALUC) Development Review case file ZAP1561MA23

- a. Any new outdoor lighting installed shall be hooded or shielded to prevent the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
- b. The following uses/activities are not included in the proposed project and shall be prohibited at this site:
 - i. Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight or circling climb following takeoff or toward an aircraft engaged in a straight or circling final approach toward a landing at an airport, other than a DOD or FAA-approved navigational signal light or visual approach slope indicator.
 - ii. Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight or circling climb following takeoff or towards an aircraft engaged in a straight or circling final approach towards a landing at an airport.
 - iii. Any use that would generate smoke or water vapor or attract large concentrations of birds or may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations,

wastewater management facilities, artificial marshes, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction, and demolition debris facilities, fly ash disposal, and incinerators).

- iv. Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
- v. Other Hazards to Flight.
- c. The attached “Notice of Airport in Vicinity” shall be provided to all prospective purchasers and occupants of the property and be recorded as a deed notice.
- d. Any proposed detention basins or facilities shall be designed and maintained to provide for a maximum 48-hour detention period following the design storm, and remain totally dry between rainfalls. Any proposed stormwater basins or facilities shall be designed and maintained to provide for a maximum 48-hour detention period following the design storm and remain dry between rainfalls. Vegetation in and around the basins providing food or cover for birds would be incompatible with airport operations and shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of the contiguous canopy when mature. Landscaping in and around the basin(s) shall not include trees or shrubs that produce seeds, fruits, or berries.

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

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

- e. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.
- f. The project has been evaluated to construct a proposal to construct a 300-unit multifamily apartment complex with recreational amenities. Any increase in building area, change in use to any higher intensity use, change in building location, or modification of the tentative parcel map lot lines and areas will require an amended review to evaluate consistency with the ALUCP compatibility criteria, at the discretion of the ALUC Director.

Prior to Building Permit Issuance:

27. **Fees.** The developer shall pay the following fees prior to the issuance of building permits:
 - a. Stephen's Kangaroo Rat Mitigation Fees of \$500.00 per acre;
 - b. Multiple Species Habitat Conservation Plan fees currently in effect;
 - c. Current statutory school fees to all appropriate school districts;
 - d. Any outstanding liens and development processing fees owed to the City.
 - e. Appropriate Road and Bridge Benefit District fees;
 - f. Appropriate City Development Impact Fees in effect at the time of development.
28. **Landscaping Plans.** Prior to the issuance of building permits, three (3) copies of Construction Landscaping and Irrigation Plans shall be submitted to the Planning Division for approval, accompanied by the appropriate filing fee. The landscape and irrigation plan shall be prepared by a California-registered landscape architect and conform to the requirements of Chapter 19.70 of the Municipal Code. The location, number, genus, species, and container size of the plants shall be shown. The landscaping shall be consistent with the conceptual landscape plan.
29. **Bio Retention Area Landscaping.** 36-inch box trees shall be planted as closely as possible to screen the bio-retention area from public view.
30. **Wall and Fence Plan.** The project must comply with Page L-8 labeled as "Overall Conceptual Wall and Fence Plan," and the requirements of the MRSP. All block walls shall be constructed of split-face or equal with pilasters. Also, all wrought iron fencing shall include pilasters every 50 feet and at prominent corners.
31. **Carports.** The carports shall be constructed of decorative materials to complement the apartment complex's architecture, subject staff review and approval.
32. **Building Plans.** The Building Plans submitted for plan check review shall include the following prior to building permit issuance:
 - a. A shade cover/structure shall be provided for all outdoor playgrounds.
 - b. The trash enclosure shall provide a screen barrier to the open area of the enclosure to preclude trespassing.
33. **Phasing Plan.** The applicant shall provide a phasing plan for review and approval by Planning Staff.
34. **Construction Plans.** All Planning Division and Engineering Department Conditions of Approval and the Mitigation Monitoring and Reporting Plan shall be reproduced in full on construction drawings and grading plans immediately following the cover sheet of such plans. Each Condition shall be annotated on the construction plans for ease of reference (i.e., sheet and detail numbers).

Prior to Grading Permit Issuance:

35. **Precise Grading Plans.** Precise grading plans shall be submitted to the City Engineer for review and approval. Grading plans shall be consistent with approved development plans.
36. **Final Water Quality Management Plan (FWQMP).** Before issuance of grading permits, a FWQMP is required to be submitted. To mitigate impacts related to pollutant loading to receiving waters and/or increased erosion/siltation resulting from the long-term operation of the project, the applicant shall develop, receive approval from the City, and implement a FWQMP. The FWQMP shall contain measures that will effectively treat all pollutants of concern and hydrologic conditions of concern, consistent with the Preliminary WQMP and developed in compliance with the MS4 permit. The FWQMP shall specifically identify pollution prevention, source control, treatment control measures, and other Best Management Practices (BMPs) that shall be used on-site to control predictable pollutant runoff to reduce impacts to water quality to the maximum extent practicable. The FWQMP shall substantially comply with site design, source control, and treatment control BMPs proposed in the approved Preliminary Water Quality Management Plan (PWQMP).

Prior to Issuance of Occupancy Permits:

37. **Assessment and Community Facilities Districts.** The project shall be annexed into any assessment, community facilities, or similar district that provides funding for maintenance, services, or public improvements that benefit the project. The costs and benefits shall be described in the applicable district and annexation documents. The developer shall complete all actions required to complete such annexation prior to issuance of a Certificate of Occupancy. This condition shall apply only to districts existing at the time the project is approved (or all requirements have been met for a certificate of occupancy, as applicable). Such districts may include but are not limited to the following:
 - a. Landscape Maintenance District No. 1;
 - b. Flood Control Maintenance District No. 1;
 - c. Maintenance District No. 84-1;
 - d. North Perris Community Facilities Assessment District; and
 - e. Any other applicable City Assessment and Community Facilities Districts
38. **On-Site Landscape Inspections.** The project applicant shall inform the on-site project manager and the landscape contractor of their responsibility to call for a final landscape inspection after all the landscaping and irrigation have been installed and are completely operational. Before calling for a final inspection, a "Certificate of Compliance" form shall be completed and signed by the designer/auditor responsible for the project and submitted to the project planner for approval.
39. **Final Inspection.** The applicant shall obtain occupancy clearance from the Planning

Division by scheduling a final Planning inspection after final sign-offs from the Building Division and Engineering Department. Planning Staff shall verify that all pertinent conditions of approval have been met. The applicant shall have all required paving, parking, walls, site lighting, landscaping and automatic irrigation installed and in good condition.

END OF CONDITIONS



CITY OF PERRIS

JOHN POURKAZEMI, CITY ENGINEER

CONDITIONS OF APPROVAL

P8-1515

September 11, 2023
DPR 21-00014
May Ranch Specific Plan
Multi-Family Residence - Kaidence
SWC Rider St. & Evans St.
Par 17 – PM 25943 (PM 176/68)

With respect to the Conditions of Approval for the above referenced project, the City of Perris requires that the developer/property owner provides the following street improvements and/or road dedications in accordance with the City of Perris Municipal Code Title 18. It is understood that the site plan correctly shows all existing and proposed easements, traveled ways, rights-of-way, and drainage courses with appropriate Q's and their omission may require the site plan to be resubmitted for further consideration. These ordinances and the following conditions are essential parts and requirement occurring in ONE is as binding as though occurring in all. They are intended to be complimentary and to describe the conditions for a complete design of the improvements. Unless otherwise noted, all offsite improvements as conditioned shall be installed prior to issuance of any occupancy permits. All questions regarding the true meaning of the conditions shall be referred to the City Engineer's office.

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

General Conditions:

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

2. The developer/property owner shall secure City and appropriate agencies clearances and approvals of the improvement plans.
3. Prior to commencement of any construction or installation of fencing in public right-of-way, an encroachment permit shall be obtained from the City Engineer's office.

Prior to Issuance of Grading Permit:

4. The developer/property owner shall sign the consent and waiver form to join the City's Lighting and Landscape Districts and City's Flood Control District as appropriate. The proposed streetlights and traffic signals shall be maintained by the City and cost paid by the developer/property owner through the said annexations.
5. Two driveways are permitted on Rider Street. The westerly driveway shall be designated for emergency access only and shall be restricted to right-out only. The easterly driveway shall accommodate full turn movements.
6. One driveway is permitted on Evans Road and shall be restricted to right-in/right-out only.
7. Curb returns for the proposed driveways on Rider Street and Evans Road shall be designed to be entirely within the limits of the property boundaries.
8. The driveways shall be per County of Riverside Standard No. 207A and shall provide wet-set truncated domes per ADA requirements.
9. The width and length of the left turn lane pocket in Rider Street at the easterly driveway shall be designed by a Traffic Engineer and approved by the City Engineer.
10. The developer/property owner shall submit the following to the City Engineer, and RCFCD as applicable, for review and approval.
 - a. Onsite Grading Plans and Erosion Control Plans – Plans shall show the approved WDID No.
 - b. Street Improvement Plans
 - c. Storm Drain Improvement Plans
 - d. Water and sewer improvements plans
 - e. Signing and Striping Plans
 - f. Final Drainage Plans, Hydrology and Hydraulic Report
 - g. Final WQMP (for reference)
 - h. Street Light Plans prepared by a registered Electrical Engineer per City of Perris Safety Lighting Standards

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

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

11. Rider Street is classified as an Arterial (92'/64') per the May Ranch Specific Plan. The developer/property owner shall dedicate adequate right-of-way along property frontage to accommodate 46 foot half width right-of-way and adequate right-of-way for the designated right turn lane pocket.
12. Evans Road is classified as an Arterial Highway (118'/86') per May Ranch Specific Plan. A 55 foot half width right-of-way is currently dedicated on Evans Road along the property frontage; the developer/property owner shall dedicate the required additional 4 feet of right-of-way to provide for a 59 foot half width dedicated right-of-way.
13. The existing pavement structural section on Evans Road and Rider Street along the property frontage shall be evaluated by the developer/property owner's Soils Engineer to verify that the current pavement structural sections correspond to the designated TI of 9.5 and PG 70-10. If the existing pavement structural sections are not adequate, the developer/property owner shall reconstruct (remove and replace) and/or resurface the said roadways accordingly. The extent of pavement rehabilitation shall be half plus a lane on Rider Street and the travel lanes west of the raised median on Evans Road as directed by the City Engineer.
14. All easements and/or rights-of-way shall be offered for dedication to the public or other appropriate agencies in perpetuity and shall continue in force until the City or the appropriate agency accepts or abandons such offers. All dedications shall be free from all encumbrances as approved by the City Engineer.

Prior to Issuance of Building Permit:

15. The project site is located within the limits of Perris Valley Area Drainage Plan (ADP) for which drainage fees have been adopted by City. Drainage fees shall be set forth under the provisions of the "Rules and Regulations of Administration of Area Drainage Plan". Acreage for the project site's impervious area shall be provided.
16. Water and Sewer Improvement Plans, per Fire Department and Eastern Municipal Water District (EMWD) standards, shall be submitted to the City Engineer for review and approval.

17. Fire Department and EMWD approvals of the Water Improvement Plans are required prior to City Engineer's approval.
18. The developer/property owner shall submit a compaction certification from the Soils Engineer in compliance with the approved geotechnical/soils report and the pad elevation certification from the Civil Engineer in compliance with the approved Precise Grading Plan.

Prior to Issuance of Certificate of Occupancy:

19. The developer/property owner shall install streetlights along the property frontage on Rider Street, to include Smart Photocells, subject to the result of a photometric study prepared by a registered Electrical Engineer per City, County of Riverside and Caltrans standards.
20. The developer/property owner shall install Class II and Class IIB bike lanes on Evans Road and Rider Street respectively, as applicable, per the City of Perris Active Transportation Plan.
21. The developer/property owner shall provide for utility trench surface repair as directed by the City Engineer.
22. Associated existing signing and striping shall be refreshed and any appurtenances damaged or broken during the development of this project shall be repaired or removed and replaced by the developer/property owner to the satisfaction of the City Engineer. Any survey monuments damaged or destroyed shall be reset by qualified professional pursuant to the California Business and Professional Code 8771.



CITY OF PERRIS

PUBLIC WORKS DEPARTMENT

Weed Abatement

NPDES Services

Flood Control and Landscape Districts

MEMORANDUM

Date: January 18, 2023

To: Douglas Fenn, Planner

From: Michael Morales, CIP Manager

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

Subject: DPR21-00014, SPA21-05249 – Conditions of Approval

The applicant proposes to amend the May Ranch Specific Plan to rezone a 16-acre parcel property from commercial zone to a designation of Multiple Family Residential Development plan. Proposes a 2-3 story 300 Units Apartment Complex with associated clubhouse, pool, parking, landscaping, and open space on 16 acres located on Southeast Corner of Rider St. and Evans Rd.

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- **Dedication and/or Landscape Maintenance Easement.** Offer of Dedication and Landscape Maintenance Easement for City landscape maintenance district shall be provided as follows:
 - **Rider Street** - Provide offer of dedication as needed to provide for full half width Street (94' ROW, 47' half-width), curb gutter, sidewalk, and off-site landscaping requirements, per City General Plan, including minimum 15' public parkway from face of curb.
 - **Landscape Maintenance Easement and Landscape Easement Agreement.** The developer shall provide, for review and approval, an Offer of Dedication and certificate of acceptance, complete with legal plat map and legal description to the City of Perris. In addition, if required by the City of Perris, the Developer shall provide a landscape easement and Landscape easement agreement, acceptable to the City of Perris. The City shall record the same with the Riverside County Recorder's Office, and the recorded instrument shall be returned to the City Clerk of the City of Perris for filing.
 - **Landscaping Plans.** Three (3) copies of Construction Landscaping and Irrigation Plans for the off-site landscaping, including any medians or other landscape areas along the dedications shall be submitted to the Planning Department for approval and shall be accompanied by the appropriate filing fee. The landscape and irrigation plan shall be prepared by a registered landscape architect and conform to the requirements of Chapter 19.70 of the Municipal Code. The location, number, genus, species, and container size of the plants shall be shown. This landscape plan shall be titled "Off-site Landscape Plan for **DPR21-00014**" and shall be exclusive of any private property, on-site landscaping. Elements of the Landscape Plan shall include but not be limited to:
 - a. **Landscape Limits** – Limits of right-of-way areas or easement areas, defined by concrete mow curb, fully dimensioned, that are to be annexed into the Landscape Maintenance District. A planting palette and

hardscape plan intended to meet the design intent of the Landscape Guidelines in effect for the area; or if no such guidelines exist the design intent of neighboring development, as determined by the Engineering Administration and Special Districts Division, including:

- **Rider Street** - Streetscape Landscape design guidelines and planting pallet for Secondary Arterials. Planting will be the same plant pallet as new project to the west on Rider Street. Street trees to be alternating *Ulmus Parvifolia* and *Lagerstromia Indica* Muskogee in alternating groupings of three. Use of drought resistant shrubs and ground cover will consist of *Lantana x 'New Gold'*, *Lantana camara 'Robpatriai'*, *Senecia Serpens*, *Tachelospermum asiaticum* Asian Jasmine, *Callistemon Citrinus 'Little John'*, *Malva alcea*, Pink Mallow, and *Rosmarinus officinalis 'Tuscan Blue'*.
 - **Existing Rider Street irrigation** – There is existing landscape improvements at the corner of Evans Road and along Rider Street, these existing landscape improvements will need to be modified, the applicant will need to submit for review and approval of these modification to existing corner of Evans Rd and Rider St.
 - **Existing Evans Road** – The City of Perris requires that the Developer / Property owner to protect in place the existing off-site landscape improvement within the public right-of-way along Evans Road. The applicant shall submit for review and approval any modifications to the existing right-of-way landscape along Evans Road if modifications are required.
 - **Evans Rd. Parkway Replacement/Enhancement** – Replace missing plants, Trees: *Magnolia Grandiflora*, *Ulimus pavifloia*. Use of drought resistant shrubs and ground cover will consist of: *Carolina Laure Cherry*, *Xylosma Compacta*, *Indian Hawthorn*, *Dietes Fortnight lily*, *Rosmarinus officinalis 'Tuscan Blue'*, *Society garlic*.
 - **Evans Road and Median** - The proposed development will benefit from existing landscape maintenance district facilities, including the Evans Road parkway and medians, which serves the existing development. Therefore, the project shall annex into a new Landscape District Benefit Zone and pay is fair share of the maintenance of the existing median facilities.
 - **Enhanced Corner cut-back** – The corner cut-back design should mirror the Northwest corner along Rider St and Evans Road, with the same planting pallet for Evans Road and Rider Street including a two-tier monument design. (Public Works can provide a conceptual design if needed).
- 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 Rainbird XBT-20PC w/ Diffuser, 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 (Weather Trak ET Pro3, or equal, with Rain Sensor). At the discretion of the Engineering Administration and Special Districts Division public landscape areas utilizing no more than 6 valves/stations, programmed to irrigate consecutively, and none simultaneously, may propose the use of an alternative ET based controller with weather station that is centrally controlled capable and wi-fi ready, such as the Weathermatic System or equal. Proposed system shall be complete with wireless weather station, aircard with flow, one year bundle service, blade antenna and flow sensor.
- c. **Benefit Zone Quantities** – Include a Benefit Zone quantities table (i.e. SF of planting areas, turf, number of trees, SF. of hardscape, etc.) in the lower right hand corner of the cover sheet for off-site landscape

areas, indicating the amount of landscaping the district will be required to maintain.

- d. **Meters** – Each District is required to be metered separately. All electrical and water meters shall be located in locations that are easily accessible to maintenance staff while not visually obtrusive in the street scene and away from street intersections. Show location of separate water and electrical utility meters intended to serve maintenance district areas exclusively. Show locations of water and electrical meter for landscape district. Show location of water and electrical meter for flood control district. Show location of electrical meter for Traffic signal and street lighting district, on respective plans. Coordinate location of meters on landscape and civil engineering plan.
- e. **Controllers** - The off-site irrigation controllers are to be located within the right of way (preferably within the off-site landscape area). All point of connection equipment including irrigation controller pedestals, electrical meter pedestals, and backflow preventers are to be located in locations that are easily accessible to maintenance staff while not visually obtrusive in the street scene, and away from street intersections. Backflow preventers are to be screened on at least three sides with (5) gallon plant material. The fourth side shall be open to the back of the landscape area in order to allow the backflow cage to be opened without interference with plant materials. Backflow cages shall meet the required City of Perris Engineering Standards in effect at the time of approval.
- f. **Recycled Water** - If applicable. The project landscape architect shall coordinate with EMWD to verify if the site will be served with recycled water and design all irrigation and landscape plans to meet the requirements of EMWD and provide additional irrigation components as needed.
- g. **EMWD Landscape Plan Approval** – The project landscape architect shall submit a copy of all irrigation plans and specifications to EMWD for approval. The project landscape architect must confirm with EMWD that the plans have been approved by EMWD and submit written proof of approval by EMWD prior to the City approving the final Landscape Plans. Until the final landscape plan has been approved by the City of Perris, the maintenance areas depicted cannot be accepted by the City for maintenance. The developer shall coordinate both reviews to ensure acceptability of plans by both EMWD and the City of Perris, prior to approval by either agency.
- h. **Landscape Weed Barrier** - Weed cloth with a minimum expected life of 10-years shall be required under all gravel, rock, or cobble areas.
- i. **Wire Mesh and Gravel at Pull Boxes**- Provide wire mesh and gravel layer within valve boxes to prevent rodent intrusion.
- j. **Concrete Maintenance Band at Medians and Mortar Cobble turn Land** – Provide 12” wide concrete maintenance band (safety edge) around entire median. At turn pockets provide mortared cobble creek bed, round stone sized 6” to 12”.
- k. **Perimeter Walls Graffiti Coating** – Provide anti-graffiti coating at all perimeter walls. Acceptable products shall include Vitrocem Anti-Graffiti Coating or equal.

- **Landscape Inspections.** The project applicant shall inform the on-site project manager and the landscape contractor of their responsibility to call for only “OFF-SITE” landscape and irrigation inspections at the appropriate stages of construction. Inspections shall be scheduled at least two-working days (Monday through Friday) prior to actual inspection. Contact Public Works-Engineering Administration/Special Districts at (951) 657-3280 to schedule inspections.
 - **Inspection #1** - Trenches open, irrigation installed, and system pressurized to 150 PSI for four hours.
 - **Inspection #2** - Soil prepared, and plant materials positioned and ready to plant.
 - **Inspection #3** - Landscaping installed, irrigation system fully operational, and request for “Start of 1 year Maintenance Period” submitted, with all required turn-over submittal items provided to Public-Works Engineering Administration/Special Districts.
 - **Turn-Over Inspection**– On or about the one-year anniversary of Inspection #3, Developer shall call for an inspection to allow the City to review and identify any potential irrigation system defects, dead plants, weed, debris or graffiti; stressed, diseased, or dead trees; mulch condition, hardscape or other concerns with the landscape installation; or to accept final turn over of the landscape installation. At his sole expense, the Developer shall be responsible for rectifying system and installation deficiencies, and the one-year maintenance period shall be extended by the City until all deficiencies are cured to the satisfaction of the City. If in the opinion of the City’s Landscape Inspector the landscape installation is in substantial compliance with the approved landscaping plans, the irrigation and communication system is functioning as intended, and the landscape installation is found to be acceptable to the City, then the Inspector shall recommend to the City’s Special District Coordinator to accept turn-over of water and electrical accounts, wi-fi communication contracts and the entire landscape installation.
- 5. **One Year Maintenance and Plant Establishment Period**-The applicant will be required to provide a minimum of a one (1) year maintenance and plant establishment period, paid at the sole expense of applicant. This one-year maintenance period commences upon the successful completion of Inspection #3 discussed above, and final approval by the City. During this one-year period the applicant shall be required to maintain all landscape areas free of weeds, debris, trash, and graffiti; and keep all plants, trees, and shrubs in a viable growth condition. Prior to the start of the one-year maintenance period, the Developer shall submit a weekly Landscape Maintenance Schedule for the review and approval by the City’s Special Districts Division. City shall perform periodic site inspections during the one-year maintenance period. The purpose of these periodic inspections is to identify any and all items needing correction prior to acceptance by the City at the conclusion of the one-year maintenance period. Said items needing correction may include but are not limited to: replacement of dead or diseased plant materials, weeding, replenishment of mulches, repair of damaged or non-functioning irrigation components, test of irrigation controller communications, etc. During this period, the City shall begin the annual assessment of the benefit zone in preparation for the landscape installation turn-over to City maintenance staff.
- 6. **Street/Off-Site Improvements.** The applicant shall submit street improvement plans, accompanied by the appropriate filing fee to the City Engineering Department. Details of treatments off-site improvements, including lighting shall meet both the City Engineer’s Design Guidelines, and the additional requirements of the Engineering and Special Districts Division. Components shall include, but not be limited to:
 - a. **Street Lighting**-If Street lighting is required, lighting shall meet the type, style, color and durability requirements, necessary for energy efficiency goals, maintenance and longevity of improvements of the City Engineer’s Office. As determined by the City, new streetlights may be required to be deeded to

City of Perris, and not SCE. 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 the delivery of all required turn-over submittal items. Prior to acceptance into Lighting District 84-1, coordinate turn-over information pertaining to Street Lights, and Traffic Signal Electrical/SCE Service Meters with Wildan Financial Services, the City's Special Districts Consulting Firm at (951) 587-3564. (i.e. Provide electrical meter number, photo of pedestal, and coordinate "request for transfer of billing information" with SCE and City for all new service meters). Developer shall pay 18-month energy charges to the City of Perris for all off-site street lighting. Call Wildan Financial Services, Inc. for amount due, and to obtain receipt for payment. Obtain and provide a clearance form from Riverside County TLMA indicating completion of all punch list items from traffic signal construction. Submit one large format photo-copy of Traffic Signal as-built plans and timing sheets.

7. **Water Quality Management Plans.** The applicant shall submit a Preliminary and Final WQMP, accompanied by the appropriate filing fee to the Planning Department and City Engineering Department, respectively. Details for treatment control facilities shall meet both the Riverside County WQMP Design Guidelines, and the additional requirements of the Engineering and Special Districts Division intended to reduce long term maintenance costs and longevity of improvements. Components shall include, but not be limited to:

- **Storm Drain Screens-** If off-site catch basins are required by the City Engineer's Office, connector pipe screens shall be included in new catch basins to reduce sediment and trash loading within storm pipe. Connector pipe screens shall the type, style, and durability requirements of the Public Work's Engineering Administration and Special Districts Division.
- **WQMP Inspections-** The project applicant shall inform the on-site project manager and the water quality/utilities contractor of their responsibility to call for both "ON-SITE" and OFF-SITE" WQMP Inspections at the appropriate stages of construction. Contact CGRM at (909) 455-8520 to schedule inspections.
- **Acceptance By Public Works/Special Districts-** Both on-site and off-site flood control/water quality facilities required for the project, as depicted in the Final WQMP, shall be installed and fully operational, and approved by final inspection by the City's WQMP Consultant, CGRM. The Developer shall obtain a final Clearance Letter from CGRM indicating compliance with all applicable Conditions of Approval for the approved WQMP. The developer shall deliver the same to the Public Works-Engineering and Administration Division/Special Districts. In addition, prior to acceptance by the City, the developer shall submit a Covenant and Agreement describing on-going maintenance responsibilities for on-site facilities per the approved WQMP, to the Public Works Engineering Administration and Special Districts Division. The Public Works Engineering Administration and Special Districts Division will review and approve the Covenant and Agreement. The City shall record the same with the Riverside County Recorder's Office, and the recorded instrument shall be returned to the City Clerk of the City of Perris for filing.

8. **Flood Control District #1 Maintenance Acceptance.** Flood Control District facilities required by the City

Engineer's Office shall be installed and fully operational, and approved by final inspection by the City Engineer's Office. Prior to acceptance for maintenance of "Off-site" flood control facilities by the Public Works-Engineering and Administration Division/Special Districts the developer shall contact the Public Works Special Districts Division at (951) 657-3280 to schedule the delivery of all required turn-over submittal items including as-built storm drain plans in electronic PDF format, one large format photo-copy of as-built plans, storm drain video report in electronic format, and hardcopy of video report with industry standard notations and still photos made during video runs (i.e. facilities sizes, off-sets or damage, facility type, dirt and debris, etc.). The flood control facilities shall be turned over in a condition acceptable to the City, and the developer shall make all necessary repairs and perform initial maintenance to the satisfaction of the City.

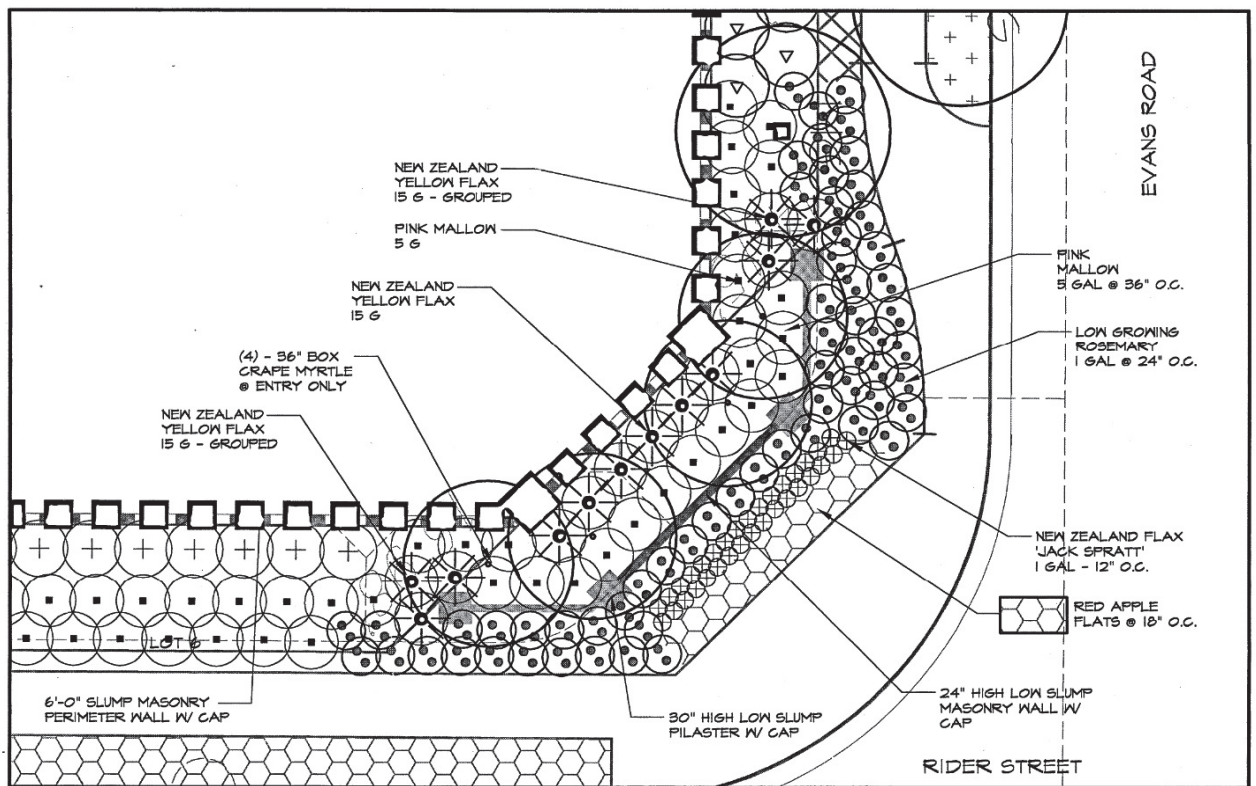
9. **Assessment Districts.** Prior to permit issuance, developer shall deposit \$5,250 per district, \$15,750 total due. Payment is to be made to the City of Perris, and the check delivered to the City Engineer's Office. Payment shall be accompanied by the appropriate document for each district indicating intent and understanding of annexation, to be notarized by property owner(s):

- **Consent and Waiver for Maintenance District No. 84-1-New Street** lighting proposed by the project, as determined by the City Engineer
 - **Consent and Waiver for Landscape Maintenance District No. 1** – New off-site parkway landscape proposed by the project on Rider Street and pay it fair share of the existing landscape improvements for the Evans road parkway and median.
 - **Petition for Flood Control Maintenance District No. 1** -For Off-site Flood Control Facilities proposed by the project, as determined by the City Engineer.
- Original notarized document(s) to be sent to:
Daniel Louie
Wildan Financial Services
27368 Via Industria, #200
Temecula, CA 92590
- a. Prior to final map recordation or final certificate of occupancy the developer shall annex into the aforementioned districts, posting an adequate maintenance performance bond to be retained by the City as required by the City Engineer. Upon receipt of deposit and Consent and Waiver Forms, the developer shall work with City to meet all required milestones for annexations.
 - i. City prepares the Engineer's Reports which includes a description of the improvements to be maintained, an annual cost estimate and annual assessment amounts.
 - ii. Reports are reviewed and approved by the property owner. The assessment ballots will be based on these Reports.
 - iii. The Reports and corresponding resolutions are placed, for approval, on the City Council Meeting Agenda. City Council action will include ordering the assessment ballots and setting a Public Hearing for no sooner than 45 days. Property owner attendance at this City Council Meeting is not required.
 - iv. The assessment ballots are sent to the property owner and are opened by the City Clerk at the close of

the Public Hearing. With a "YES" vote by the property owner the City Council can move forward with the Resolution that Confirms the Annexation. Property owner attendance at this Public Hearing is not required.

- v. Confirmation by the City Council completes the annexation process, and the condition of approval has been met.

CORNER CUT-BACK EXHABIT



PRIMARY ENTRY MONUMENT @ RIDER STREET/
 EVANS ROAD PLAN VIEW

SCALE: 1" = 8'-0"



CITY OF PERRIS

COMMUNITY SERVICES

MEMO

Date: September 15, 2023

To: Douglas Fenn, Project Planner

From: Sabrina Chavez, Director of Community Services

Cc: Arcenio Ramirez, Assistant Director of Community Services
Arturo Garcia, Parks Manager
Joshua Estrada, Parks Coordinator

Subject: Development Plan Review 21-00041, Specific Plan Amendment 21-05249 – The Applicant proposes to Amend the May Ranch Specific Plan to rezone a 16-acre parcel of property from the Commercial Zone designation to Multiple Family Residential (MFR-22) Development Plan Preview proposes a 2-3 story 300 Unit Apartment Complex with associated clubhouse, pool, parking, landscaping, and open space on 16 acres. – Comments

Community Services Staff reviewed DPR 21-00041 and SPA 21-05249 and offer the following comment(s):

Development Impact Fees

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

Special Districts

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

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

Planning Case File No(s): DPR 21-00014

Case Planner: Douglas Fenn

Applicant: Katie Rounds

Location: Southwest corner of Rider street and Evans Ave.

Project: A proposal to Amend the May Ranch Specific Plan to rezone a 16-acre parcel from Commercial Zone to Multi Family Residential for the proposed development of a 2 to 3 story 300-unit Apartment complex with associated clubhouse, pool, parking, landscaping and open space.

APN(s): 300-090-004

Reviewed By: David J. Martinez, CBO

Date: 08-02-23

BUILDING AND SAFETY CONDITIONS

1. Shall comply with the latest adopted State of California 2022 editions of the following codes as applicable:
 - A. 2022 California Building Code
 - B. 2022 California Electrical Code
 - C. 2022 California Mechanical Code
 - D. 2022 California Plumbing Code
 - E. 2022 California Energy Code.
 - F. 2022 California Fire Code
 - G. 2022 California Green Building Standards Code.
 - H. 2022 California Residential Cod
2. You will be required to provide proper fire access to the entire site.
3. The proposed development will have to comply with the new EV charging station regulations in conformance with the 2022 California Green Building Standards.
4. You will have to comply with the Title 24 and ADA Access regulations for the Apartments, for any recreational use, common uses, swimming pool, club house, fitness building, tot lot for the complex and the entire site,
5. The proposed structures will have to have fire sprinklers
6. No proposed structures can be built across any property lines. The property lines will have to be moved or adjusted to allow for the required setbacks for each building.

7. You will have to provide elevators for any of the three-story buildings.
8. Riverside County Health Departments review and approval will be required for the swimming pool , fitness center and for the club house prior to the issuance of any building permits.

PRIOR TO ISSUANCE OF BUILDING/CONSTRUCTION PERMITS

1. The following items shall be completed and/or submitted as applicable – prior to the issuance of building permits for this project:
 - A. Precise grading plans shall be approved
 - B. Rough grading completed
 - C. Compaction certification
 - D. Pad elevation certification
 - E. Rough grade inspection signed off

FIRE CONDITIONS: To Be provided by Dennis Grubb

Exhibit B

Location/Aerial Map



Rider Street

Evans Road

PROJECT SITE

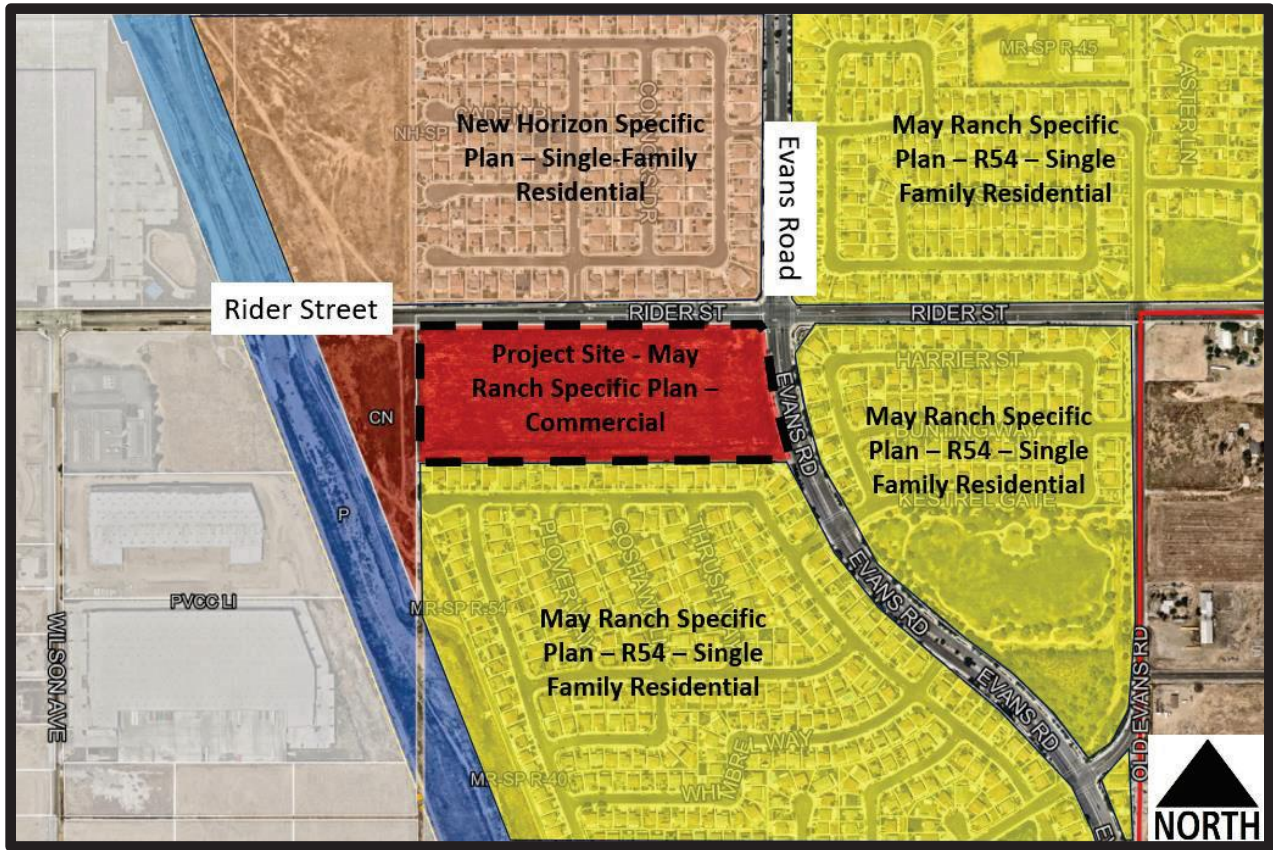
Perris Valley Storm Channel

Placentia Avenue

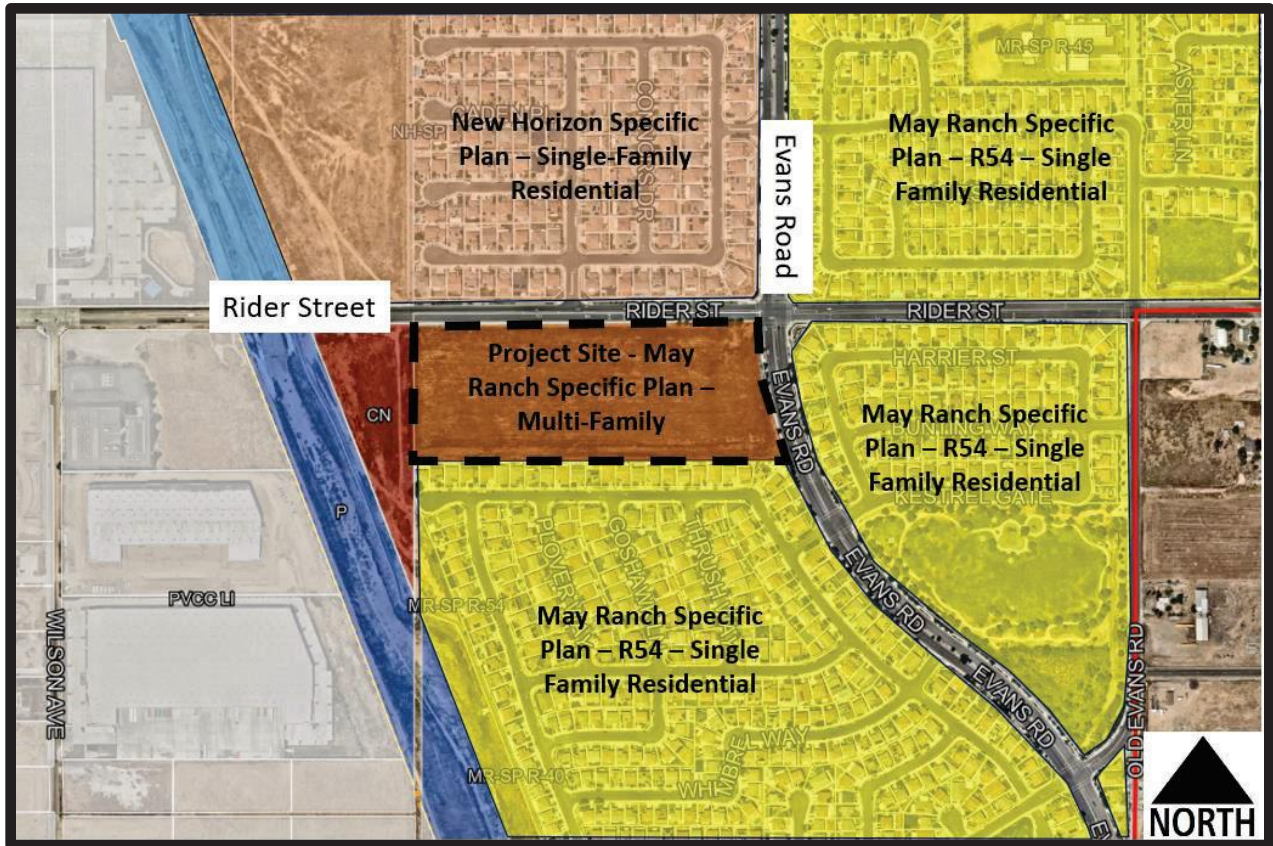


Exhibit C

Existing and Proposed May Ranch Specific Plan Map



Existing Land Use Map



Proposed Land Use Map

Exhibit D

MARB Airport Overlay Map

MARB/ALUCP Map

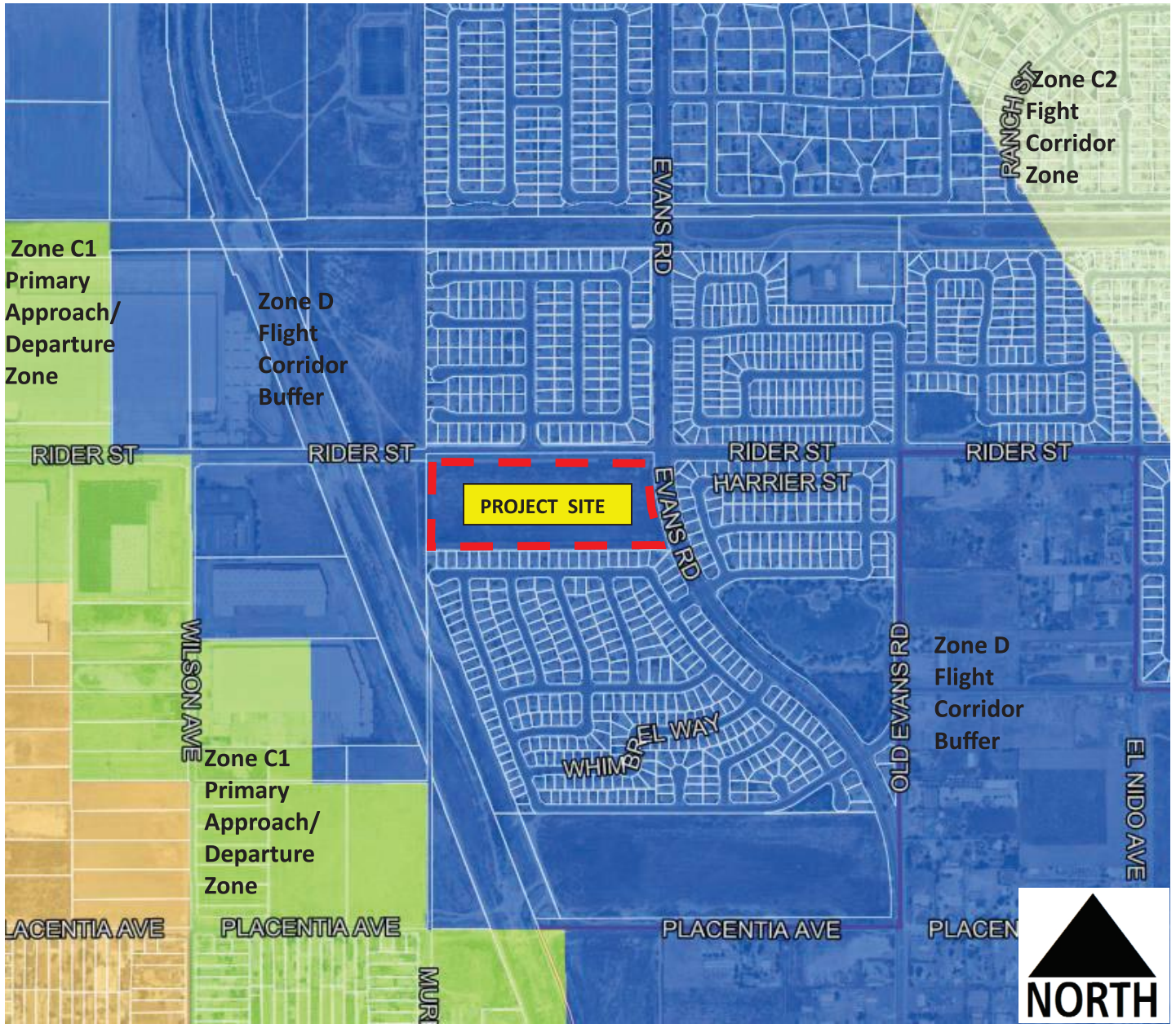


Exhibit E

Revised May Ranch Specific Plan

*Due to the size of the file, the documents
are available online at:*

https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-383#docan1206_1313_479

Exhibit F

Project Plans (Site Plans, Floor Plans,
Elevations and, Conceptual Landscape
Plans)

https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-383#docan1206_1313_479

Exhibit G

Initial Study/Mitigated Negative Declaration, Mitigation Monitoring and Reporting Program, Associated Technical Studies.

Due to the size of the file, the documents are available online at:

https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-383#docan1206_1313_479