



# CITY OF PERRIS

COMMUNITY SERVICES

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## MEMO

**Date:** February 14, 2022

**To:** Nathan Perez, Project Planner

**From:** Sabrina Chavez, Director of Community Services

**Cc:** Arcenio Ramirez, Community Services Manager  
Arturo Garcia, Parks Supervisor  
Joshua Estrada, Parks Coordinator

**Subject:** **General Plan Amendment (GPA) 21-05040, Zone Change (ZC) 21-05039, Tentative Tract Map 38071 and 38071-1 (TTM21-050532)** – A proposal to amend the General Plan Land Use and Zoning designation of approximately 31.1 acres located at the northeast corner of Ramona Expressway and Evans Road from Specific Plan (GP designation) and R-10,000 (zoning designation) to R-6,000 to facilitate a 192 single-family lot subdivision with seven (7) lettered lots (A through G). **Applicant:** Jason Keller, Mission Pacific Land Company.

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Community Services Staff reviewed TTM 21-050532 and offer the following comment(s):

- Ordinance Number 953 F.1-7 specifies that whenever a specific plan, tentative tract map, residential tentative parcel map, or multi-family residential development proposal is submitted to the Development Services Department, it must be accompanied by a written statement from the applicant stating their intention to dedicate land to City, pay fees in lieu thereof, or a combination of both for park and recreational purposes. If the developer desires to dedicate land for this purpose, he shall first consult with the City Department of Community Services and Planning as to the appropriate area to be dedicated. Site selection and screening criteria and park unit classification is required and such areas as may be proposed to be dedicated shall be shown on the specific plan, tentative tract map, residential parcel map, or multi-family project site plan as submitted. No such statement is included with this application.
192. Single family lots x 4.49 persons per household = 862.08  
Dedication requirements is 5 acres per 1,000 residents = 200  
862.08 Persons per household/200 = 4.3   acres



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- The map or site plan for this project does not show the location of the proposed parkland dedication to City.
- The proposed parkland dedication is less than the amount of land required to be dedicated (5 acres, 1000 residents). \_\_\_\_ acres are required, but the proposed parkland dedication is only \_\_\_\_\_. The developer/subdivider must pay fees for the value of any additional land that otherwise would have been required to be dedicated.
- The proposed parkland falls below the minimum size for a 5.0 acre park.
- The proposed parkland lies in a floodplain/floodway which impacts the available area for development of park improvements.  
The following terms are recommended:
- The Other: The household size has increased to 4.49 persons per household in Perris (2020 Census). This number should be used to calculate the park acreage required to meet the requirement. Facilities ineligible for park credit include landscaped area edges, medians, subdivision entries, lakes and streams, or other water features, paseos, greenbelts, trails, walkways, and other similar features that are used primarily as transportation corridors and are not destinations in and of themselves, and privately owned facilities (parks, community centers) which are smaller than four (4) acres.

## Development Impact Fees

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

## Special Districts

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

## Trails

- Identify on plan pedestrian access to the adjacent Perris Valley Trail.