



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.