

**RESOLUTION NUMBER 5470**

***A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING NEGATIVE DECLARATION (2340), AND DEVELOPMENT PLAN REVIEW 17-00005 FOR THE PERRIS-ELLIS SENIOR APARTMENT COMPLEX PROJECT LOCATED AT THE NORTHWEST CORNER OF ELLIS AVENUE AND PARK AVENUE (APN: 313-222-002), AND MAKING FINDINGS IN SUPPORT THEREOF.***

**WHEREAS**, an Initial Study has been prepared for Development Plan Review 17-00005 (the Perris-Ellis Senior Apartments), and based upon the environmental information staff finds that the project could not have significant effects on the environment because required mitigation measures for the project have been agreed to by the project proponent, therefore a Mitigated Negative Declaration (2340) has been prepared; and

**WHEREAS**, the property for the proposed Development Plan Review 17-00005 is more particularly described as Assessor Parcel Number 313-222-002; and

**WHEREAS**, Development Plan 17-00005 would allow for the construction of a 141-unit age restricted senior housing apartment complex with clubhouse and recreational amenities at a density of 33 dwelling units per acre.

**WHEREAS**, the Perris-Ellis Senior Apartments application was filed by the applicant to construct a 141-unit senior apartment complex under the Senior Overlay provisions of Section 19.86 of the Zoning Code on July 25, 2017; and

**WHEREAS**, the Perris-Ellis Senior Apartments provides desirable senior housing in a quality environment and residents will have both Major and Minor recreational amenities, an RTA Bus Stop and a private shuttle service to the local community including the Multi-Modal Transit Center in downtown Perris; and

**WHEREAS**, the proposed project is located in the March Air Reserve Base (MARB) Compatibility Zone E, and Perris Valley Airport (PVA) Compatibility Zone E, was reviewed and heard by the ALUC Board on May 10, 2018 and the FAA OES on May 31, 2018 and Zone Change 17-05148 was deemed consistent with the MARB and PVA Land use Compatibility Plans and DPR 17-0005 was found conditionally consistent with MARB and PVA Land use Compatibility Plans, subject to standard conditions which will be incorporated as part of the project approval; and

**WHEREAS**, the project complies with all provisions of PMC Section 19.86, Senior Housing Overlay, and PMC Section 19.70, Landscaping; and

**WHEREAS**, the Initial Study/MND were publically reviewed for a twenty-day period on accordance with CEQA, from January 30, 2019 to February 18, 2019 and the Development Plan Review 17-00005 has been duly noticed; and

**WHEREAS**, on February 20, 2019, the Planning Commission conducted a legally noticed public hearing on the Development Plan Review 17-00005, and Initial Study/MND and considered public testimony and materials in the staff reports and accompanying document and exhibit; and, at which time all interested persons were given full opportunity to be heard and to present evidence; and

**WHEREAS**, all legal prerequisites for the adoption of this resolution have occurred; and

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Perris, as follows:

**Section 1.** The above recitals are all true and correct.

**Section 2.** The City Council has reviewed and considered the environmental documentation for the project prior to taking action on the applications. Based on the analysis contained in the Initial Study and the accompanying environmental information, the City Council finds that:

1. There is no substantial evidence of potentially significant environmental impacts and a Negative Declaration (2340) has been prepared.
2. The City has complied with the California Environmental Quality Act (CEQA).
3. Determinations of the Planning Commission reflect the independent judgment of the City.

**Section 3.** Based on the information contained in the agenda submittal and supporting exhibits and all oral and written presentations and testimony made by City Staff and members of the public, the City Council finds in regards to the Development Plan Review (17-00005), as follows:

1. The location, size, design, density and intensity of the proposed development and improvements are consistent with the City's General Plan, the purposes and provisions of this Title, the purposes of the zone in which the site is located, and the development policies and standards of the City.

The proposed R-6,000-SHO zoning will create consistency with the R-6,000 General Plan land use designation. The General Plan land use designation contemplates residential uses on the site and encourages the application of the SHO zoning overlay on any residential or commercially zoned site in order to facilitate the development of senior housing; therefore the proposed project is consistent with the City's General Plan.

This proposed zoning classification (R-6,000-SHO) permits multi-family senior housing uses at an increased density of 50 dwelling units per gross acre. Since the proposed project proposes a density of 33 dwelling units per acre, it is in compliance with the zoning regulations and the General Plan. The site is designed in conformance with the R-6,000-SHO policies, development and design standards and criteria.

The proposed project conforms to the goals of the General Plan and Zoning Code by complying with the developments standards of the R-6,000-SHO zoning providing superior site design and building architecture. The project is consistent with General Plan Policy I.A of the General Plan Land Use Element to promote variety in dwelling types, densities and locations to satisfy changing demands of the community as it evolves and matures. Finally, as conditioned, the project meets or exceeds the objectives of the R-6,000 General Plan land use designation, and the R-6,000-SHO zoning classification and overlay.

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

The subject site is a rectangular shaped property of approximately 4.21-acres located at the Northwest Corner of “A” Street & Ellis Avenue. The site is bounded by the southerly extension of Park Avenue on the west and “A” Street on the east, single-family residential homes to the north and vacant land on the south. The site is undeveloped and unimproved and is relatively flat, with elevated rock outcropping in the western half of the site. Site access to the project would be one full access ingress/egress at “A” Street and one full access ingress/egress at the southerly extension of Park Avenue, which is consistent with City policies and regulations. The site is physically suitable to accommodate the proposed development and required improvements and meets applicable development standards in terms of size, shape and access. Nearby utility service connections are available to service the site and will be designed, installed and maintained consistent with City and service agency requirements. As such, the site is physically suitable for the proposed project, in terms of size, shape, access and services.

3. The proposed development and the conditions under which it would be operated or maintained is compatible with the zoning code and will therefore not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.

4.

As conditioned, the proposed Senior Housing project will not be detrimental to the public health, safety or welfare, or injurious to property and improvements in the vicinity or to the general welfare of the City. The project is designed in conformance with the City’s Zoning Ordinance so that it integrates into the existing neighborhood fabric and offers alternative modes of transportation for residents through the installation of a new RTA bus stop, establishment of a private shuttle bus service and pedestrian connections to the adjacent public sidewalk systems, thus helping to alleviate impacts to roadways.

5. The architecture proposed is compatible with community standards and protects the character of adjacent development.

As conditioned, the proposed architecture meets or exceeds the intent of the more onerous SHO architectural design standards, which require consistent use of colors, human scale and proportion, the use of durable and low maintenance materials, and accommodation for private and community open space and the installation of support structures (e.g., laundry, recreation, clubhouse/leasing, etc.). It provides a modern architecture style, with an articulated façade and the application of a palette of architectural features, such as varying neutral colors and stone finishes that change the surface planes, effectively breaking up monotonous spans of the building. Additionally, the proposed architecture will be compatible with and protect the character of the existing neighborhood fabric, through the application of enhanced development standards, landscaping, setbacks, site design and improvements, which aesthetically enhance the site, while providing privacy and screening for future and existing adjacent residents.

6. The landscaping plan ensures visual relief and provides an attractive environment for the public's enjoyment.

As conditioned, the proposed project meets or exceeds the on-site and off-site landscape standards for multi-family development outlined in Section 19.70.060(D), as well as those specified in the SHO (Section 19.86.080(G)(21)). It provides a mix of specimen native and drought tolerant trees, shrubs, ground cover and annual color throughout the site to ensure visual relief and effectively frame, soften and embellish access points, building entries, parking areas, trash enclosures and recreational areas. As required, all areas not covered by structures, drive aisles, parking or hardscape have been landscaped, which will provide an attractive environment for the public's enjoyment

7. The safeguards necessary to protect the public health, safety and general welfare have been required for the proposed project.

The proposed project provides the safeguards necessary to protect the public health, safety and general welfare through the conditions or approval and mitigation measures, which will ensure that the project is developed in compliance with City and affected service agency codes and policies and mitigate potential impacts to the environment and sensitive land uses

**Section 4.** Based on the foregoing, the information contained in the agenda submittal and supporting exhibits and all oral and written presentations and testimony made by City Staff and members of the public, the City Council hereby adopts Negative Declaration (2340) and approves Development Plan Review 17-00005 based on the information and findings presented in the staff report..

**Section 5.** The City Council declares that should any provision, section, paragraph, sentence, or word of this Resolution be rendered or declared invalid by any court of competent jurisdiction, or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences and words of this Resolution shall remain in full force and effect.

**Section 6.** The Mayor shall sign this resolution and the City Clerk shall certify to the passage and adoption of this Resolution.

**ADOPTED, SIGNED** and **APPROVED** this 26<sup>th</sup> day of March, 2019.

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Michael M. Vargas, Mayor

ATTEST:

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City Clerk, Nancy Salazar

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

I, Nancy Salazar, CITY CLERK OF THE CITY OF PERRIS, CALIFORNIA, DO HEREBY CERTIFY that the foregoing Resolution Number 5470 was duly and regularly adopted by the City Council of the City of Perris at a regular meeting held the 26<sup>th</sup> day of March, 2019, by the following called vote:

AYES: CORONA, RABB, ROGERS, MAGAÑA, VARGAS

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

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City Clerk, Nancy Salazar

Attachment: Final Conditions of Approval

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

**FINAL CONDITIONS OF APPROVAL  
CITY COUNCIL**

**DEVELOPMENT PLAN REVIEW 17-00005  
ZONE CHANGE 17-05148**

**March 26, 2019**

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**PROJECT:** Zone Change 17-05148 and Development Plan Review 17-00005 - Proposal for a Zone Change from Community Commercial (CC) to R-6,000-SHO (Senior Housing Overlay) to facilitate the development of a 141-unit age restricted senior housing apartment complex with clubhouse and recreational amenities with a density of 33 dwelling units per acre on a 4.21-acre parcel located at the northwest corner of “A” Street & Ellis Avenue. **Applicant:** Greg Lansing, Lansing Properties.

*(As Revised by Planning Commission 2.20.2019)*

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General Requirements:

1. **Mitigation Monitoring and Reporting Program.** The project shall fully comply with all provisions of the adopted Mitigation Monitoring and Reporting Program (MMRP). The Mitigation Monitoring and Reporting Program (MMRP) Checklist is attached to reduce potential impacts. The MMRP shall be implemented in accordance with the timeline, reporting and monitoring intervals listed.
2. **Approvals.** The following approvals are required for the proposed 141-unit, age restricted senior housing project at the NWC of Ellis Avenue and Park Avenue:
  - a) Approval of Zone Change 17-05148 to change the zoning of the project site from CC to R-6,000-SHO (Senior Housing Overlay); and
  - b) Approval of Development Plan Review 17-00005 for 141 senior apartments, and other improvements as described above on 4.21 acres.
3. **Development Standards.** The project shall conform to all requirements of Perris Municipal Code Title 19, including all provisions of Chapter 19.86, the Senior Housing Overlay.
4. **Conformance to Approved Plans.** Development of the premises, building elevations, colors and materials shall conform substantially to the approved set of plans dated December 17, 2018 or as amended by these conditions. Any deviation shall require the appropriate Planning Division review and approval.
5. **Residential Use and Development Restrictions.** The physical development of all structures 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 temporary leasing trailer shall

require separate review and approval by the City.

6. **Expansion of Use.** Any future expansion of use will require Planning review and approval.
7. **Term of Approval.** This approval shall be used within three (3) years of approval date; otherwise it shall become null and void. By use is meant the beginning of substantial construction contemplated by this approval within the three (3) year period, which is thereafter diligently pursued to completion, or the beginning of substantial utilization contemplated by this approval. A maximum of three (3) one-year time extensions shall be permitted
8. **Phasing.** Any proposed phasing plan 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 each building.
9. **Building Official/Fire Marshal.** The proposed project shall adhere to all requirements of the Building Official/Fire Marshal and including the Building Dept. conditions of approval issued September 11, 2017 and the Fire Department Development Review Conditions issued by Grubb & Associates on November 15, 2018. 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 fire/water supply lines must be shown on the final set of construction plans pursuant to the requirements of the Building Official. All Conditions of Approval issued by the Fire and Mitigation Measures shall be reproduced on the building plans, and cross-referenced for ease of confirmation of City plan inspection staff.
10. **Traffic Impact Analysis & City Engineer Conditions.** The project shall comply with all requirements of the City Engineer as indicated in the Engineering Conditions of Approval dated January 25, 2019.
11. **Public Works Conditions.** The project shall comply with all requirements of the Public Works Department Conditions of Approval dated January 28, 2019.
12. **ALUC Conditions.** The project shall comply with the conditions of approval issued by ALUC dated June 11, 2018.
13. **SCE.** The applicant shall contact the Southern California Edison (SCE) area service planner (951 928-8323) to discuss energy conservation opportunities for the project and to complete the required forms prior to commencement of construction.

Unit Identification. Each building in the development shall include a lighted address fixture on all four sides. There must also be directional signs showing unit number intervals. Fixtures shall allow for replacement of light bulbs, and shall be reviewed and approved by the Planning Division.

14. **Exterior Downspouts.** Exterior downspouts are not permitted on the front or side elevations of any building. Interior downspouts shall be incorporated.

15. **Utilities.** All utility facilities attached to buildings, including meters and utility boxes, shall be enclosed within cabinets, as appropriate, and/or painted to match the building to which they are affixed.
16. **Screening of Roof-Mounted Equipment.** Parapet walls shall prevent public views of roof-mounted equipment on all elevations of the building.
17. **Waste Hauling.** The developer shall use only the City-approved waste hauler for all construction and other waste disposal.
18. **Graffiti.** Graffiti located on site shall be removed within 48 hours. The site shall be maintained in a graffiti-free state at all times.
19. **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 Approval of Zone Change 17-05148 to change the zoning of the project site from CC to R-6,000-SHO (Senior Housing Overlay) and Development Plan Review 17-0005 for 141 senior apartments, and other facilities as described above on 4.21 acres. 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.
20. **ADA Compliant Elevator.** The elevator(s) for the project shall be ADA compliant to meet the needs of the senior residents.

#### **Construction Practices:**

21. **Construction Practices.** To reduce potential and air quality nuisances, the following items shall be listed as "General Notes" on the construction drawings:
  - 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. Construction activity shall not exceed 80 dBA in residential zones in the City. If these requirements are in conflict with the UWIG Mitigation Measures, the more restrictive shall apply.
  - Stationary construction equipment that generates noise in excess of 65 dBA at the



project boundaries must be shielded and located at least 100 feet from occupied residences. The equipment area with appropriate acoustic shielding shall be designated on building and grading plans. Equipment and shielding shall remain in the designated location throughout construction activities.

- Construction routes are limited to City of Perris designated truck routes.
  - 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.
  - 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.
  - Project applicants shall provide construction site electrical hook-ups for electric hand tools such as saws, drills, and compressors; 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.
22. **Ordinance 1253 Regarding Severe Fire Hazard Area.** All construction shall comply with the provisions of Ordinance 1253 and adhere to **California Building Code** Chapter 7A, Materials and Construction Methods for Exterior Wildfire Exposure.
23. **Blasting.** Blasting for rock removal shall occur as outlined in the MMR program adopted as part of the Mitigated Negative Declaration as incorporated herein, and as may be modified by these conditions.
24. **Construction Plans.** All Planning Division and Engineering Department Conditions of Approval, Mitigation Monitoring Plan, Security Plan and Landscape Plan Requirements shall be reproduced in full on construction drawings and grading plans, immediately following the cover sheet of such plans. Applicant shall annotate each Condition on the construction plans to indicate the manner by which each condition has been met (i.e., sheet and detail numbers).

**Project-Specific Requirements:**

25. **Parking.** The project shall provide a minimum of 166 standard sized stalls, 136 of which are covered with an architecturally integrated carport structure, 30 uncovered guest and employee parking and 8 disabled access stalls. One Shuttle bus and maintenance vehicles shall be parked overnight on-site.
26. **Mandatory Requirements for Residents.** Residents shall comply with the following:

- a. **Pets.** All pet cats shall be kept indoors at all times, and pet dogs shall be leashed at all times when outdoors, unless within the confines of the Bark Park.
  - a. **Car Washing Prohibited Onsite.** Residents shall not be permitted to wash vehicles on the premises.  
Golf Carts. Use of golf carts or similar vehicles on the premises is limited to managers and maintenance personnel only.
27. **Ellis Apartment Amenities.** A final, detailed amenities plan shall be submitted to Planning for review and approval, which shows the location and extent of all major and minor amenities and includes the following along the pedestrian path, park and courtyard areas:
  - a. dog clean-up stations
  - b. trash receptacles
  - c. covered seating areas
28. **Caution Signs.** Caution signs shall be placed where danger of slippage is present.
29. **Dog feces Maintenance.** Dog feces shall be picked up daily.
30. **City Ordinances.** The applicant shall maintain compliance with all local and City ordinances, including but not limited to an annual fire inspection and maintenance of a City business license. In addition, the project shall comply with Perris Municipal Code (PMC) 7.06 regarding Landscape Maintenance, and Chapter 7.42 regarding Property Maintenance. Moreover, all provisions of PMC Chapter 19.86, the Senior Housing Overlay, shall be maintained.
31. **Preliminary Water Quality Management Plan (PWQMP).** On July 10, 2018, the Perris-Ellis Senior Apartment Complex PWQMP was determined to be in substantial compliance, in concept, with the requirements of the Riverside County WQMP Manual. The project shall comply with the following requirements:

The development shall be subject to all provisions of the City of Perris Ordinance No. 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 that includes plans and details for the elevations, slopes, and details for the proposed structural BMPs including the infiltration basin and porous pavement. The Public Works Department shall review and approve the final WQMP text, plans and details.

**Prior to Building Permit Issuance:**

32. **Management Plan.** A Management Plan shall be submitted to the Planning Division detailing the names and contact information for the person or persons at Perris-Ellis Senior Apartment Complex responsible for emergencies, maintenance, operations, etc.

33. **Security Plan.** A Security Plan shall be developed per Section 19.86.080, Development Criteria, Security Considerations, shall be submitted to the Planning Division for review and approval. The applicant is encouraged to work with the Perris Police and Sheriff Department to develop the required Security Plan.
34. **Site Lighting Plan.** The applicant shall submit a final lighting plan that includes a photometric plan to the Planning Division for review and approval. Full cutoff, low sodium fixtures shall be used to prevent light and glare above the horizontal plane of the bottom of the lighting fixture. A minimum of one (1) foot-candle of light shall be provided in parking and pedestrian areas. The lighting plan shall adhere to the UWIG requirements of the Mitigation Monitoring Program.
35. **Landscaping Plans.** Prior to issuance of building permits, the developer shall submit three (3) copies of construction level Landscape and Irrigation Plans to the Planning Division, accompanied by the appropriate filing fee. The plans shall be prepared by a registered landscape architect and include the location, number, genus species, and container size of the plants. Landscaping shall be maintained in accordance with Section 19.70 of the Municipal Code. Use of water efficient fixtures and drought tolerant plants is required. Additional landscape requirements include the following:
  - a. Landscaping plans shall substantially conform to the approved conceptual landscape plans, except as described herein. Landscape plans shall be submitted to the City of Perris Water District for approval after the City's approval, and comply with required Perris Water District inspections. Contact (951) 928-3777).
  - b. Invasive plants shall not be used in the project landscape.
  - c. Landscaping and irrigation of the parkway along the frontage of the site on Ellis Avenue, Park Avenue and "A" Street will include installation of street trees no more than 25 feet on center with shrubs and groundcover. All street trees shall be minimum 36" box size.
  - d. All open parking areas shall have landscape borders perpendicular to parking stalls at least seven (6) feet wide. Vehicular overhang will not be permitted across walkways. Where necessary the standard depth (19 feet) of parking stalls may be reduced by two (2) feet for overhang in landscaped areas. Landscape fingers are not required in open parking areas.
  - e. The applicant shall enter into a landscape maintenance agreement with the City of Perris for the public right of way. The developer shall maintain the landscaped parkways for a period of one (1) year. The one-year period shall commence when the landscape improvements pass inspection by the Planning Division and the Public Works Department.
  - f. Trees lining the main entry roadway into complex and at the front of the community center shall be 36" box size or as shown on the concept landscaping plan.
  - g. A minimum of one tree per 6 parking stalls, or the number of trees necessary to ensure 50% shade cover in parking areas within five (5) years, based on the species, shall be provided. In addition, 75% of carport and open parking trees shall be 24"

box size trees. The balance of parking lot trees and other landscaping trees may be 15-gallon size or larger.

- h. Each building shall provide covered trash enclosures constructed to the City standard under permit. The trash enclosure shall be easily accessible to all tenants, and be screened by landscaping from the public view. The trash enclosure shall be treated with an overhead trellis treatment, and elevations shall be included on final landscape and fencing plans for review and approval by the Planning Division.
- i. Accent landscaping featuring tiered California native, drought-resistant landscaping planting and 36" box or larger trees shall be provided at project entrances.
- j. Water Quality BMPs (vegetated swales, detention basins, etc.) shall be indicated on the landscape plans with appropriate planting and irrigation.
- k. A non-potable water source shall be used for landscape irrigation, including public areas. If not yet available at the location, appropriate irrigation equipment ("purple pipe") shall be installed for future conversion and connection to the reclaimed water source.

Plans for Walls, Fences and Gates. Building plans shall include the site location, elevations, and construction details for these items. These plans shall be included and reviewed with the landscape plan check application submittal and approved by the Planning Division. The wall and fencing plan shall be consistent with the conceptual landscaping and site plan, and consist of the following:

- a. A six-foot tall decorative slump stone block wall along the northern property line.
  - b. A six-foot tall wrought iron fence with decorative columns that complement the building architecture around the in-ground pool and spa for security, as well as the private park area and along the "A" street frontage.
36. **Decorative Trellises.** Decorative lattice trellises are provided in various locations throughout the site as a focal feature for walkways and amenities and to provide added screening for parking areas along Ellis as shown on the attached site plan. No fencing walls or decorative lattice trellises are proposed along Park Avenue to help create a more open environment. Screening for the parking area along Park Avenue is accomplished through multiple layers of landscaping, including specimen sized trees.

Plans for Trash Enclosure, Gazebo & Other Structures. Building plans shall include the site location, architectural elevations, and construction details for these items. These plans shall be included and reviewed with the landscape plan check application submittal and approved by the Planning Division.

37. **Decorative Paving.** Decorative pavement is required in the following areas:
- a. Driveway entrances
  - b. Pedestrian walkway system
  - c. Other appropriate areas at the discretion of the developer.

## **Fees and Assessments:**

38. **Assessment and Community Facilities Districts.** The project shall be annexed into any assessment, community facilities, or similar district that provides funding for maintenance, services, or public improvements that benefit the project. The costs and benefits shall be described in the applicable district and annexation documents. The developer shall complete all actions required to complete such annexation prior to issuance of a Certificate of Occupancy. This condition shall apply only to districts existing at the time the project is approved (or all requirements have been met for a certificate of occupancy, as applicable). Such districts may include but are not limited to the following:
- a. Landscape Maintenance District No. 1;
  - b. Flood Control Maintenance District No. 1;
  - c. Maintenance District No. 84-1;
  - d. South Perris Community Facilities Assessment District;
39. **Fees.** The developer shall pay the following fees according to the timeline noted herein:
- a. Prior to the issuance of building permits, the applicant shall pay Stephen's Kangaroo Rat Mitigation Fees of \$500.00 per acre;
  - b. Prior to the issuance of building permits, the applicant shall pay City Development Impact Fees in effect at the time of development, excluding Park Impact Fees, which are waived for senior housing pursuant to Municipal Code 19.86.070(2);
  - c. Prior to the issuance of building permits, the applicant shall pay Multiple Species Habitat Conservation Plan fees;
  - d. Prior to issuance of building permits, the applicant will pay statutory school fees in effect at issuance of building permits to all appropriate school districts; and
  - e. Prior to issuance of Certificate of Occupancy, the developer shall pay Transportation Uniform Mitigation Fees (TUMF); and
  - f. Any outstanding processing fees or property liens owed to the City of Perris.
40. **Future Obligation of Buyers and Lessees.** All future buyers and lessees shall be informed of their obligation to comply with these Conditions of Approval. The applicant shall further inform the buyer or lessee of their obligation to maintain compliance with all local and City ordinances, including but not limited to an annual fire inspection and maintenance of a City business license.

Prior to the issuance of grading permits, the developer shall obtain the following clearances or approvals:

- a. **Final Water Quality Management Plan.** The applicant shall submit a final WQMP including, but not limited to, plans and details providing the elevations, slopes, and other details for the proposed structural source control BMPs, vegetative swales, underground storm chamber and canopy cover for trash enclosure areas. The Public Works Department shall review and approve the final WQMP plans, and details.

- b. Verification from the Planning Division that all pertinent Conditions of Approval have been met;
- c. Public improvement plans will be submitted to the City Engineer that include, but not be limited to, street, drainage, utility improvements, and dedications in accordance with Municipal Code Title 18; and
- d. Grading plans will be submitted to the City Engineer demonstrating compliance with National Pollution Discharge Elimination System requirements and the approved WQMP detailing water quality management controls and identifying Best Management Practices (BMPs) to control pollutant runoff.

**Prior to Issuance of Occupancy Permits:**

- 41. **Age and Affordability Restrictions.** The following items shall be recorded against the property:
  - a. At least one member of the household shall be 55 years of age or older at time of lease.
  - b. Per Zoning Code Section 19.86.050.B, *for projects not in a Redevelopment Area*, at least 3% of the dwelling units shall be available at affordable housing cost to persons of low and moderate income, and at least 40% of these units shall be available at affordable housing cost to persons of very low income. Therefore, 4 of the 141 units shall be set aside for affordable housing (low and moderate income), and two units shall be available to persons of very low income.
- 42. **Planning Inspection.** The applicant shall have complied with all pertinent Conditions of Approval and have all required parking, lighting, fencing, landscaping and automatic irrigation installed and in good condition. The irrigation system and landscaping shall conform to the approved landscaping and irrigation plans.