

ATTACHMENT 7

Conditions of Approval for TTM 37818 (Planning,
Engineering, Public Works, Building, and
Community Services)

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

CONDITIONS OF APPROVAL

Tentative Tract Map 37262 (TTM18-05000), Tentative Tract Map 37722 (TTM19-05233), Tentative Tract Map 37223 (TTM17-05251), Tentative Tract Map 37816 (TTM20-05089), and Development Plan Review (DPR) 20-00005, Tentative Tract Map 37817 (TTM20-05090) and Development Plan Review (DPR) 20-00003, Tentative Tract Map 37818 (TTM20-05118) and Development Plan Review (DPR) 20-00006

December 16, 2020

PROJECT: Specific Plan Amendment (SPA) 18-05292, Tentative Tract Map 37262 (TTM18-05000), Tentative Tract Map 37722 (TTM19-05233), Tentative Tract Map 37223 (TTM17-05251), Tentative Tract Map 37816 (TTM20-05089) and Development Plan Review (DPR) 20-00005, Tentative Tract Map 37817 (TTM20-05090) and Development Plan Review (DPR) 20-00003, Tentative Tract Map 37818 (TTM20-05118) and Development Plan Review (DPR) 20-00006 – A proposal to comprehensively update the Green Valley Specific Plan (GVSP) located along the northerly frontage of Ethanac Road between Goetz Road and Case Road consisting of the following: 1) updating the architectural and development standards for reviewing development proposals; 2) updating the Land Use Plan to reflect current development constraints of the Riverside Conservation Authority (RCA), and the Perris Valley Airport; and 3) entitlement of the southerly half of the GVSP consisting of three single-family residential tracts, totaling 542 lots over 146 acres, two single-family court cluster home totaling 324 lots over 36.1 acres, and a hybrid tract with 138 single-family court cluster homes and a 236 dwelling unit apartment community, totaling 1,240 dwelling units. **Applicant:** Matthew Villalobos, Raintree Investment Corporation.

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

General Requirements:

- 1. Environmental Impact Report Mitigation Monitoring Program.** The project shall at all times comply with all provisions of the Supplemental Mitigation Monitoring and Reporting Program (MMRP) for the Addendum EIR and the adopted MMRP for the Green Valley Specific Plan Final EIR certified March 5, 1990.
- 2. Development Standards.** The project shall conform to all requirements of the Green Valley Specific Plan (GVSP) and City of Perris Municipal Code Title 19.
- 3. Conformance to Approved Plans.** Development of the project site, building elevations, and conceptual landscaping shall conform substantially to the approved set of plans presented at the **December 16, 2020** Planning Commission hearing, or as amended by these

conditions and as approved by the City Council. Any deviation shall require appropriate Planning Division review and approval.

4. **Tract Map Term of Approval (For all Tract Maps).** In accordance with the Subdivision Map Act, the recordation of the final map shall occur within two (2) years from the approval date unless an extension is granted. The applicant may apply for a maximum of five (5) one-year extensions, to permit additional time to record the final map. A written request for extension shall be submitted to the Development Services Department at least thirty (30) days prior to the expiration of Tentative Map approval.
5. **Romoland Unified School District.** The proposed subdivision shall adhere to the standard requirements and mitigation fees established by the *Romoland Unified School District*.
6. **Riverside Transit Agency (RTA).** All future bus stop locations, material, architecture, and colors shall conform to the Green Valley Specific Plan.
7. **ADA Compliance.** The project shall conform to all disabled access requirements in accordance with the State of California, Title 24, and Federal Americans with Disabilities Act (ADA).
8. **Property Maintenance.** The project shall comply with provisions of Perris Municipal Code 7.06 regarding Landscape Maintenance, and Chapter 7.42 regarding Property Maintenance.
9. **Indemnification.** The developer/applicant shall indemnify, protect, defend, and hold harmless, the City and any agency or instrumentality thereof, and/or any of its officers, employees and agents from any and all claims, actions, or proceedings against the City, or any agency or instrumentality thereof, or any of its officers, employees and agents, to attack, set aside, void, annul, or seek monetary damages resulting from an approval of the City, or any agency or instrumentality thereof, advisory agency, appeal board or legislative body including actions approved by the voters of the City, concerning **Specific Plan Amendment (SPA) 18-05292, Tentative Tract Map 37262 (TTM18-05000), Tentative Tract Map 37722 (TTM19-05233), Tentative Tract Map 37223 (TTM17-05251), Tentative Tract Map 37816 (TTM20-05089), and Development Plan Review (DPR) 20-00005, Tentative Tract Map 37817 (TTM20-05090) and Development Plan Review (DPR) 20-00003, Tentative Tract Map 37818 (TTM20-05118) and Development Plan Review (DPR) 20-00006.** The City shall promptly notify the developer/applicant of any claim, action, or proceeding for which indemnification is sought and shall further cooperate fully in the defense of the action.
10. **Building Official/Fire Marshal.** The proposed project shall adhere to all requirements of the Building Official/Fire Marshal. Fire hydrants shall be located on the project site pursuant to the Building Official. The applicant shall submit a fire access and fire underground plan prior to construction drawings. Water, gas, sewer, electrical transformers, power vaults and separate fire/water supply lines (if applicable) must be shown on the final set of construction plans pursuant to the requirements of the Building

Official. All Conditions of Approval shall be included on building plans. See City of Perris website, Office of the Fire Marshal, for examples and relevant information for access and underground plan available at: <http://www.cityofperris.org>.

- 11. Public Works Administration Conditions.** The project shall comply with all requirements of the Public Works Administration Department as indicated in the Conditions of Approval dated December 11, 2020.
- 12. Engineering Conditions.** The project shall comply with all requirements of the City Engineer as indicated in the Conditions of Approval for:
 - a. Tentative Tract Map 37262 (TTM18-05000) dated Dec 11, 2020,
 - b. Tentative Tract Map 37722 (TTM19-05233) dated Dec 11, 2020,
 - c. Tentative Tract Map 37223 (TTM17-05251) dated Dec 11, 2020,
 - d. Tentative Tract Map 37816 (TTM20-05089) and Development Plan Review (DPR) 20-00005 dated Dec 11, 2020,
 - e. Tentative Tract Map 37817 (TTM20-05090) and Development Plan Review (DPR) 20-00003 dated Dec 11, 2020,
 - f. Tentative Tract Map 37818 (TTM20-05118) and Development Plan Review (DPR) 20-00006 dated Dec 11, 2020.
- 13. Community Services Conditions.** The project shall comply with all requirements of the Community Services Department as indicated in the conditions of approval dated February 3, 2021.
- 14. EMWD Treatment Plant and Dam Inundation Disclosure.** The owner shall disclose to all future tenants indicating the project is in close proximity to the EMWD treatment plant and a dam inundation area making the site subject to flooding in the event of a dam failure.
- 15. Unit Identification.** Each unit in the tract shall include an interior lighted address fixture. This fixture shall allow for replacement of the bulbs and shall be reviewed and approved by the Planning Division.
- 16. Utilities.** If applicable, all utilities such as cable TV and electrical distribution lines (including those which provide direct service to the project site and/or currently exist along public right-of-way) adjacent to the site shall be placed underground, except for electrical utility lines rated at 65kv or larger. All utility facilities attached to buildings, including meters and utility boxes, shall be painted to match the wall of the building to which they are affixed. These facilities shall also be screened from the public right-of-way by landscaping.
- 17. Mechanical Equipment.** All mechanical equipment, including air conditioning units, pool equipment, etc., shall be screened from the public right-of-way by a view obscuring fence, wall, or landscaping to the satisfaction of the Planning Division.
- 18. Residential Use and Development Restrictions.** The physical development of all lots

shall be reviewed and approved by the City. Any use, activity, and/or development occurring on the site without appropriate city approvals shall constitute a code violation and shall be treated as such. Placement of any sales trailer or a model home shall require separate review and approval by the City through a TUP (Temporary Use Permit) application.

19. **Spark Arresters.** All spark arresters in the proposed tract shall be screened by sheet metal enclosures, or other material acceptable to the Building Department, and painted the according to the approved paint palette.
20. **City-Approved Waste Hauling.** The developer shall use only the City-approved waste hauler for all construction and other waste disposal.
21. **Energy Conservation.** To improve local air quality, the applicant shall comply with the energy-conservation features into the project (as feasible) per the EIR and Design Guidelines. An accounting of the project's energy conservation measures shall be submitted to the Building Division, prior to application for Building Permits.
22. **Preliminary Water Quality Management Plan (Pre-WQMP for all Tract Maps).** A Preliminary WQMP was prepared for the proposed project site. All Pre-WQMPs were determined to be in substantial compliance, in concept, with the Riverside County 2012 WQMP Manual requirements. The following two conditions apply:
 - a. The development shall be subject to all provisions of City of Perris Ordinance Number 1194, which establishes stormwater/urban runoff management and discharge controls to improve water quality and comply with federal regulations, and any subsequent amendments, revisions, or ordinances pertaining thereto.
 - b. The structural BMPs selected for this project have been approved in concept. The owner shall submit a final WQMP including plans and details providing the elevations, slopes, and other details for the proposed structural BMPs including the bio-retention basins and self-retaining landscape. The Public Works Department shall review and approve the final WQMP text, plans and details.
 - c. If PA-13a is planned as a commercial development, this subarea will need to fully treat all run-off before discharging to the TTM 37816 basin.

Prior to Final Tract Map Approval (For all Tract Maps)

23. **Final Tract Map Approval.** The developer shall obtain the following clearances or approvals prior to Final Map Recordation:
 - a. Verification from the Planning Division that all pertinent conditions of approval have been met, including any Administrative Development Plan Review (ADPR) approvals, as mandated by the Perris Municipal Code.
 - b. Planning Commission approval of all proposed street names through a Street Name application.

- c. Repair and Maintenance Easement on behalf of the City of Perris for all underground infrastructure (i.e. sewer, storm drain, etc.) within trails and HOA areas as deemed appropriate by the City Engineer.
 - d. Any other required approval from an outside agency.
 - e. **Assessment and Community Facilities Districts.** The project shall be annexed into any assessment, community facilities, or similar district that provides funding for maintenance, services, or public improvements that benefit the project. The costs and benefits shall be described in the applicable district and annexation documents. The developer shall complete all actions required to complete such annexation prior to issuance of a Certificate of Occupancy. This condition shall apply only to districts existing at the time the project is approved (or all requirements have been met for a certificate of occupancy, as applicable). Such districts may include but are not limited to the following:
 - i. Landscape Maintenance District No. 1;
 - ii. Flood Control Maintenance District No. 1;
 - iii. Maintenance District No. 84-1;
 - iv. South Perris Community Facilities Assessment District; and
 - v. Transportation Uniform Mitigation Fee.
 - vi. Community Facilities District No. 2018-02 (Public Services District).
 - vii. Any other applicable district.
- 24. CC&Rs for each future Tract Maps.** Prior to recordation of the Final Map, the developer shall submit and obtain approvals for any Covenants, Conditions, and Restrictions (CC&Rs) to establish an HOA to the Department of Development Services and the City Attorney's office. The CC&Rs shall include home builder requirements to disclose avigation easements, dam inundation, and proximity of wastewater treatment plan to future buyers. Approved CC&Rs shall be recorded with the final map.
- 25. Amended and Restated Memorandum of Understanding (MOU).** An amended and restated MOU for the construction of Phases 1 and 2 of the park, in accordance with Attachment 8, will be required to be approved and executed prior to recordation of any tract maps under this application. The MOU shall include all terms, conditions, schedules, and reimbursement terms for the park. Construction for Phase 1 shall start until the 100th building permit is issued. Phase 2 shall start at the issuance of the 650th building permit.
- Prior to Issuance of Grading Permits (for all Tract Maps)**
- 26. Grading Permits.** Prior to issuance of grading permits, a final map application shall be submitted to the Planning Division with payment of appropriate fees for review and approval concurrently with application to the City Engineer. No precise grading permit shall be approved prior to final tract map approval.

27. **Southern California Edison.** Prior to issuance of grading permits, the applicant shall contact the Southern California Edison (SCE) area service planner to complete the required forms prior to commencement of construction.
28. **Final Water Quality Management Plan (F-WQMP for all Tract Maps).** The development shall be subject to all provisions of City of Perris Ordinance Number 1194, which establishes stormwater/urban runoff management and discharge controls to improve water quality and comply with federal regulations, and any subsequent amendments, revisions, or ordinances pertaining thereto. The structural BMPs selected for this project have been approved in concept. The owner shall submit a final WQMP including plans and details providing the elevations, slopes, and other details for the proposed structural BMPs including the bio-retention basin, detention basin, self-retaining landscaping, and roof drains to vegetation. The Public Works Department shall review and approve the final WQMP text, plans and details.
29. **Mitigation Measures for Prior to Grading and during Grading.** Prior to grading permit issuance, the applicant is required to adhere to the Mitigation Monitoring and Reporting Program (MMRP) mitigation measures prior to grading and during grading.

Prior to Issuance of Building Permits (for each Tract Map)

30. **Building Plans.** All Planning, Public Works Administration, and Engineering Conditions of Approval shall be copied onto the approved building plans. Such conditions shall be annotated, directing the receiver to the sheet and detail(s) indicating satisfaction of the conditions. Also, the Mitigation and Monitoring Reporting Plan (MMRP) shall be listed and included with the "General Notes" on the construction drawings, and implemented in accordance with the timeline, reporting and monitoring intervals listed in the MMRP.
31. **Property Liens.** If any, the applicant shall pay all liens owed to the city prior to the issuance of building permits.
32. **Administrative Development Plan Review (for all Single-Family Tracts only).** Prior to issuance of any building permit, the applicant shall obtain approval of an Administrative Development Plan Review (ADPR) for the review of architecture, plotting, conceptual landscape, and fencing of all production units within the entire tract. The applicant shall provide one single-story product type which shall be plotted on corners and at regular intervals throughout the tract (i.e., every fourth or fifth unit). Side entry garages are encouraged and shall be incorporated as feasible and as approved through the development plan review process. The following is required for plotting, color and materials, and architecture per the Green Valley Specific Plan.
 - a. The developer shall submit a minimum of three (3) architectural types, five (5) or more color schemes, and a minimum four (4) floor plans.
 - b. Each architectural type shall provide a minimum of two (2) materials that are associated with selected architecture.
 - c. All elevations shall provide architectural detail option for lots that are facing the

- d. public right-of-way, detention basins, and trails.
 - d. The floor plan shall include the garage is set back behind 5' feet or more from the habitable building wall or covered porch entry.
 - e. No three (3) consecutive lots (side by side) shall have similar architecture or floor plan, and no similar architecture or floor plan shall be located across the street.
 - f. A minimum 10% of each floor plan shall be used within the tract.
 - g. All sectional garage doors shall include decorative windows at the top row of the door.
 - h. All units are required to provide a covered porch towards the street.
 - i. Roof type and roof pitch of new residential buildings shall be consistent throughout the architectural type. No composition shingle is allowed.
 - j. Two story homes will break first and second story by recessing the second story or by providing an architectural feature that would distinguish each story from one another.
 - k. All units shall include accent features such as sills, shutters, false canopies, surrounds, and multi-paned windows shall be used. Recessed windows shall also be used where appropriate.
 - l. All electrical panels and exposed roof pipes shall be painted to match.
- 33. Phasing.** Prior to issuance of building permits, all phasing plans shall be reviewed and approved by the Planning Division, and the City Engineer. Each Phase of the project shall provide adequate drainage and at least two points of access to all lots. The Phasing shall follow the *Green Valley Specific Plan* Phasing exhibit.
- 34. March Air Reserve Base and Perris Valley Airport.** Prior to building permit issuance, in accordance with conditions of approval by the Airport Land Use Commission (ALUC) letter dated September 10, 2020 the following measures shall be implemented to address the project's location within Airport Influence Area:
- a. Any outdoor lighting installed shall be hooded or shielded so as to prevent either 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 climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA approved navigational signal light or visual approach slope indicator.
 - ii. Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - iii. Any use which would generate excessive smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row

- crops, composting operations, 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. Highly noise-sensitive outdoor nonresidential uses. Hazards to flight.
- c. “Notice of Airport in the Vicinity” shall be provided to all potential purchasers and tenants of the property, and shall be recorded as a deed notice as indicated in Airport Land Use Commission’s conditions of approval and stated below:

NOTICE OF AIRPORT IN VICINTIY

“This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, accident potential, odors, and potential extensive parachutists or aircraft activity). Individual sensitivities to those annoyances can vary from person to person. You may want to consider what airport annoyance, if any are associated with the property before you complete your purchase and determine whether they are acceptable to you”.

- d. Detention basin(s) shall be designed so as to provide a maximum 48-hour detention period for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basin that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature. Landscaping in and around the detention basin(s) shall not include trees or shrubs that produce seeds, fruits, or berries.

Landscaping in the detention basin. If not rip-rap, should be in accordance with the guidance provided in ALUC “LANDSCAPING NEAR AIRPORTS” brochure, and the “AIRPORTS WILDLIFE AND STORMWATER MANAGEMENT” brochure available at RCALUC.ORG which list acceptable plants from Riverside County Landscape Guide or other alternative landscaping as may be recommended by a qualified wildlife hazard biologist. The infiltration basin shall be designed in accordance with all parameters identified in the Wildlife Hazard Management at Riverside County Airports Background and Policy.

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. Noise attenuation measures shall be incorporated into the design of the single-family residences, to the extent such measures are necessary to ensure that interior noise levels from aircraft operations are at or below 45 CNEL.
- f. During initial sales of properties, informational signs shall be posted in conspicuous locations within the project clearly depicting the proximity of the project to the airport and aircraft traffic patterns.
- g. The ALUC overflight informational brochure shall be provided to the prospective purchasers showing the locations of aircraft flight patterns, the frequency of overflights, the typical altitudes of the aircraft, and the range of noise levels that can be expected from individual aircraft overflights, as well as Compatibility Factors exhibit from the Perris Valley Airport Land Use Compatibility Plan.
- h. A 35-acre area (also known as Planning Areas 22 and 24B of the Green Valley Specific Plan) shall be dedicated in its entirety by the developer to the City of Perris as outlined in the City of Perris memorandum dated December 9, 2015 (Revised April 13, 2016) in conjunction with the recordation of this map or, at the latest, prior to the issuance of building permits on any of the lots within either Tentative Tract Map No. 36988 or Tentative Tract Map No. 36989. At least 7.6 acres within the park shall meet the open area criteria specified in the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan. Additional areas meeting the open area criteria as shown on the exhibit prepared by FORMA and dated April 2016 may be credited toward meeting the open area requirements of other developments under the ownership of Green Valley Recovery Acquisition, LLC or its successors-in interest located within those portions of the Green Valley Specific Plan subject to open area requirements.
- i. Prior to recordation of the final map, a document shall be recorded restricting the areas depicted as “Park” on the attached exhibit entitled “Ultimate Land Use Plan May 20, 2015” in perpetuity to nonresidential uses unless the State of California Department of Transportation, Aeronautics Division no longer recognize Perris Valley Airport as a public use airport and there is no longer a skydiving using the runway. Should the runway cease to exist for a period of one year or more, this shall be considered prima facie evidence that Perris Valley Airport would no longer be a public use airport.
- j. The Federal Aviation Administration has conducted aeronautical study of the proposed Project (Aeronautical Study Nos. 2020-AWP-9651-OE, 2020-AWP-9652-OE, 2020-AWP-9653-OE, and 2020-AWP-9654-OE) and has determined that neither marking nor lighting of the structure(s) is necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking and/or lighting (if any) shall be installed in accordance with FAA Advisory Circular 70/7460-L Change 2 and shall be maintained in accordance therewith for the life of the project.
- k. The proposed buildings shall not exceed a height of 47 feet above ground level and a maximum elevation at top point of 1,460 feet above mean sea level for TTM37262; shall not exceed a height of 47 feet above ground level and a

maximum elevation at top point of 1,461 feet above mean sea level for TM 37722; shall not exceed a height of 49 feet above ground level and maximum elevation at top point of 1,464 feet above mean sea level for TTM37223; shall not exceed a height of 55 feet above ground level and a maximum elevation at top point of 1,475 feet above mean sea level for TTM 37816; shall not exceed a height of 55 feet above ground level and a maximum elevation at top point of 1,474 feet above mean sea level for TTM37817; and shall not exceed a height of 52 feet above ground level and a maximum elevation at top point of 1,472 feet above means sea level for TTM37818.

- l. The maximum height and top point of elevation specified above shall not be amended without further review by the Airport Land Use Commission and the Federal Aviation Administration; provided, however, that reduction in structure height or elevation shall not require further review by the Airport Land Use Commission.
 - m. Temporary construction equipment used during actual construction of the structures shall not exceed 47 feet above ground level and a maximum elevation at top point of 1,460 feet above mean sea level for TM37262; shall not exceed a height of 47 feet above ground level and a maximum elevation at top point of 1,461 feet above mean sea level for TM 37722; shall not exceed a height of 49 feet above ground level and maximum elevation at top point of 1,464 feet above mean sea level for TTM37223; shall not exceed a height of 55 feet above ground level and a maximum elevation at top point of 1,475 feet above mean sea level for TTM 37816; shall not exceed a height of 55 feet above ground level and a maximum elevation at top point of 1,474 feet above mean sea level for TTM37817; and shall not exceed a height of 52 feet above ground level and a maximum elevation at top point of 1,472 feet above means sea level for TTM37818, unless a separate notice is provide to the Federal Aviation Administration through the Form 7460-1 process.
 - n. Within five (5) days after construction of any individual building reaches its greatest height, FAA Form 7460-2 (Part II), Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and e-filed with the Federal Aviation Administration. (Go to <https://oeaaa.faa.gov> for instructions.) This requirement is also applicable in the event the project is abandoned or a decision is made not to construct any of the structures.
- 35. Walls and Fences (for all Tract Maps).** Prior to issuance of building permits, the developer shall submit and obtain approval form the Planning Division of a block wall/fence plan and monumentation. The wall and fencing plan including monumentation shall comply with the Green Valley Specific Plan requirements. In addition, the following conditions apply:
- a. **Detention Basins and Storm Drain Facilities.** All enclosed detention basins or storm drain facilities shall have decorative wrought iron fencing with decorative pilasters every 100' feet or perimeter wall corner, or lot line corner. If the

detention basin abuts a residential property, a 6' foot decorative block wall is required.

- b. **Wall and fencing.** Wall and fencing for the perimeter and interior property lines that comply with the requirements identified in the Green Valley Specific Plan Design Guidelines. A six-foot high, decorative split-face block wall shall be required for all residential property lines where side or rear yards adjoin a public street, HOA park, public facility. This shall include decorative stone veneer pilasters. Split-face block walls with vinyl gates shall be used for all side returns between residences and along all side yards adjacent to a street.
- c. **Primary Entry Identification Signage.** Primary entry identification signage in accordance with the Green Valley Specific Plan Design Guidelines.
- d. **Neighborhood Entry Signage.** Neighborhood entry signage in accordance with the Green Valley Specific Plan Design Guidelines.
- e. **HOA Park Signage.** HOA Park Signage in accordance with the Green Valley Specific Plan Design Guidelines.
- f. **Trailhead Markers.** Trailhead Markers signage at points where a trail connects to a roadway or intersection in accordance with the Green Valley Specific Plan Design Guidelines.
- g. **Height of Block Walls.** All split-face block walls shall not be higher than 8 feet in height. If a combination wall exceeds 8 feet, then a landscape berm or retaining wall is required to conceal the height of the wall and reduce the height to 6 feet.
- h. **Graffiti.** All tract perimeter block walls shall be treated with a graffiti resistant coat or block materials that can be power washed to remove graffiti. All graffiti shall be removed by 48 hours.

36. Construction Practices (for all Tract Maps). To reduce potential noise and air quality nuisances, the following items shall be listed as "General Notes" on the construction drawings:

- a. Construction activity and equipment maintenance is limited to the hours between 7:00 a.m. and 7:00 p.m. Per Zoning Ordinance, Noise Control, Section 7.34.060, it is unlawful for any persons between the hours of 7:00 p.m. of any day and 7:00 a.m. of the following day, or on a legal holiday, or on Sundays to erect, construct, demolish, excavate, alter or repair any building or structure in a manner as to create disturbing excessive or offensive noise. If any deviations from the construction hours are deemed necessary, it first must be requested with the building inspector identifying why this must occur and the time frame it is needed along with necessary provision to mitigate noise impact. The approval of this request is subject to the review and approval of the Building Official.
- b. Building Department Construction activity shall not exceed 80 dBA in residential zones in the City.
- c. Construction routes are limited to City of Perris designated truck routes or otherwise approved by the Building Official.
- d. Water trucks or sprinkler systems shall be used during clearing, grading, earth moving, excavation, transportation of cut or fill materials and construction phases to prevent dust from leaving the site and to create a crust after each day's activities cease. At a minimum, this would include wetting down such areas in the later

morning and after work is completed for the day and whenever wind exceeds 15 miles per hour.

- e. A person or persons shall be designated to monitor the dust control program and to order increased watering as necessary to prevent transport of dust off-site. The name and telephone number of such persons shall be provided to the City.
- f. Project applicant shall require contractor to provide construction site electrical hook ups for electric hand tools such as saws, drills, and compressors as practical to eliminate the need for diesel powered electric generators or provide evidence that electrical hook ups at construction sites are not practical or prohibitively expensive.

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

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

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

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

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

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

- c. **Front Yard Trees.** A minimum of two (2) fifteen (15) gallon front yard trees shall be provided for each residential lot.
- d. **BMPs for Water Quality.** All BMPs (vegetated swales, detention basins, etc.) shall be indicated on the landscape plans with appropriate planting and irrigation. The detention basins shall provide minimum 24" inch box trees with shrubs or combination with ground cover. Perennial grass mix is prohibited.
- e. **Slopes.** Slopes that are 3:1 or steeper and 4 feet or higher, shall have one approved tree for every 400 square feet, with 70% of trees 10 gallon sized, and 30% being 5 gallon sized. All slopes shall include automatic irrigation and erosion control fabric.
- f. **Amenities.** All six (6) tract map shall provide amenities per the Green Valley Specific Plan and per the six (6) conceptual landscape plans. These amenities shall be reviewed under the on-site landscape and irrigation plans for each tract map.
- g. **Decorative Pavement.** All three (3) multi-family tract maps shall provide a decorative entry way per the conceptual landscape plans.
- h. **Water Conservation.** Landscaping must comply with AB 325 for water conservation or other current policy or regulation at such time of development. See Chapter 19.70 (cityofperris.org) for water conservation calculations (MAWA).
- i. **Split-Rail Fencing.** The landscape and irrigation plans shall include split-rail fencing in color and material as per the Green Valley Specific Plan (locations of required split-rail) to match Ethanac Road.
- j. **Maintenance.** All required landscaping shall be maintained in a viable growth condition.
- k. **Irrigation Rain Sensors.** Rain sensing override devices shall be required on all irrigation systems (PMC 19.70.040.D.16.b) for water conservation. Soil moisture sensors are required.
- l. **Landscape Inspections.** The project applicant shall inform the on-site project manager and the landscape contractor of their responsibility to call for final landscape inspection after all the landscaping and irrigation have been installed and is completely operational. Before calling for final inspections a "Certificate of Compliance" form shall completed and signed by the designer/auditor responsible for the project, and this form must be submitted to the project planner. The project planner will need to sign off on the "Certificate of Compliance" to signify code compliance.

Conditions for TM 37262:

- 40. **Building Conditions.** The project shall comply with all requirements of the Building Official as indicated in the conditions of approval dated August 18, 2019.
- 41. **Fire Marshall Conditions.** The project shall comply with all requirements of the Fire Marshall as mentioned below:
 - a. The cul-de-sac bulb in "A" Street (the portion at the end of the cul-de-sac street which is wider than the cul-de-sac "neck" leading to it) shall be identified as a fire lane with

- red curbs or “Fire Lane—No Parking” signs. The markings/signage shall be per City of Perris Standards as outlined in the City of Perris Guideline for Fire Department Access & Water Requirements for Commercial & Residential Development.
- b. All required fire hydrants shall be installed and operational prior to building construction. All fire hydrants shall remain operational during construction.
 - c. An all-weather fire department access road complying with the CFC, Chapter 5 and the approved fire department access plans shall be installed prior to building construction.
 - d. Blue reflective dots shall be placed in the roadway adjacent to each fire hydrant.
 - e. 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.
 - f. The permanent building addresses 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 the California Fire Code Section 505.1 for size and color.
- 42.** All HOA and Open Space areas within TM 37262 shall conform to TM 37262 conceptual landscape plan and Green Valley Specific Plan to include but not limited to all amenities, walkways, wall and fences as depicted on conceptual landscape plans. All amenities, walkways, and wall and fences shall be included in the on-site landscape plans.
- 43.** All detention basins within TM 37262 shall include decorative wrought iron and pilasters to conform with the conceptual landscape plans and Green Valley Specific Plan.
- 44. Wall and fencing.** The wall and fencing for the perimeter and interior property lines shall comply with the requirements identified in the Green Valley Specific Plan Design Guidelines and conceptual landscape plans. Split-face block walls shall be used for all returns between residences and along all side yards adjacent to a street. All graffiti shall be removed by 48 hours.
- 45. Primary Entry Identification Signage.** Primary entry identification signage shall be constructed at Goetz Road and West Elm Parkway with TTM 37262 in accordance with the Green Valley Specific Plan Design Guidelines. The Primary Entry signage shall match the existing signage located at Murrieta Road and Ethanac Road. The sign shall be submitted with the off-site landscape and irrigation plans.
- 46. Trailhead Markers (DG trail).** Trailhead Markers shall be constructed at points where a trail connects to a roadway or intersection in accordance with the Design Guidelines by the 75th permit.
- 47. Neighborhood Entry Signage.** Neighborhood entry signage shall be constructed at the residential neighborhood entry points in accordance with the Green Valley Specific Plan Design Guidelines.
- 48. HOA Open Space/Parks and Signage.** If applicable, the HOA Parks and Signage shall be constructed in accordance with the Green Valley Specific Plan Design Guidelines.

Conditions for TTM 37722:

- 49. Building Conditions.** The project shall comply with all requirements of the Building Official as indicated in the conditions of approval dated September 10, 2019.
- 50. Fire Marshall Conditions.** The project shall comply with all requirements of the Fire

Marshall as mentioned below:

- a. The cul-de-sac bulb in “C” & “F” Street (the portion at the end of the cul-de-sac street which is wider than the cul-de-sac “neck” leading to it) shall be identified as a fire lane with red curbs or “Fire Lane—No Parking” signs. The markings/signage shall be per City of Perris Standards as outlined in the City of Perris Guideline for Fire Department Access & Water Requirements for Commercial & Residential Development.
 - b. A fire department access road complying with the CFC, Chapter 5 and the approved fire department access plans shall be installed prior to building construction.
 - c. All required fire hydrants shall be installed and operational prior to building construction. All fire hydrants shall remain operational during construction.
51. All HOA and Open Space areas within TM 37722 shall conform to TM 37722 conceptual landscape plan and Green Valley Specific Plan to include but not limited to all amenities, walkways, wall and fences as depicted on conceptual landscape plans. All amenities, walkways, and wall and fences shall be included in the on-site landscape plans.
 52. All detention basins within TM 37722 shall include decorative wrought iron and pilasters to conform with the conceptual landscape plans and Green Valley Specific Plan.
 53. **Wall and Fencing.** The wall and fencing for the perimeter and interior property lines shall comply with the requirements identified in the Green Valley Specific Plan Design Guidelines and conceptual landscape plans. Split-face block walls shall be used for all returns between residences and along all side yards adjacent to a street. All graffiti shall be removed by 48 hours.
 54. **Trailhead Markers (DG trail).** Trailhead Markers shall be constructed at points where a trail connects to a roadway or intersection in accordance with the Green Valley Specific Plan Design Guidelines.
 55. **Neighborhood Entry Signage.** Neighborhood entry signage shall be constructed at the residential neighborhood entry points in accordance with the Green Valley Specific Plan Design Guidelines.
 56. **HOA Open Space/Parks and Signage.** If applicable, the HOA Parks and Signage shall be constructed in accordance with the Green Valley Specific Plan Design Guidelines.

Conditions for TTM 37723:

57. **Building Conditions.** The project shall comply with all requirements of the Building Official as indicated in the conditions of approval dated August 18, 2019.
58. **Fire Marshall Conditions.** The project shall comply with all requirements of the Fire Marshall as mentioned below:
 - a. The cul-de-sac bulb “G” Street (the portion at the end of the cul-de-sac street which is wider than the cul-de-sac “neck” leading to it) shall be identified as a fire lane with red curbs or “Fire lane – No Parking” signs. The markings/signage shall be per City of Perris Standards as outlined in the City of Perris Guidelines for Fire Department Access & Water Requirements for Commercial and Residential Development.
 - b. All required fire hydrants shall be installed and operational prior to building construction. All fire hydrants shall remain operational during construction.
 - c. An all-weather fire department access road complying with the CFC, Chapter 5 and

- the approved fire department access plans shall be installed prior to building construction.
- d. Blue reflective dots shall be placed in the roadway adjacent to each fire hydrant.
 - e. 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.
 - f. The permanent building addresses 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 the California Fire Code Section 505.1 for size and color.
- 59.** All HOA and Open Space areas within TM 37723 shall conform to TM 37723 conceptual landscape plan and Green Valley Specific Plan to include but not limited to all amenities, walkways, wall and fences as depicted on conceptual landscape plans. All amenities, walkways, and wall and fences shall be included in the on-site landscape plans and Green Valley Specific Plan.
- 60.** All detention basins within TM 37723 shall include decorative wrought iron and pilasters to conform with the conceptual landscape plans.
- 61. Wall and Fencing.** The wall and fencing for the perimeter and interior property lines shall comply with the requirements identified in the Green Valley Specific Plan Design Guidelines and conceptual landscape plans. Split-face block walls shall be used for all returns between residences and along all side yards adjacent to a street. All graffiti shall be removed by 48 hours.
- 62. Trailhead Markers (DG trail).** Trailhead Markers shall be constructed at points where a trail connects to a roadway or intersection in accordance with the Design Guidelines by the 75th permit.
- 63. Neighborhood Entry Signage.** Neighborhood entry signage shall be constructed at the residential neighborhood entry points in accordance with the Green Valley Specific Plan Design Guidelines.
- 64. HOA Open Space/Parks and Signage.** If applicable, the HOA Parks and Signage shall be constructed in accordance with the Green Valley Specific Plan Design Guidelines.

Conditions for TTM 37816 and DPR20-00005:

- 65. Building Conditions.** The project shall comply with all requirements of the Building Official as indicated in the conditions of approval dated April 27, 2020.
- 66. Fire Marshall Conditions.** The project shall comply with all requirements of the Fire Marshall as mentioned below:
- a. Provide a fire flow report from the hydrant closest to the property. A City of Perris Water Availability/Fire Flow Form shall be completed. The form can be obtained from the City of Perris Development Services Department. The fire flow report shall have been completed within the last 12 months. Once the type of construction and area have been provided, the fire flow requirement can be determined.
 - b. Prior to issuance of 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.
- c. A fire department access road complying with CFC Chapter 5 and the approved fire department access plan shall be installed prior to building construction.
 - d. All required fire hydrants shall be installed and operational prior to building construction. All fire hydrants shall remain operational during construction.
 - e. 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.
 - f. Prior to construction a temporary address sign shall be posted and clearly visible from the street.
 - g. 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.
- 67.** All HOA and Open Space areas within TM 37816 shall conform to TM 37816 conceptual landscape plan and Green Valley Specific Plan to include but not limited to all amenities, walkways, wall and fences as depicted on conceptual landscape plans. All amenities, walkways, and wall and fences shall be included in the on-site landscape plans.
- 68.** All detention basins within TM 37816 shall include decorative wrought iron and pilasters to conform with the conceptual landscape plans and Green Valley Specific Plan.
- 69. Wall and Fencing.** The wall and fencing for the perimeter and interior property lines shall comply with the requirements identified in the Green Valley Specific Plan Design Guidelines and conceptual landscape plans. Split-face block walls shall be used for all returns between residences and along all side yards adjacent to a street. All graffiti shall be removed by 48 hours.
- 70. Neighborhood Entry Signage.** Neighborhood entry signage shall be constructed at the residential neighborhood entry points in accordance with the Green Valley Specific Plan Design Guidelines.
- 71. HOA Open Space/Parks and Signage.** If applicable, the HOA Parks and Signage shall be constructed in accordance with the Green Valley Specific Plan Design Guidelines.

Conditions for TTM 37817 and DPR20-00003:

- 72. Building Conditions.** The project shall comply with all requirements of the Building Official as indicated in the conditions of approval dated March 5, 2020.
- 73. Fire Marshall Conditions.** The project shall comply with all requirements of the Fire Marshall as mentioned below:
- a. Prior to the issuance of a grading permit provide a fire flow report from the hydrant closest to the property. A City of Perris Water Availability/Fire Flow Form shall be completed. The form can be obtained from the City of Perris Development Services Department. The fire flow report shall have been completed within the last 12 months.
 - b. Prior to issuance of 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.

- c. A fire department access road complying with CFC Chapter 5 and the approved fire department access plan shall be installed prior to building construction.
 - d. All required fire hydrants shall be installed and operational prior to building construction. All fire hydrants shall remain operational during construction.
 - e. 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.
 - f. Prior to construction a temporary address sign shall be posted and clearly visible from the street.
 - g. 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 § 505.1 for size and color.
- 74.** All HOA and Open Space areas within TM 37817 shall conform to TM 37817 conceptual landscape plan and Green Valley Specific Plan to include but not limited to all amenities, walkways, wall and fences as depicted on conceptual landscape plans. All amenities, walkways, and wall and fences shall be included in the on-site landscape plans.
- 75.** All detention basins within TM 37817 shall include decorative wrought iron and pilasters to conform with the conceptual landscape plans and Green Valley Specific Plan.
- 76. Wall and Fencing.** The wall and fencing for the perimeter and interior property lines shall comply with the requirements identified in the Green Valley Specific Plan Design Guidelines and conceptual landscape plans. Split-face block walls shall be used for all returns between residences and along all side yards adjacent to a street. All graffiti shall be removed by 48 hours.
- 77. Neighborhood Entry Signage.** Neighborhood entry signage shall be constructed at the residential neighborhood entry points in accordance with the Green Valley Specific Plan Design Guidelines.
- 78. HOA Open Space/Parks and Signage.** If applicable, the HOA Parks and Signage shall be constructed in accordance with the Green Valley Specific Plan Design Guidelines.

Conditions for TTM 37818 and DPR20-0006:

- 79. Building Conditions.** The project shall comply with all requirements of the Building Official as indicated in the conditions of approval dated December 3, 2020.
- 80. Fire Marshall Conditions.** The project shall comply with all requirements of the Fire Marshall as mentioned below:
- a. A fire department access road complying with the CFC, Chapter 5 and the approved fire department access plans shall be installed prior to building construction.
 - b. All required fire hydrants shall be installed and operational prior to building construction.
 - c. All fire hydrants shall remain operational during construction.
 - d. All required fire hydrants shall be readily visible and immediately accessible. A clear space of not less than 3-feet shall be maintained at all times.

- e. Prior to construction a temporary address sign shall be posted and clearly visible from the street.
 - f. Prior to the to the issuance of a grading permits, evidence of sufficient fire flow shall be provided to the City of Perris. The City of Perris Building and Fire Marshal Water Available/Fire Flow Form shall be utilized.
 - g. 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.
- 81.** All HOA and Open Space areas within TM 37818 shall conform to TM 37818 conceptual landscape plan and Green Valley Specific Plan to include but not limited to all amenities, walkways, wall and fences as depicted on conceptual landscape plans. All amenities, walkways, and wall and fences shall be included in the on-site landscape plans.
- 82.** All detention basins within TM 37818 shall include decorative wrought iron and pilasters to conform with the conceptual landscape plans and Green Valley Specific Plan.
- 83. Wall and Fencing.** The wall and fencing for the perimeter and interior property lines shall comply with the requirements identified in the Green Valley Specific Plan Design Guidelines and conceptual landscape plans. Split-face block walls shall be used for all returns between residences and along all side yards adjacent to a street. All graffiti shall be removed by 48 hours.

Prior to Issuance of Any Occupancy Permits in Any Tract:

- 84. Disclosure Avigation Easement.** Developer shall record a disclosure on each lot and provide a disclosure to the purchaser of each lot that the project is within March Air Reserve Base influence area and Perris Valley Airport influence area. A similar disclosure shall be made in recognition of potential noise impacts from March Air Reserve Base and the avigation easement granted to the City of Perris and to the March Inland Port Airport Authority. This disclosure shall conform to the Airport Land Use Commission approval.
- 85. Disclosure Statements for Dam Inundation.** Developer shall record a disclosure on each lot and provide a disclosure to the purchaser of each lot that the project is within a dam inundation area and is subject to flooding in the event of a dam failure and shall provide an acknowledgement of this disclosure by each purchaser to the City.
- 86. Disclosure Statements for Wastewater Treatment Plant.** Developer shall record a disclosure on each lot and provide a disclosure to the purchaser of each lot that the project is in proximity to an existing Wastewater Treatment Plant and shall provide an acknowledgement of this disclosure by each purchaser to the City.
- 87. Final Inspection.** The applicant shall obtain occupancy clearance from the Planning Division by scheduling a final Planning inspection after final sign-offs from the Building Division and Engineering Department. Planning Staff shall verify that all Conditions of

Approval have been met.

- 88. Detention Basins and Storm Drain Facilities.** Prior to issuance of the first occupancy permit/finalizing the building permit, all enclosed detention basins or storm drain facilities shall have decorative wrought iron fencing with decorative pilasters every 100' feet around the perimeter per the conceptual landscape plan for each six (6) tract maps.
- 89. Maintenance of the 1990 GVSP Unit Count.** The applicant shall ensure that the number of Dwelling Units included in the 1990 Green Valley Specific Plan remain the same pursuant to Government Code Section 66300(i) by doing one of the following: a) increasing the number of units in Tentative Tract Maps 37262, 37222, 37223, 37816, 37817, and 37818, b) increasing densities in other areas of the GVSP, or c) other method as approved by the City.
- 90. Active Transportation Plan.** Prior street improvement plan acceptance, all tracts are subject to the requirements of the City of Perris Active Transportation Plan.

End of conditions



CITY OF PERRIS

STUART E. MCKIBBIN, CITY ENGINEER

CONDITIONS OF APPROVAL

P8-1395
December 11, 2020
TM 37818
Green Valley Specific Plan
(Lots 37, 38 & 39 – TM 24648 – MB 226/90)

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 Planning Department and others, and requirements identified in the approved traffic Impact Analysis, the most stringent in the opinion of the City shall prevail.

General Conditions:

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

2. Prior to commencement of any construction or installation of fencing in public right-of-way, an encroachment permit shall be obtained from the City Engineer's office.
3. Development of Tract Map 37818 shall comply with all underlying approved Conditions of Approval for the Green Valley Specific Plan.
4. All previously conditioned improvements for Phase 1 and Phase 2 of the Green Valley Specific Plan, as approved by Planning Commission at the July 19, 2017 meeting shall be completed.

Prior to Recordation of the Final Map:

5. The developer/property owner shall have approved improvement plans, executed subdivision agreement and posted securities.
6. Relinquish and waive rights of access to and from Ethanac Road and Green Valley Parkway on the Final Map other than the two openings on Green Valley Parkway as delineated on the approved Tentative Tract Map.
7. Property line corner cutbacks shall be dedicated per County of Riverside Standard No. 805.
8. All easements and/or rights-of-way shall be offered for dedication to the public or other appropriate agencies and shall continue in force until the City or the appropriate agency accepts or abandons such offers. All dedications shall be free from all encumbrances as approved by the City Engineer.
9. Easements shall be dedicated for public utilities and emergency vehicle access for all private streets and drive-isles.
10. Reciprocal access, parking and drainage easements shall be provided and so noted on the Final Map.
11. The following statement shall be added to the Final Map:

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

12. The developer/property owner shall make a good faith effort to acquire required offsite property interests, and if he or she should fail to do so, the developer/property owner shall, prior to submittal of the Final Map for recordation, enter into an agreement to complete the improvements. The agreement shall provide for payment by the developer/property owner of all costs incurred by the City to acquire the offsite property interests required in connection with the subdivision. Security of a portion of these costs shall be in the form of a cash deposit in the amount given in an appraisal report obtained by the developer/property owner (at developer/property owner cost). The appraiser shall be approved by the City prior to commencement of the appraisal.
13. The developer/property owner shall sign the consent and waiver form to join the City's Lighting and Landscape Districts and City's Flood Control District as appropriate. The proposed streetlights and existing and proposed traffic signals shall be maintained by the City and cost paid by the developer/property owner through the said annexation.

Prior to issuance of Grading Permit:

14. The project site is within the limits of FEMA 100-year flood plain. The tract shall be floodproofed by elevating the pads above the 100-year water surface elevation. The developer/property owner shall process the CLOMR.
15. The developer/property owner shall submit the following to the City Engineer for review and approval:
 - a. Onsite Grading Plan and Erosion Control Plan – Plans shall show the approved WDID No.
 - b. Street Improvement Plan
 - c. Traffic Signal Plan
 - d. Signing and Striping Plan
 - e. Final Drainage Plan, Hydrology and Hydraulic Report
 - f. Street Light Plan prepared by a Registered Electric Engineer per City of Perris Standards; street lights shall be per City of Perris Safety Lighting Standards.
 - g. Final WQMP (for reference)

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

16. Drainage and flood control facilities and improvements shall be provided in accordance with Riverside County Flood Control and Water Conservation District (RCFCD) and the City of Perris requirements and standards to include but not be limited to the following:
 - a. onsite drainage facilities located outside of right-of-way if required shall be constructed within dedicated drainage easements. Any work within RCFCD right-of-way shall require their review.
 - b. All drainage facilities, with the exception of nuisance drainage facilities, shall be designed to convey the 100-year storm runoff. At all new and all existing intersections, minimum of 18-inch storm drain pipes and catch basins shall be installed and shall be connected to existing and proposed storm drain facilities.
17. The project site is located within the limits of San Jacinto River Area Drainage Plan (ADP) for which drainage fees have been adopted by City. Drainage fees shall be paid as set forth under the provisions of the "Rules and Regulations of Administration of Area Drainage Plan".

Prior to issuance of Building Permit:

18. Submit Water and Sewer Plans to the City Engineer for review and approval – Fire Department and EMWD approvals of onsite and offsite water and sewer plans are required prior to the City Engineer's approval of the plan.

The dedication shall be offered to the public in perpetuity and shall be free from all encumbrances as approved by the City Engineer.

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

Prior to issuance of Certificate of Occupancy:

20. The developer/property owner shall file and process/obtain the LOMR.
21. Unless already installed by others, Traffic Signals shall be installed at the intersections of:
 - Goetz Road and Mapes Road prior to the 1st cumulative occupancy permit for Tracts 37223, 37262, 37722, 37816, 37817 and 37818.

- Ethanac Road and Green Valley Parkway prior to the 333rd cumulative occupancy permit for Tracts 37223, 37262, 37722, 37816, 37817 and 37818.
22. Fair Share contribution shall be paid for Traffic Signals at the intersections of:
- Perris Boulevard and 7th Street prior to the 1st cumulative occupancy permit for Tracts 37223, 37262, 37722, 37816, 37817 and 37818.
 - Goetz Road and Ellis Avenue prior to the 1st cumulative occupancy permit for Tracts 37223, 37262, 37722, 37816, 37817 and 37818.
 - Ethanac Road and Case Road/Barnett Road prior to the 333rd cumulative occupancy permit for Tracts 37223, 37262, 37722, 37816, 37817 and 37818.
 - Bonnie Drive at I-215 SB Interchange prior to the 751st cumulative occupancy permit for Tracts 37223, 37262, 37722, 37816, 37817 and 37818.
 - Ethanac Road at I-215 NB Interchange prior to the 751st cumulative occupancy permit for Tracts 37223, 37262, 37722, 37816, 37817 and 37818.
23. Murrieta Road (Secondary Arterial highway – 136’/94’-101’) from Green Valley Parkway to Watson Road within the 136-foot full width dedicated right-of-way shall be improved to provide for a 14-foot wide raised landscaped median, 40-foot asphalt paving (using a TI of 9.5 and PG 64-10) east of the raised landscaped median, 40-foot to 47-foot asphalt (using a TI of 9.5 and PG 64-10) west of the raised landscaped median, 8-inch curb and gutter located 47-foot east of the centerline and 47-foot to 54-foot west of the centerline with 6-foot wide sidewalk and 6-foot wide decomposed granite trail and street lights.
24. Power poles on Murrieta Road shall be removed and cables (under 66 kv) shall be undergrounded.
25. Green Valley Parkway from Murrieta Road easterly to Ethanac Road, including the 12-foot wide raised landscaped median, 6-foot wide sidewalk, 6-foot wide decomposed granite trail and street lights, shall be fully improved in compliance to Green Valley Parkway Backbone Street Improvement Plan.
26. Watson Road (Local – 60’/40’) from Murrieta Road to easterly of Lot 34 of Tract Map 24648 within the 60-foot full width dedicated right-of-way shall be improved to provide for a 40-foot asphalt paving (using a TI of 5.5 and PG 64-10), 6-inch curb and gutter at

- 20 feet on both sides of the centerline with 6-foot wide sidewalk and streetlights.
27. Watson Road from easterly of Lot 34 of Tract map 24648 to Case Road within the 55-foot dedicated right-of-way shall be improved to provide for a 36-foot asphalt paving (using a TI of 5.5 and PG 64-10), 6-inch AC berm at 16 feet north of the centerline and 6-inch curb and gutter at 20 feet south of the centerline with 6-foot wide sidewalk and street lights on the south side. Water quality provision shall be provided if applicable. This dedication would be on EMWD property and is encumbered by a SCE 25-foot wide easement.
 28. "A" Street and "B" Street, (Private Local Street – 62'/42') shall be improved to provide for 42-foot asphalt paving (using TI of 5.5 and PG 64-10), 6-inch curb and gutter at 21 feet on both sides of centerline with 5-foot wide sidewalk and street lights.
 29. "C" Street (Private Local Street – 60'/40') shall be improved to provide for a 40-foot asphalt paving (using TI of 5.5 and PG 64-10), 6-inch curb and gutter at 20 feet on both sides of centerline with 5-foot wide sidewalk and street lights.
 30. "D" Street and "E" Street (Private Local Street – 60'/40') shall be improved to provide for a 14-foot wide raised landscaped median, 13-foot asphalt paving (using TI of 5.5 and PG 64-10) on both sides of the raised landscaped median, 6-inch curb and gutter at 20 feet on both sides of centerline with 5-foot wide sidewalk and street lights.
 31. Access to "C" Street shall be restricted to right-in/right-out only.
 32. Access to "D" Street shall be restricted to right-in/right-out and left-in only. A designated left turn lane shall be constructed on Green Valley Parkway; length of the left turn pocket shall be determined by a Traffic engineer as approved by the City Engineer.
 33. The developer/property owner shall construct Romoland MDP Line A-13 Stage 1 pursuant to the Cooperative Agreement between City of Perris, RCFCD and Green Valley Recovery Acquisition LLC executed on November 17, 2020.
 34. 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.

A handwritten signature in black ink, appearing to read "Stuart E. McKibbin". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Stuart E. McKibbin
City Engineer



CITY OF PERRIS

PUBLIC WORKS DEPARTMENT

LANDSCAPE DIVISION

Weed Abatement

NPDES Services

Flood Control and Landscape Districts

MEMORANDUM

Date: December 11, 2020

To: Nathan Perez, Project Planner

From: Michael Morales, CIP Manager

Subject: Conditions of Approval

Specific Plan Amendment (SPA) 18-05292, Tentative Tract Map 37262 (TTM18-05000), Tentative Tract Map 37722 (TTM19-05233), Tentative Tract Map 37223 (TTM17-05251), Tentative Tract Map 37816 (TTM20-00005), and Development Plan Review (DPR) 20-00005, Tentative Tract Map 37817 (TTM20-05090) and Development Plan Review (DPR) 20-00003, Tentative Tract Map 37818 (TTM20-05118) and Development Plan Review (DPR) 20-00006 – A proposal to comprehensively update the Green Valley Specific Plan consisting of; 1) updating architectural and development standards for reviewing development proposals; 2) updating the Land Use Plan to reflect current development constraints of the Riverside Conservation Authority, and the Perris Valley Airport; and 3) approval of three (3) single-family residential tracts, totaling 542 lots over 146 acres, two (2) cluster homes tracts totaling 324 lots over 36.1 acres, and a hybrid tract with 156 cluster homes and a 236 dwelling unit apartment community, totaling 1,258 dwelling units located north of Ethanac Road, south of Case Road, between Goetz Road and Green Valley Parkway. Applicant: Matthew Villalobos, Raintree Investment Corporation.

1. City landscape maintenance district shall include:

TM 37223

- **Murrieta Road** –Provide for full half width Street, curb gutter, sidewalk, off-site landscaping requirements, perimeter walls, fences, trails, entry portals, neighborhood entry monuments, per Green valley Specific Plan Landscape Design Guidelines Section 4.3, including existing “City Maintained” median, parkway, perimeter walls, fences, trails, neighborhood entry monuments, within right-of-way. HOA areas shall be included within Landscape Maintenance District #1, as a secondary category improvement to be levied in case of default or failure to adequately maintain.
- **Green Valley Parkway**- Provide for full half width Street, curb gutter, sidewalk, off-site landscaping requirements, perimeter walls, fences, trails, neighborhood entry monuments, per Green valley Specific Plan Landscape Design Guidelines Section 4.3, including existing “City Maintained” median, parkway, perimeter walls, fences, trails, neighborhood entry monuments, within right-of-way. HOA areas shall be included within Landscape Maintenance District #1, as a secondary category improvement to be levied in case of default or failure to adequately maintain.
- **Local Street Side Yard Fronting Lot #58, #59, #1, #119, #78, #79** Provide for full half width Street, curb gutter, sidewalk, off-site landscaping requirements, perimeter walls, fences, trails, neighborhood entry monuments, per Green valley Specific Plan Landscape Design Guidelines Section 4.3, including existing “City Maintained” median, parkway, perimeter walls, fences, trails, neighborhood entry monuments, within

right-of-way. HOA areas shall be included within Landscape Maintenance District #1, as a secondary category improvement to be levied in case of default or failure to adequately maintain.

- **Watson Road-** Provide for full half width Street, curb gutter, sidewalk, off-site landscaping requirements, perimeter walls, fences, trails, neighborhood entry monuments, per Green valley Specific Plan Landscape Design Guidelines Section 4.3, including existing "City Maintained" median, parkway, perimeter walls, fences, trails, neighborhood entry monuments, within right-of-way. HOA areas shall be included within Landscape Maintenance District #1, as a secondary category improvement to be levied in case of default or failure to adequately maintain.
- **Bio Retention Basin and Pocket Park** - HOA areas shall be included within Landscape Maintenance District #1, as a secondary category improvement to be levied in case of default or failure to adequately maintain.

TM 37262 – Previously Annexed to BZ 127, and shall be re-estimated and annexed to included

- **Previously Annexed to BZ 127-** TM 37262 was previously annexed to BZ 127, and any additional landscape maintenance facilities and improvements not covered under the original benefit zone 127 annexation shall be included in the annexation required under these Conditions of Approval. Additional landscape maintenance facilities and improvements are described in the following paragraphs.
- **Goetz Road** –Provide for full half width Street, curb gutter, sidewalk, off-site landscaping requirements, perimeter walls, fences, trails, entry portals, neighborhood entry monuments, per Green valley Specific Plan Landscape Design Guidelines Section 4.3, including existing "City Maintained" median, parkway, perimeter walls, fences, trails, neighborhood entry monuments, within right-of-way. HOA areas shall be included within Landscape Maintenance District #1, as a secondary category improvement to be levied in case of default or failure to adequately maintain.
- **Green Valley Parkway-** Provide for full half width Street, curb gutter, sidewalk, off-site landscaping requirements, perimeter walls, fences, trails, neighborhood entry monuments, per Green valley Specific Plan Landscape Design Guidelines Section 4.3, including existing "City Maintained" median, parkway, perimeter walls, fences, trails, neighborhood entry monuments, within right-of-way. HOA areas shall be included within Landscape Maintenance District #1, as a secondary category improvement to be levied in case of default or failure to adequately maintain.
- **Local Street Side Yard Fronting Lot #1, #9, #10, #35-**Provide for full half width Street, curb gutter, sidewalk, off-site landscaping requirements, perimeter walls, fences, trails, neighborhood entry monuments, per Green valley Specific Plan Landscape Design Guidelines Section 4.3, including existing "City Maintained" median, parkway, perimeter walls, fences, trails, neighborhood entry monuments, within right-of-way. HOA areas shall be included within Landscape Maintenance District #1, as a secondary category improvement to be levied in case of default or failure to adequately maintain.
- **West Elm Parkway-** Provide for full half width Street, curb gutter, sidewalk, off-site landscaping requirements, perimeter walls, fences, trails, neighborhood entry monuments, per Green valley Specific Plan Landscape Design Guidelines Section 4.3, including existing "City Maintained" median, parkway, perimeter walls, fences, trails, neighborhood entry monuments, within right-of-way. HOA areas shall be included within Landscape Maintenance District #1, as a secondary category improvement to be levied in case of default or failure to adequately maintain.
- **Bio Retention Basin and Open Space Park** - HOA areas shall be included within Landscape Maintenance District #1, as a secondary category improvement to be levied in case of default or failure to adequately maintain.

- **Access Road and DG Trails-** Frontage along existing evacuation channel has been identified in the proposed landscape masterplan as a DG trail. Development of this trail shall meet the minimum standards identified in the City of Perris Parks Trails Master Plan.

TM 37816

- **Ethanac Road** –Provide for full half width Street, curb gutter, sidewalk, off-site landscaping requirements, perimeter walls and fences per Green valley Specific Plan Landscape Design Guidelines Section 4.3, including existing “City Maintained” median and parkway improvements, “HOA Maintained” landscape and walls within right-of-way.
- **West Elm Parkway-** Provide for full half width Street, curb gutter, sidewalk, off-site landscaping requirements, perimeter walls and fences per Green Valley Specific Plan Landscape Design Guidelines Section 4.3, including existing “City Maintained” median and parkway improvements, “HOA Maintained” landscape and walls within right-of-way.

TM 37817

- **Watson Road-** Provide for full half width Street, curb gutter, sidewalk, off-site landscaping requirements, perimeter walls, fences, trails, neighborhood entry monuments, per Green valley Specific Plan Landscape Design Guidelines Section 4.3, including existing “City Maintained” median, parkway, perimeter walls, fences, trails, neighborhood entry monuments, within right-of-way.
- **Green Valley Parkway-** Provide for full half width Street, curb gutter, sidewalk, off-site landscaping requirements, perimeter walls, fences, trails, neighborhood entry monuments, per Green valley Specific Plan Landscape Design Guidelines Section 4.3, including existing “City Maintained” median, parkway, perimeter walls, fences, trails, neighborhood entry monuments, within right-of-way.

TM 37818

- **Green Valley Parkway-** Provide for full half width Street, curb gutter, sidewalk, off-site landscaping requirements, perimeter walls, fences, trails, neighborhood entry monuments, per Green valley Specific Plan Landscape Design Guidelines Section 4.3, including existing “City Maintained” median, parkway, perimeter walls, fences, trails, neighborhood entry monuments, within right-of-way.

TM 37722

- **Murrieta Road** –Provide for full half width Street, curb gutter, sidewalk, off-site landscaping requirements, perimeter walls, fences, trails, entry portals, neighborhood entry monuments, per Green valley Specific Plan Landscape Design Guidelines Section 4.3, including existing “City Maintained” median, parkway, perimeter walls, fences, trails, neighborhood entry monuments, within right-of-way. HOA areas shall be included within Landscape Maintenance District #1, as a secondary category improvement to be levied in case of default or failure to adequately maintain.
- **Green Valley Parkway-** Provide for full half width Street, curb gutter, sidewalk, off-site landscaping requirements, perimeter walls, fences, trails, neighborhood entry monuments, per Green valley Specific Plan Landscape Design Guidelines Section 4.3, including existing “City Maintained” median, parkway, perimeter walls, fences, trails, neighborhood entry monuments, within right-of-way. HOA areas shall be included within Landscape Maintenance District #1, as a secondary category improvement to be levied in case of default or failure to adequately maintain.
- **Local Street Side Yard Fronting Lot #37, #38, #47** Provide for full half width Street, curb gutter, sidewalk,

off-site landscaping requirements, perimeter walls, fences, trails, neighborhood entry monuments, per Green valley Specific Plan Landscape Design Guidelines Section 4.3, including existing "City Maintained" median, parkway, perimeter walls, fences, trails, neighborhood entry monuments, within right-of-way. HOA areas shall be included within Landscape Maintenance District #1, as a secondary category improvement to be levied in case of default or failure to adequately maintain.

- **Bio Retention Basin and Open Space Slope** - HOA areas shall be included within Landscape Maintenance District #1, as a secondary category improvement to be levied in case of default or failure to adequately maintain.
- **Access Road and DG Trails**- Frontage along Watson Ditch channel and Murrieta Rd. has been identified in the proposed landscape masterplan as a DG trail. Development of these trails shall meet the minimum standards identified in the City of Perris Parks Trails Master Plan.

2. **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 "CUP Off-site Landscape Plan CUP 19-05128" and shall be exclusive of any private property, on-site landscaping. Elements of the Landscape Plan shall include but not be limited to:

- **Landscape Limits** – Limits of right-of-way areas or easement areas, defined by concrete mow curb, fully dimensioned, that are to be annexed into the Landscape Maintenance District. A planting palette and hardscape plan intended to meet the design intent of the Landscape Guidelines in effect for the area, including the existing Green Valley Specific Plan Landscape Design Guidelines Section 4.3; or if no such guidelines exist the design intent of neighboring development, as determined by the Engineering Administration and Special Districts Division.
- a. **Irrigation** – A list of irrigation system components intended to meet the performance, durability, water efficiency, and anti-theft requirements for Special District landscape areas as determined by the Engineering Administration and Special Districts Division. Components shall include, but not be limited to Salco or GPH flexible PVC risers, Sentry Guard Cable Guard and Union Guard, and backflow Wilkens Model 375 (or equal). Controller shall include an ET based controller with weather station that is centrally controlled capable and wi-fi ready (WeatherTrak ET Pro3 Smart Controller, or equal, with Rain Sensor). At the discretion of the Engineering Administration and Special Districts Division public landscape areas utilizing no more than 6 valves/stations, programmed to irrigate consecutively, and none simultaneously, may propose the use of an alternative ET based controller with weather station that is centrally controlled capable and wi-fi ready, such as the Weathermatic System or equal. Proposed system shall be complete with wireless weather station, aircard with flow, one year bundle service, blade antenna and flow sensor.
- b. **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.
- c. **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.

- d. 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.
 - e. 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.
 - f. 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 the both reviews to ensure acceptability of plans by both EMWD and the City of Perris, prior to approval by either agency.
 - g. Landscape Weed Barrier** - Weed cloth with a minimum expected life of 10-years shall be required under all mulched areas.
 - h. Wire Mesh and Gravel At Pull Boxes**- Provide wire mesh and gravel layer within valve boxes to prevent rodent intrusion.
 - i. Slopes 3:1 Maximum**- Any proposed slope will not exceed a 3:1 ratio. Slopes exceeding a 3:1 ratio shall require construction of appropriate reinforcing garden walls.
3. **Landscape Inspections.** The project applicant shall inform the on-site project manager and the landscape contractor of their responsibility to call for only “OFF-SITE” landscape and irrigation inspections at the appropriate stages of construction. Inspections shall be scheduled at least two-working days (Monday through Friday) prior to actual inspection. Contact Public Works-Engineering Administration/Special Districts at (951) 657-3280 to schedule inspections.
- **Inspection #1** - Trenches open, irrigation installed, and system pressurized to 150 PSI for four hours.
 - **Inspection #2** - Soil prepared, and plant materials positioned and ready to plant.
 - **Inspection #3** - Landscaping installed, irrigation system fully operational, and request for “Start of 1

year Maintenance Period” submitted, with all required turn-over submittal items provided to Public-Works Engineering Administration/Special Districts.

- **Turn-Over Inspection**– On or about the one year anniversary of Inspection #3, Developer shall call for an inspection to allow the City to review and identify any potential irrigation system defects, dead plants, weed, debris or graffiti; stressed, diseased, or dead trees; mulch condition, hardscape or other concerns with the landscape installation; or to accept final turn over of the landscape installation. At his sole expense, the Developer shall be responsible for rectifying system and installation deficiencies, and the one year maintenance period shall be extended by the City until all deficiencies are cured to the satisfaction of the City. If in the opinion of the City’s Landscape Inspector the landscape installation is in substantial compliance with the approved landscaping plans, the irrigation and communication system is functioning as intended, and the landscape installation is found to be acceptable to the City, then the Inspector shall recommend to the City’s Special District Coordinator to accept turn-over of water and electrical accounts, wi-fi communication contracts and the entire landscape installation.

5. **One Year Maintenance and Plant Establishment Period**-The applicant will be required to provide a minimum of a one (1) year maintenance and plant establishment period, paid at the sole expense of applicant. This one-year maintenance period commences upon the successful completion of Inspection #3 discussed above, and final approval by the City. During this one year period the applicant shall be required to maintain all landscape areas free of weeds, debris, trash, and graffiti; and keep all plants, trees and shrubs in a viable growth condition. Prior to the start of the one year maintenance period, the Developer shall submit a weekly Landscape Maintenance Schedule for the review and approval by the City’s Special Districts Division. City shall perform periodic site inspections during the one-year maintenance period. The purpose of these periodic inspections is to identify any and all items needing correction prior to acceptance by the City at the conclusion of the one-year maintenance period. Said items needing correction may include but are not limited to: replacement of dead or diseased plant materials, weeding, replenishment of mulches, repair of damaged or non-functioning irrigation components, test of irrigation controller communications, etc. During this period, the City shall begin the annual assessment of the benefit zone in preparation for the landscape installation turn-over to City maintenance staff.
6. **Street/Off-Site Improvements.** The applicant shall submit street improvement plans, accompanied by the appropriate filing fee to the City Engineering Department. Details of treatments off-site improvements, including lighting shall meet both the City Engineer’s Design Guidelines, and the additional requirements of the Engineering and Special Districts Division. Components shall include, but not be limited to:
 - a. **Street Lighting**-If street lighting is required, lighting shall meet the type, style, color and durability requirements, necessary for energy efficiency goals, maintenance and longevity of improvements of the City Engineer’s Office. As determined by the City, new streetlights may be required to be deeded to City of Perris, and not SCE. Street lights deeded to City of Perris shall be constructed per LS-3 account billing standard, which shall include an individually metered pedestal for streetlights.
 - b. **Acceptance By Public Works/Special Districts**- Lighting District facilities required by the City Engineer’s Office shall be installed and fully operational, and approved by final inspection by the City Engineer’s Office, and the City’s Consulting Traffic Signal Inspection Team (Riverside County TLMA) at (951) 955-6815. Prior to acceptance for maintenance of “Off-site” traffic signal and lighting facilities by the Public Works-Engineering and Administration Division/Special Districts, the developer shall contact the Public Works Special Districts Division at (951) 956-2120 to schedule the delivery of all required turn-over submittal items. Prior to acceptance into Lighting District 84-1, coordinate turn-over information pertaining to Street Lights, and Traffic Signal Electrical/SCE Service Meters with Wildan

Financial Services, the City's Special Districts Consulting Firm at (951) 587-3564. (i.e. Provide electrical meter number, photo of pedestal, and coordinate "request for transfer of billing information" with SCE and City for all new service meters). Developer shall pay 18-month energy charges to the City of Perris for all off-site street lighting. Call Wildan Financial Services, Inc. for amount due, and to obtain receipt for payment. Obtain and provide a clearance form from Riverside County TLMA indicating completion of all punch list items from traffic signal construction. Submit one large format photo-copy of Traffic Signal as-built plans and timing sheets.

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 the appropriate deposit amount necessary for all required annexations. 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 and any above ground landscaped water quality basins, swales, etc. proposed by the project. In addition, a secondary landscape category identified as HOA maintained on the proposed conceptual landscape plans, except as noted in the Conditions above, shall be annexed and levied in case of default or failure to adequately maintain by the entity responsible for maintenance.
 - ***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.

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

Planning Case File No(s): DEVELOPMENT PLAN REVIEW #20-00006 for TM 37818 (20-05118)

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

Applicant: Matt Villalobos, Rain Tree

Location: Located 200 feet west of the northwest corner of Ethanac Road and Green Valley

Project: TTM 37818 and DPR 20-00006 to subdivide 23.8 acres into 156 Multi-Family residential lots and an apartment community totaling 236 Dwelling units for a total of 392 Dwelling Units

APN(s):

Reviewed By: David J. Martinez, CBO

Date: 12-3-2020

BUILDING AND SAFETY CONDITIONS

1. Shall comply with the latest adopted State of California 2019 editions of the following codes as applicable:
 - A. 2019 California Building Code
 - B. 2019 California Residential Code
 - C. 2019 California Electrical Code
 - D. 2019 California Mechanical Code
 - E. 2019 California Plumbing Code
 - F. 2019 California Energy Code.
 - G. 2019 California Fire Code
 - H. 2019 California Green Building Standards Code.
2. You will be required to provide proper fire access to the entire site.
3. You will be required to comply with the EV Charging station requirements
4. The proposed new Apartment buildings and site will have to comply with both the ADA and Title 24 Access Regulations
5. The proposed Amenities area will also have to comply with both the ADA and Title 24 Access Regulations.

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



CITY OF PERRIS

COMMUNITY SERVICES

MEMO

To: Kenneth Phung, Planning Manager

From: Sabrina Chavez, Director of Community Services
Isabel Carlos, Assistant City Manager

cc:

Date: ~~December 10, 2020~~ ~~Updated January 06, 2021~~ Updated February 3, 2021

Subject: Green Valley Specific Plan:
TTM 37817 (TTM20-05090) and Development Plan Review - #20-00003
TTM 37816 (TTM20-00005) and Development Plan Review - #20-00005
TTM 37818 (TTM20-05118) and Development Plan Review - #20-00006
TTM 37233 (17-05251)
TTM 37262 (18-05000)
TTM 37222 (19-05233)

Applicant: Matthew Villalobos, Rain Tree

Green Valley Specific Plan SRC Transmittals and offer the following condition(s):

Development Impact Fees – Park Facilities

The Proposed Projects have single and multifamily residential development projects and is subject to payment of the following fees and conditions:

- The developer shall pay Park Development Impact Fees prior to the issuance of each building permit.
- ~~Complete the construction of Phase 2 park improvements designated for Lots PA 24 (design subject to approval of the Parks and Recreation Committee) and PA 25 (design approved by the Parks and Recreation Committee on October 7, 2020) within the Green Valley Specific Plan, which is further described in Exhibit 1 of these conditions. Park improvements shall commence at the issuance of the 850th building permit from the aggregate of Tract Maps 37817, 37816, 37818, 37223, 37262, and 37222, and be completed twelve (12) months thereafter.~~
- Park Construction. Park Construction. The applicant shall construct park improvements as provided in Green Valley park improvement plans that contains a Phase 1 and 2 (where Phase 1 and 2 as it applies to Lot 25 have



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been approved, but Phase 2 as it applies to Lot 24 has not been approved. The Green Valley Conceptual Park Plan (collectively “Park Improvements”) are attached hereto as Attachment 8 and incorporated herein by this reference.

Applicant shall commence construction of Phase 1 of the Park Improvements (“Phase 1”) upon the issuance of the 100th building permit for a residence aggregate of tracts 37223, 37262, 37722, 37816, 37817 and 37818 and shall complete Phase 1 no more than 24 months thereafter. Applicant shall commence construction of Phase 2 of the Park Improvements (“Phase 2”) upon the issuance of the 650th building permit for a residence aggregate of tracts 37223, 37262, 37722, 37816, 37817 and 37818 and shall complete Phase 2 no later than 12 months thereafter.

The applicant may be eligible to receive reimbursement for Park Improvements costs (including, without limitation, design, plan check and inspection fees), provided that applicant shall not be eligible to receive reimbursements until the City and applicant enter into an Amended & Restated MOU. Such reimbursement will be made utilizing park fees collected in relation to Tracts 36989, 36988, 37223, 37262, 37722, 37816, 37817 and 37818 pursuant to Ordinance No. 953 (“Park Fees”). However, nothing herein shall entitle applicant to receive reimbursement from any other City source, including, but not limited to, the City’s General Fund.

The applicant and City previously entered into a “Memorandum of Understanding for Dedication of Parkland and Construction of Park Improvements,” dated October 23, 2019 (“MOU”). To implement this condition (including, but not limited to, the applicant’s eligibility for reimbursement of Park Improvement costs through Park Fees), the applicant shall enter into an amended and restated MOU.

Further, prior to execution of the Amended & Restated MOU, the legal plat and description for Lots 24 and 25 shall be updated to remove detention basins from the park acreage of Lots 24 and 25.

- ~~● **Park Construction.** The applicant, at its sole cost and expense, shall construct the park improvements as provided in Phases 1 and 2 of the “Overall Green Valley Conceptual Park Plan” approved by the City on October 7, 2020, which is incorporated herein by this reference and shown in Exhibit “A” and as approved by the City (“Park Improvements”). The applicant and City have entered into that certain “Memorandum of Understanding for Dedication of Parkland and Construction of Park Improvements,” dated October 23, 2019,~~



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~~(“MOU”), which is incorporated herein by this reference and shown in Exhibit “B”. In order to implement this condition, the MOU shall be amended prior to final map recordation to include provisions for the construction of the Park Improvements, which shall include, but not be limited to, the following:~~

- ~~○ The MOU shall be amended to include the construction schedule for the Park Improvements (i.e., Phases 1 and 2 of the “Overall Green Valley Conceptual Park Plan” approved by the City on October 7, 2020) and terms relating to park dedication to the City. However, the construction schedule for the Park Improvements shall be approved by the City’s Parks and Recreation Committee prior to the City approving any amendment to the MOU.~~
- ~~○ The applicant may be eligible to receive reimbursement for the cost of the Park Improvements from the Residential Park Facilities Fees paid by the applicant or developer, as applicable, to the City for Tract Nos. 36988, 36989, 37222, 37233, 37262, 37816, 37817, and 37818 as applicable, pursuant to Ordinance No. 953 (“Park Fees”), provided that the Park Fees (i) are available to be used to reimburse the applicant for such costs; (ii) may be used to reimburse the applicant for such costs; and (iii) the City authorizes in writing the use thereof for reimbursement to the applicant for such costs. Any reimbursement provided by the City to the applicant for the costs of construction of the Park Improvements shall be used solely by the applicant for its construction of the Park Improvements. In the event that no funds are available and able to be used to reimburse the applicant as provided above, then the applicant shall not be eligible to receive any reimbursement from any other City funds or sources unless the City’s approves use of such funds in writing.~~

Trails and Connectivity

The Proposed Projects are required to complete the Class 1 Perris Valley Trail Connection from Goetz Road to Case Road adjacent to the San Jacinto River Trail pursuant to the City of Perris Trails Master Plan. The trail must be consistent with what has already been constructed.

- The applicant must submit the trail plans to the Community Services Department for approval prior to installation of trails improvements.

The applicant is required to submit the application for approval of trail improvements by the Regional Conservation Authority upon the issuance of



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the 150th building permit of either Tract Map, or the aggregate of Tract Maps 37817, 37816, 37818, 37223, 37262, and 37222, and be completed 12 months thereafter. City will assist the developer by providing guidance needed by the developer in obtaining appropriate agency permit approvals for trail improvements.

- The Trail must have a trail head showing all connections from each tract to the proposed San Jacinto Trail, including mile markers at every quarter mile and total mileage.