

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

UPDATED CONDITIONS OF APPROVAL

Tentative Tract Map 38071 and 38071-1 (21-05032)

Zone Change 21-05039

General Plan Amendment 21-05040

May 10, 2022 ~~April 6, 2022~~

PROJECT: General Plan Amendment (GPA) 21-05040, Zone Change (ZC) 21-05039, Tentative Tract Map 38071 and 38071-1 (TTM21-05032) – A proposal to amend the General Plan Land Use and Zoning designation of approximately 48.6 acres located at the northeast corner of Ramona Expressway and Evans Road from Specific Plan and R-10,000 to R-6,000 to facilitate a 188 single-family lot subdivision with seven (7) lettered lots. **Applicant:** Jason Keller, Mission Pacific Land Company.

***MITIGATION, MONITORING, AND REPORTING PROGRAM (MMRP)**

The Mitigation Monitoring and Reporting Program (MMRP) Checklist is attached to reduce potential traffic, 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 adopted Mitigation Monitoring and Reporting Program (MMRP) of the Mitigated Negative Declaration.
- 2. Development Standards.** The project shall conform to all requirements of the 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 **May 10, 2022, City Council meeting**, 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.** 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. Val Verde School District.** The proposed subdivision shall adhere to the standard requirements and mitigation fees established by the *Val Verde School District*.

6. **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).
7. **Graffiti** located on-site shall be removed within 48 hours. The site shall be always maintained in a graffiti-free state. Any graffiti located on the site shall be removed within 48 hours. **Graffiti shall be painted over in panels and not patches.** The paint used in the removal of graffiti shall match the existing color.
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. **In addition, the project shall comply with the one-year landscape maintenance schedule identified in the Public Works Department Conditions of Approval No. 5, dated July 15, 2021.**
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 **Tentative Tract Map 38071 and 38071-1 (TTM21-05032), General Plan Amendment (GPA) 21-05040, Zone Change (ZC) 21-05039.** 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. **Fish and Game Fee.** Within three (3) days of City Council approval, the applicant shall submit a check to the City Planning Division, payable to "Riverside County Clerk-recorder," for payment of State Fish and Game fees and County documentary handling fee. In accordance with Section 711.4 of the State Fish and Game Code, no project shall be operative, vested, or final until the filing fees have been paid.
12. **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 February 22, 2022.

13. **Engineering Conditions.** The project shall comply with all requirements of the City Engineer as indicated in the Conditions of Approval for TM38701 and TM38071-1 dated March 22, 2022.
14. **Fire Marshall Conditions.** The project shall comply with all requirements of the Fire Marshall in the memo dated January 6, 2022, and as identified below:
 - a. The cul-de-sac bulb (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.
 - 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. 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.
 - g. The building shall be provided with an automatic fire sprinkler system in accordance with NFPA 13D. Construction plans shall be submitted for review and approval to the City of Perris prior to installation.
 - h. Prior to the to the issuance of a grading permits, evidence of sufficient fire flow of 1000 GPM for 2-hours shall be provided to the City of Perris. The City of Perris Building and Fire Marshal Water Available/Fire Flow Form shall be utilized.
15. **Building Conditions.** The project shall comply with all requirements of the Building Official as indicated in the conditions of approval dated January 3, 2022.
16. **Community Services Conditions.** The project shall comply with all requirements of the Community Services department as indicated in the conditions of approval dated February 14, 2022.
17. **Class II Bike Lane.** A Class II bike lane shall be installed per the *Perris Trail Master Plan*

along Evans Road to all off-site improvement plans subject to the approval of Planning Division and City Engineer. A copy of the street improvement plans shall be submitted to the Planning Division.

18. **Dam Inundation Disclosure.** The owner shall disclose to all future tenants indicating the project is in a dam inundation area making the site subject to flooding in the event of a dam failure.
19. **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.
20. **Utilities.** 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 rights-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.
21. **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.
22. **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.
23. **Spark Arresters.** If applicable, all spark arresters in the proposed tract shall be screened by sheet metal enclosures, or other material acceptable to the Building Department, and painted according to the approved paint palette.
24. **City-Approved Waste Hauling.** The developer shall use only the City-approved waste hauler for all construction and other waste disposal.
25. **Energy Conservation.** To improve local air quality, the applicant shall incorporate the following energy-conservation features into the project (as feasible):
 - Low NO_x water heaters per specifications in the Air Quality Attainment Plan;
 - Heat transfer modules in furnaces;
 - Light-colored water-based paint and roofing materials;
 - Passive solar cooling/heating; and,
 - Energy-efficient appliances and lighting.

An accounting of the project's energy conservation measures shall be submitted to the Building Division, prior to application for Building Permits.

26. **Preliminary Water Quality Management Plan (PWQMP)** A Preliminary WQMP was prepared for the proposed project site. All P-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 lot-specific LID design, extended detention basins, and landscaping. The Public Works Department shall review and approve the final WQMP text, plans and details.

Prior to Final Tract Map Approval.

27. **Final Tract Map Approval.** 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. The developer shall obtain the following clearances or approvals before Final Map Recordation:
- a. Verification from the Planning Division that all pertinent conditions of approval have been met, including any Administrative Development Plan Review approvals, as mandated by the Perris Municipal Code.
 - b. Planning Commission approval of all proposed street names through a Street Name application.
 - c. Prior to final map, the developer shall include a description that Perry Street (between Lake Perris Drive to Evans Road) is vacated with the Final Tract Map.
 - d. Provide two (2) easements to the remnant parcel (APN: 302-200-005) as depicted by the Tentative Tract Map.
 - e. Any other required approval from an outside agency.
 - f. **Community Facilities District No. 2018-02 (public services district).** The project shall be annexed into the Public Services District (Community Facilities District 2018-02).
 - g. **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 the 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. Perris North Public Safety Community Facilities District 2001-3; and
- v. Transportation Uniform Mitigation Fee.
- vi. Community Facilities District No. 2018-02 (public services district)

28. **Access to Recreational Trail.** Before recordation of the final parcel map, the developer shall dedicate land, provide easements, or otherwise hold property in common ownership for access point (lot B) to the recreational trail along the easterly and southerly boundary of the project site. A break in the fence shall be provided at access point (lot B) and include the installation of removable bollards to prevent the entrance of motorized vehicles. The recreational trail (lots C and lot D) is subject to the Public Works Conditions dated February 22, 2022. The recreational trail design is subject to the review and approval of the Public Works Department.
29. **Remnant Parcel (APN: 302-200-005).** The tract map shall provide two (2) points of recorded access to the remnant parcel. In the interim, the developer shall install removable bollards, curb, gutter, and temporary fencing or other acceptable barriers (to the satisfaction of the Director of Development Services or designee) to prevent vehicles from driving Lake Perris Drive through the remnant parcel to the proposed tract.
30. **CC&Rs.** Prior to the recordation of the Final Map, the developer shall submit and obtain approvals for any Covenants, Conditions, and Restrictions (CC&Rs) to the Department of Development Services and the City Attorney's office. Approved CC&Rs shall be recorded with the final map.

Prior to Issuance of Grading Permits

31. **Southern California Edison.** Prior to the issuance of grading permits, the applicant shall contact the Southern California Edison (SCE) area service planner to complete the required forms before the commencement of construction.
32. **Final Water Quality Management Plan (F-WQMP).** 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.

33. **Floodway.** If applicable, prior to receiving a building permit, no residential units shall not be developed within a FEMA-designated 100-year floodplain unless otherwise approved by FEMA. The finish floor elevation of residential structures proposed in the floodplain is required to be elevated 12 inches above the 100-year floodplain Base Flood Elevation (BFE).

Prior to Issuance of Building Permits

34. **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.

35. **Noise Study.** The project shall comply with the noise study (dated May 12, 2021) mitigation measures prior to building permit issuance.

36. **Property Liens.** The applicant shall pay all liens owed to the city prior to the issuance of building permits.

37. **Administrative Development Plan Review.** 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.

- a. The developer shall submit a minimum of four (4) architectural types, four (4) or more color schemes, and a minimum of 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 options for lots facing the public right-of-way, detention basins, Trails, and Lake Perris Drive.
- d. The floor plan shall include the garage being set back behind 3' 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 of 10% of each floor plan shall be used within the tract.
- g. All garage doors shall include decorative windows at the top sectional row of the garage 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.
 - 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.
 - m. **The proposed architecture shall match the development to the west (TM36648 and TM36648-1)**
- 38. 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.
- 39. March Air Reserve Base.** Prior to building permit issuance, in accordance with conditions of approval by the Airport Land Use Commission (ALUC) letter dated August 12, 2021, 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 to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
 - b. The following uses shall be prohibited:
 - 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, artificial marshes, wastewater management facilities, composting operations, trash transfer stations that are open on one or more sides, recycling centers contain putrescible wastes, construction and demolition debris facilities, fly ash disposal and incinerators.)
 - iv) Any use that would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
 - c. A "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. The disclosure is as follows:

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, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish 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. The proposed water detention and/or infiltration basins or facilities shall be designed so as to provide for a detention period for the design storm that does not exceed 48 hours and to remain totally dry between rainfalls. Vegetation in and around the retention basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. 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.

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

- e. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communication could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.

40. Walls and Fences. Prior to issuance of building permits, the developer shall submit and obtain approval form the Planning Division of a block wall/ fence plan. No precision block is allowed. At a minimum, this plan shall include the following items:

- a. **Decorative Perimeter Walls.** The perimeter walls shall consist of a 6’ foot high split-face block wall with decorative cap along Evans Road, southern tract

boundary, facing along Lake Perris Drive, and interior detention basins (in public view and facing interior trails) shall include split-face block wall with stone veneer pilasters every 60' feet or perimeter wall corner, or lot line corner.

- b. **Fencing (visible from public view).** A six-foot high, decorative split-face block wall (no precision block) shall be required for all residential property lines where side or rear yards adjoin a public street. 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. **Interior fencing (not visible from public view).** Six-foot high, u.v. protected vinyl fence on side and rear property lines interior to the project (not visible from the public right-of-way).
- d. **Height of Block Walls.** All split face walls shall not be higher than 6' feet in height. If a combination wall exceeds 6' feet, then a landscape berm or retaining wall is required to conceal the height of the wall.
- e. **Detention Basins and Storm Drain Facilities (interim and permanent).** All enclosed detention basins or storm drain facilities (see Lot E requirements below) shall have decorative wrought iron fencing with decorative pilasters every 60' 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.
- f. **Lot E.** All fencing for lot E shall be 6-foot-high wrought iron and pilasters every 60 feet or corners.
- g. **Tract Identification.** The developer shall provide community entry statements, including theme walls, monumentation and enhance landscaping at each entrance to the tract along Evans Road. Theme walls and monuments shall be within the public right-of-way. The design of entry statements shall be subject to the review and approval of the Planning Division.
- h. **Graffiti.** All tract perimeter block walls shall be treated with a graffiti resistant coat. This includes walls facing the Southerly Channel, Lake Perris Drive, and Evans Road.
- i. **Trail Fencing.** All trail fencing shall be of vinyl split-rail fencing material in areas that are not fenced by the DWR.
- j. **Interim Basin.** The interim basin shall be constructed with wrought iron and pilasters every 60 feet for the final basin design area. The remnant interim fencing area for the interim basin shall be split rail vinyl.
- k. **Easterly Wall.** The developer/merchant home builder shall construct an 8' foot high wall perimeter wall along Lake Perris Drive and the easterly property line.

41. Construction Practices. To reduce potential noise and air quality nuisances, the following items shall be listed as "General Notes" on the construction drawings:

- a. Construction activity and equipment maintenance is limited to the hours between 7:00 a.m. and 7:00 p.m. 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.

42. 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.

43. 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 in accordance with Ordinance Number 953. Such fees shall be based on a

ratio of five acres per thousand residents. Per said ordinance the City reserves the right to utilize fair market value of the land based on qualified appraisal;

- 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
- h. Park Facility Fees.

44. Additional Plan Requirements. The following additional plans shall be reviewed and approved by Planning staff and the appropriate City departments, as necessary:

- a. **Attached sidewalks.** The entire tract shall provide attached sidewalks within the right-of-way.
- b. **Landscape Maintenance District Areas.** The following areas shall be included in the Landscape Maintenance District:
 - i. Evans Road Parkway
 - ii. Main entrances from Evans Road
 - iii. All Detention basins within TM 38701 and TM38701-1
 - iv. All interior decompose granite trails and points of trail access from Evans Road and along the easterly boundary of the tract.
 - v. Entry monument signage.

45. Landscaping Plans. 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 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. **Accent Landscaping.** The following treatments, consistent with the conceptual landscape plan or as conditioned herein, are required:
 - Shade trees (are required along the easterly recreational trail and entry trail connection points.
 - Large trees (36" box) shall contribute to the landscape design at all main entrances to the project site.
- b. **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.
- c. **Parkway Landscape and Irrigation.** All parkways shall be provided with landscape and automatic irrigation.
- d. **Front Yard Trees.** A minimum of two (2) fifteen (15) gallon front yard trees shall be provided for each residential lot.
- e. **BMPs for Water Quality (Interim and Permanent).** 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.
- f. **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.
 - g. **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).
 - h. **Maintenance.** All required landscaping shall be maintained in a viable growth condition.
 - i. **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.
 - j. **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.

Prior to Issuance of Occupancy Permits:

- 46. **Disclosure Statements.** The 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 acknowledgment of this disclosure by each purchaser to the City. A similar disclosure shall be made in recognition of potential noise impacts from March Air Reserve Base and the aviation easement granted to the City of Perris and to the March Inland Port Airport Authority.
- 47. **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.

Additional Condition(s)

- 48. **Dedication of Flood Control Basin associated with TTM 36647 to be utilized as a Dual-Purpose Regional Park/Retention Basin.** The applicant, Mission Pacific, in an effort to provide regional park needs for the area surrounding TTM 38071, will additionally offer the land designated as a borrow/detention basin site totaling

approximately 27 acres on TTM 36647 as a dual-purpose park and detention basin site. Further, the Maintenance Agreement associated with the detention basin for TTM 36647 will be updated to reflect this agreement and authorize the City to develop the park at such time it deems it is appropriate for development. At such time that construction commences for the park, the City will accept such dedication and provide maintenance of the basin and park.

49. **Pocket Park Play Equipment Shade Cover.** The pocket park shall provide a shade cover over the play equipment subject to the satisfaction of the Community Services Department.
50. **Fairgrounds and Lake Perris Disclosure.** The developer and/or merchant home builder shall be required to record a Perris Fairground and Lake Perris Disclosure to all single-family homes and recorded lots within TM38071 and TM38071-1. Also, a “Notice of Perris Fairgrounds in Vicinity” shall be provided to all potential purchasers and tenants of the property and shall be recorded as a deed notice. The disclosure is as follows:

NOTICE OF PERRIS FAIRGROUNDS AND LAKE PERRIS IN THE VICINITY

“This property is presently located in the vicinity of the Perris Fairgrounds and Lake Perris area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to the Perris Fairground and Lake Perris Events and Operations (for example: noise, traffic, lights, smells, pedestrians). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what Perris Fairgrounds and Lake Perris annoyance, if any are associated with the property before you complete your purchase and determine whether they are acceptable to you”.

End of conditions