

**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 VICINITY

“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 Marshal 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