



CITY OF PERRIS

PUBLIC WORKS DEPARTMENT

LANDSCAPE DIVISION

Weed Abatement

NPDES Services

Flood Control and Landscape Districts

MEMORANDUM

Date: December 11, 2020

To: Nathan Perez, Project Planner

From: Michael Morales, CIP Manager

Subject: Conditions of Approval

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 (TTM20-00005), 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 consisting of; 1) updating architectural and development standards for reviewing development proposals; 2) updating the Land Use Plan to reflect current development constraints of the Riverside Conservation Authority, and the Perris Valley Airport; and 3) approval of three (3) single-family residential tracts, totaling 542 lots over 146 acres, two (2) cluster homes tracts totaling 324 lots over 36.1 acres, and a hybrid tract with 156 cluster homes and a 236 dwelling unit apartment community, totaling 1,258 dwelling units located north of Ethanac Road, south of Case Road, between Goetz Road and Green Valley Parkway. Applicant: Matthew Villalobos, Raintree Investment Corporation.

1. City landscape maintenance district shall include:

TM 37223

- **Murrieta Road** –Provide for full half width Street, curb gutter, sidewalk, off-site landscaping requirements, perimeter walls, fences, trails, entry portals, neighborhood entry monuments, per Green valley Specific Plan Landscape Design Guidelines Section 4.3, including existing “City Maintained” median, parkway, perimeter walls, fences, trails, neighborhood entry monuments, within right-of-way. HOA areas shall be included within Landscape Maintenance District #1, as a secondary category improvement to be levied in case of default or failure to adequately maintain.
- **Green Valley Parkway**- Provide for full half width Street, curb gutter, sidewalk, off-site landscaping requirements, perimeter walls, fences, trails, neighborhood entry monuments, per Green valley Specific Plan Landscape Design Guidelines Section 4.3, including existing “City Maintained” median, parkway, perimeter walls, fences, trails, neighborhood entry monuments, within right-of-way. HOA areas shall be included within Landscape Maintenance District #1, as a secondary category improvement to be levied in case of default or failure to adequately maintain.
- **Local Street Side Yard Fronting Lot #58, #59, #1, #119, #78, #79** Provide for full half width Street, curb gutter, sidewalk, off-site landscaping requirements, perimeter walls, fences, trails, neighborhood entry monuments, per Green valley Specific Plan Landscape Design Guidelines Section 4.3, including existing “City Maintained” median, parkway, perimeter walls, fences, trails, neighborhood entry monuments, within

right-of-way. HOA areas shall be included within Landscape Maintenance District #1, as a secondary category improvement to be levied in case of default or failure to adequately maintain.

- **Watson Road-** Provide for full half width Street, curb gutter, sidewalk, off-site landscaping requirements, perimeter walls, fences, trails, neighborhood entry monuments, per Green valley Specific Plan Landscape Design Guidelines Section 4.3, including existing "City Maintained" median, parkway, perimeter walls, fences, trails, neighborhood entry monuments, within right-of-way. HOA areas shall be included within Landscape Maintenance District #1, as a secondary category improvement to be levied in case of default or failure to adequately maintain.
- **Bio Retention Basin and Pocket Park** - HOA areas shall be included within Landscape Maintenance District #1, as a secondary category improvement to be levied in case of default or failure to adequately maintain.

TM 37262 – Previously Annexed to BZ 127, and shall be re-estimated and annexed to included

- **Previously Annexed to BZ 127-** TM 37262 was previously annexed to BZ 127, and any additional landscape maintenance facilities and improvements not covered under the original benefit zone 127 annexation shall be included in the annexation required under these Conditions of Approval. Additional landscape maintenance facilities and improvements are described in the following paragraphs.
- **Goetz Road** –Provide for full half width Street, curb gutter, sidewalk, off-site landscaping requirements, perimeter walls, fences, trails, entry portals, neighborhood entry monuments, per Green valley Specific Plan Landscape Design Guidelines Section 4.3, including existing "City Maintained" median, parkway, perimeter walls, fences, trails, neighborhood entry monuments, within right-of-way. HOA areas shall be included within Landscape Maintenance District #1, as a secondary category improvement to be levied in case of default or failure to adequately maintain.
- **Green Valley Parkway-** Provide for full half width Street, curb gutter, sidewalk, off-site landscaping requirements, perimeter walls, fences, trails, neighborhood entry monuments, per Green valley Specific Plan Landscape Design Guidelines Section 4.3, including existing "City Maintained" median, parkway, perimeter walls, fences, trails, neighborhood entry monuments, within right-of-way. HOA areas shall be included within Landscape Maintenance District #1, as a secondary category improvement to be levied in case of default or failure to adequately maintain.
- **Local Street Side Yard Fronting Lot #1, #9, #10, #35-**Provide for full half width Street, curb gutter, sidewalk, off-site landscaping requirements, perimeter walls, fences, trails, neighborhood entry monuments, per Green valley Specific Plan Landscape Design Guidelines Section 4.3, including existing "City Maintained" median, parkway, perimeter walls, fences, trails, neighborhood entry monuments, within right-of-way. HOA areas shall be included within Landscape Maintenance District #1, as a secondary category improvement to be levied in case of default or failure to adequately maintain.
- **West Elm Parkway-** Provide for full half width Street, curb gutter, sidewalk, off-site landscaping requirements, perimeter walls, fences, trails, neighborhood entry monuments, per Green valley Specific Plan Landscape Design Guidelines Section 4.3, including existing "City Maintained" median, parkway, perimeter walls, fences, trails, neighborhood entry monuments, within right-of-way. HOA areas shall be included within Landscape Maintenance District #1, as a secondary category improvement to be levied in case of default or failure to adequately maintain.
- **Bio Retention Basin and Open Space Park** - HOA areas shall be included within Landscape Maintenance District #1, as a secondary category improvement to be levied in case of default or failure to adequately maintain.

- **Access Road and DG Trails-** Frontage along existing evacuation channel has been identified in the proposed landscape masterplan as a DG trail. Development of this trail shall meet the minimum standards identified in the City of Perris Parks Trails Master Plan.

TM 37816

- **Ethanac Road** –Provide for full half width Street, curb gutter, sidewalk, off-site landscaping requirements, perimeter walls and fences per Green valley Specific Plan Landscape Design Guidelines Section 4.3, including existing “City Maintained” median and parkway improvements, “HOA Maintained” landscape and walls within right-of-way.
- **West Elm Parkway-** Provide for full half width Street, curb gutter, sidewalk, off-site landscaping requirements, perimeter walls and fences per Green Valley Specific Plan Landscape Design Guidelines Section 4.3, including existing “City Maintained” median and parkway improvements, “HOA Maintained” landscape and walls within right-of-way.

TM 37817

- **Watson Road-** Provide for full half width Street, curb gutter, sidewalk, off-site landscaping requirements, perimeter walls, fences, trails, neighborhood entry monuments, per Green valley Specific Plan Landscape Design Guidelines Section 4.3, including existing “City Maintained” median, parkway, perimeter walls, fences, trails, neighborhood entry monuments, within right-of-way.
- **Green Valley Parkway-** Provide for full half width Street, curb gutter, sidewalk, off-site landscaping requirements, perimeter walls, fences, trails, neighborhood entry monuments, per Green valley Specific Plan Landscape Design Guidelines Section 4.3, including existing “City Maintained” median, parkway, perimeter walls, fences, trails, neighborhood entry monuments, within right-of-way.

TM 37818

- **Green Valley Parkway-** Provide for full half width Street, curb gutter, sidewalk, off-site landscaping requirements, perimeter walls, fences, trails, neighborhood entry monuments, per Green valley Specific Plan Landscape Design Guidelines Section 4.3, including existing “City Maintained” median, parkway, perimeter walls, fences, trails, neighborhood entry monuments, within right-of-way.

TM 37722

- **Murrieta Road** –Provide for full half width Street, curb gutter, sidewalk, off-site landscaping requirements, perimeter walls, fences, trails, entry portals, neighborhood entry monuments, per Green valley Specific Plan Landscape Design Guidelines Section 4.3, including existing “City Maintained” median, parkway, perimeter walls, fences, trails, neighborhood entry monuments, within right-of-way. HOA areas shall be included within Landscape Maintenance District #1, as a secondary category improvement to be levied in case of default or failure to adequately maintain.
- **Green Valley Parkway-** Provide for full half width Street, curb gutter, sidewalk, off-site landscaping requirements, perimeter walls, fences, trails, neighborhood entry monuments, per Green valley Specific Plan Landscape Design Guidelines Section 4.3, including existing “City Maintained” median, parkway, perimeter walls, fences, trails, neighborhood entry monuments, within right-of-way. HOA areas shall be included within Landscape Maintenance District #1, as a secondary category improvement to be levied in case of default or failure to adequately maintain.
- **Local Street Side Yard Fronting Lot #37, #38, #47** Provide for full half width Street, curb gutter, sidewalk,

off-site landscaping requirements, perimeter walls, fences, trails, neighborhood entry monuments, per Green valley Specific Plan Landscape Design Guidelines Section 4.3, including existing "City Maintained" median, parkway, perimeter walls, fences, trails, neighborhood entry monuments, within right-of-way. HOA areas shall be included within Landscape Maintenance District #1, as a secondary category improvement to be levied in case of default or failure to adequately maintain.

- **Bio Retention Basin and Open Space Slope** - HOA areas shall be included within Landscape Maintenance District #1, as a secondary category improvement to be levied in case of default or failure to adequately maintain.
- **Access Road and DG Trails**- Frontage along Watson Ditch channel and Murrieta Rd. has been identified in the proposed landscape masterplan as a DG trail. Development of these trails shall meet the minimum standards identified in the City of Perris Parks Trails Master Plan.

2. **Landscaping Plans.** Three (3) copies of Construction Landscaping and Irrigation Plans for the off-site landscaping, including any medians or other landscape areas along the dedications 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. This landscape plan shall be titled "CUP Off-site Landscape Plan CUP 19-05128" and shall be exclusive of any private property, on-site landscaping. Elements of the Landscape Plan shall include but not be limited to:

- **Landscape Limits** – Limits of right-of-way areas or easement areas, defined by concrete mow curb, fully dimensioned, that are to be annexed into the Landscape Maintenance District. A planting palette and hardscape plan intended to meet the design intent of the Landscape Guidelines in effect for the area, including the existing Green Valley Specific Plan Landscape Design Guidelines Section 4.3; or if no such guidelines exist the design intent of neighboring development, as determined by the Engineering Administration and Special Districts Division.
- a. **Irrigation** – A list of irrigation system components intended to meet the performance, durability, water efficiency, and anti-theft requirements for Special District landscape areas as determined by the Engineering Administration and Special Districts Division. Components shall include, but not be limited to Salco or GPH flexible PVC risers, Sentry Guard Cable Guard and Union Guard, and backflow Wilkens Model 375 (or equal). Controller shall include an ET based controller with weather station that is centrally controlled capable and wi-fi ready (WeatherTrak ET Pro3 Smart Controller, or equal, with Rain Sensor). At the discretion of the Engineering Administration and Special Districts Division public landscape areas utilizing no more than 6 valves/stations, programmed to irrigate consecutively, and none simultaneously, may propose the use of an alternative ET based controller with weather station that is centrally controlled capable and wi-fi ready, such as the Weathermatic System or equal. Proposed system shall be complete with wireless weather station, aircard with flow, one year bundle service, blade antenna and flow sensor.
- b. **Benefit Zone Quantities** – Include a Benefit Zone quantities table (i.e. SF of planting areas, turf, number of trees, SF. of hardscape, etc.) in the lower right hand corner of the cover sheet for off-site landscape areas, indicating the amount of landscaping the district will be required to maintain.
- c. **Meters** – Each District is required to be metered separately. All electrical and water meters shall be located

in locations that are easily accessible to maintenance staff while not visually obtrusive in the street scene and away from street intersections. Show location of separate water and electrical utility meters intended to serve maintenance district areas exclusively. Show locations of water and electrical meter for landscape district. Show location of water and electrical meter for flood control district. Show location of electrical meter for Traffic signal and street lighting district, on respective plans. Coordinate location of meters on landscape and civil engineering plan.

- d. Controllers** - The off-site irrigation controllers are to be located within the right of way (preferably within the off-site landscape area). All point of connection equipment including irrigation controller pedestals, electrical meter pedestals, and backflow preventers are to be located in locations that are easily accessible to maintenance staff while not visually obtrusive in the street scene, and away from street intersections. Backflow preventers are to be screened on at least three sides with (5) gallon plant material. The fourth side shall be open to the back of the landscape area in order to allow the backflow cage to be opened without interference with plant materials. Backflow cages shall meet the required City of Perris Engineering Standards in effect at the time of approval.
 - e. Recycled Water** - If applicable. The project landscape architect shall coordinate with EMWD to verify if the site will be served with recycled water and design all irrigation and landscape plans to meet the requirements of EMWD and provide additional irrigation components as needed.
 - f. EMWD Landscape Plan Approval** – The project landscape architect shall submit a copy of all irrigation plans and specifications to EMWD for approval. The project landscape architect must confirm with EMWD that the plans have been approved by EMWD and submit written proof of approval by EMWD prior to the City approving the final Landscape Plans. Until the final landscape plan has been approved by the City of Perris, the maintenance areas depicted cannot be accepted by the City for maintenance. The developer shall coordinate the both reviews to ensure acceptability of plans by both EMWD and the City of Perris, prior to approval by either agency.
 - g. Landscape Weed Barrier** - Weed cloth with a minimum expected life of 10-years shall be required under all mulched areas.
 - h. Wire Mesh and Gravel At Pull Boxes**- Provide wire mesh and gravel layer within valve boxes to prevent rodent intrusion.
 - i. Slopes 3:1 Maximum**- Any proposed slope will not exceed a 3:1 ratio. Slopes exceeding a 3:1 ratio shall require construction of appropriate reinforcing garden walls.
3. **Landscape Inspections.** The project applicant shall inform the on-site project manager and the landscape contractor of their responsibility to call for only “OFF-SITE” landscape and irrigation inspections at the appropriate stages of construction. Inspections shall be scheduled at least two-working days (Monday through Friday) prior to actual inspection. Contact Public Works-Engineering Administration/Special Districts at (951) 657-3280 to schedule inspections.
- **Inspection #1** - Trenches open, irrigation installed, and system pressurized to 150 PSI for four hours.
 - **Inspection #2** - Soil prepared, and plant materials positioned and ready to plant.
 - **Inspection #3** - Landscaping installed, irrigation system fully operational, and request for “Start of 1

year Maintenance Period” submitted, with all required turn-over submittal items provided to Public-Works Engineering Administration/Special Districts.

- **Turn-Over Inspection**– On or about the one year anniversary of Inspection #3, Developer shall call for an inspection to allow the City to review and identify any potential irrigation system defects, dead plants, weed, debris or graffiti; stressed, diseased, or dead trees; mulch condition, hardscape or other concerns with the landscape installation; or to accept final turn over of the landscape installation. At his sole expense, the Developer shall be responsible for rectifying system and installation deficiencies, and the one year maintenance period shall be extended by the City until all deficiencies are cured to the satisfaction of the City. If in the opinion of the City’s Landscape Inspector the landscape installation is in substantial compliance with the approved landscaping plans, the irrigation and communication system is functioning as intended, and the landscape installation is found to be acceptable to the City, then the Inspector shall recommend to the City’s Special District Coordinator to accept turn-over of water and electrical accounts, wi-fi communication contracts and the entire landscape installation.

5. **One Year Maintenance and Plant Establishment Period**-The applicant will be required to provide a minimum of a one (1) year maintenance and plant establishment period, paid at the sole expense of applicant. This one-year maintenance period commences upon the successful completion of Inspection #3 discussed above, and final approval by the City. During this one year period the applicant shall be required to maintain all landscape areas free of weeds, debris, trash, and graffiti; and keep all plants, trees and shrubs in a viable growth condition. Prior to the start of the one year maintenance period, the Developer shall submit a weekly Landscape Maintenance Schedule for the review and approval by the City’s Special Districts Division. City shall perform periodic site inspections during the one-year maintenance period. The purpose of these periodic inspections is to identify any and all items needing correction prior to acceptance by the City at the conclusion of the one-year maintenance period. Said items needing correction may include but are not limited to: replacement of dead or diseased plant materials, weeding, replenishment of mulches, repair of damaged or non-functioning irrigation components, test of irrigation controller communications, etc. During this period, the City shall begin the annual assessment of the benefit zone in preparation for the landscape installation turn-over to City maintenance staff.
6. **Street/Off-Site Improvements.** The applicant shall submit street improvement plans, accompanied by the appropriate filing fee to the City Engineering Department. Details of treatments off-site improvements, including lighting shall meet both the City Engineer’s Design Guidelines, and the additional requirements of the Engineering and Special Districts Division. Components shall include, but not be limited to:
 - a. **Street Lighting**-If street lighting is required, lighting shall meet the type, style, color and durability requirements, necessary for energy efficiency goals, maintenance and longevity of improvements of the City Engineer’s Office. As determined by the City, new streetlights may be required to be deeded to City of Perris, and not SCE. Street lights deeded to City of Perris shall be constructed per LS-3 account billing standard, which shall include an individually metered pedestal for streetlights.
 - b. **Acceptance By Public Works/Special Districts**- Lighting District facilities required by the City Engineer’s Office shall be installed and fully operational, and approved by final inspection by the City Engineer’s Office, and the City’s Consulting Traffic Signal Inspection Team (Riverside County TLMA) at (951) 955-6815. Prior to acceptance for maintenance of “Off-site” traffic signal and lighting facilities by the Public Works-Engineering and Administration Division/Special Districts, the developer shall contact the Public Works Special Districts Division at (951) 956-2120 to schedule the delivery of all required turn-over submittal items. Prior to acceptance into Lighting District 84-1, coordinate turn-over information pertaining to Street Lights, and Traffic Signal Electrical/SCE Service Meters with Wildan

Financial Services, the City's Special Districts Consulting Firm at (951) 587-3564. (i.e. Provide electrical meter number, photo of pedestal, and coordinate "request for transfer of billing information" with SCE and City for all new service meters). Developer shall pay 18-month energy charges to the City of Perris for all off-site street lighting. Call Wildan Financial Services, Inc. for amount due, and to obtain receipt for payment. Obtain and provide a clearance form from Riverside County TLMA indicating completion of all punch list items from traffic signal construction. Submit one large format photo-copy of Traffic Signal as-built plans and timing sheets.

8. **Flood Control District #1 Maintenance Acceptance.** Flood Control District facilities required by the City Engineer's Office shall be installed and fully operational, and approved by final inspection by the City Engineer's Office. Prior to acceptance for maintenance of "Off-site" flood control facilities by the Public Works-Engineering and Administration Division/Special Districts the developer shall contact the Public Works Special Districts Division at (951) 657-3280 to schedule the delivery of all required turn-over submittal items including as-built storm drain plans in electronic PDF format, one large format photo-copy of as-built plans, storm drain video report in electronic format, and hardcopy of video report with industry standard notations and still photos made during video runs (i.e. facilities sizes, off-sets or damage, facility type, dirt and debris, etc.). The flood control facilities shall be turned over in a condition acceptable to the City, and the developer shall make all necessary repairs and perform initial maintenance to the satisfaction of the City.

9. **Assessment Districts.** Prior to permit issuance, developer shall the appropriate deposit amount necessary for all required annexations.
Payment is to be made to the City of Perris, and the check delivered to the City Engineer's Office. Payment shall be accompanied by the appropriate document for each district indicating intent and understanding of annexation, to be notarized by property owner(s):
 - ***Consent and Waiver for Maintenance District No. 84-1*** - New street lighting proposed by the project, as determined by the City Engineer
 - ***Consent and Waiver for Landscape Maintenance District No. 1*** -New off-site parkway landscape and any above ground landscaped water quality basins, swales, etc. proposed by the project. In addition, a secondary landscape category identified as HOA maintained on the proposed conceptual landscape plans, except as noted in the Conditions above, shall be annexed and levied in case of default or failure to adequately maintain by the entity responsible for maintenance.
 - ***Petition for Flood Control Maintenance District No. 1*** -For Off-site Flood Control Facilities proposed by the project, as determined by the City Engineer.
 - Original notarized document(s) to be sent to:
Daniel Louie
Wildan Financial Services
27368 Via Industria, #200
Temecula, CA 92590
 - a. Prior to final map recordation or final certificate of occupancy the developer shall annex into the aforementioned districts, posting an adequate maintenance performance bond to be retained by the City as required by the City Engineer. Upon receipt of deposit and Consent and Waiver Forms, the developer shall work with City to meet all required milestones for annexations.

- i. City prepares the Engineer's Reports which includes a description of the improvements to be maintained, an annual cost estimate and annual assessment amounts.
- ii. Reports are reviewed and approved by the property owner. The assessment ballots will be based on these Reports.
- iii. The Reports and corresponding resolutions are placed, for approval, on the City Council Meeting Agenda. City Council action will include ordering the assessment ballots and setting a Public Hearing for no sooner than 45 days. Property owner attendance at this City Council Meeting is not required.
- iv. The assessment ballots are sent to the property owner and are opened by the City Clerk at the close of the Public Hearing. With a "YES" vote by the property owner the City Council can move forward with the Resolution that Confirms the Annexation. Property owner attendance at this Public Hearing is not required.
- v. Confirmation by the City Council completes the annexation process and the condition of approval has been met.