



CITY OF PERRIS

STUART E. MCKIBBIN, CONTRACT CITY ENGINEER

P8-1415

MEMORANDUM

TO: Nathan Perez (Senior Planner)

FROM: Stuart E. McKibbin, Contract City Engineer

DATE: December 19, 2022

RE: PLN22-05124
Financing TPM38410
Green Valley Specific Plan
Lot13 of Tract Map 24648 (MB 226/88-100)
APN: 330-150-009

We have completed our review of the subject project and offer the following comments:

- The following statements must be clearly printed on the face of the proposed financing map:
 - a. FOR FINANCE AND CONVEYANCE PURPOSES ONLY.
 - b. THIS MAP DOES NOT CREATE A LEGAL BUILDING SITE. FURTHER APPLICATIONS ARE NECESSARY TO DEVELOP THIS PROPERTY.
- All easements and/or rights-of-way shall be offered for dedication to the public or other appropriate agencies and shall continue in force until the City or the appropriate agency accepts or abandons such offers. All dedications shall be free from all encumbrances as approved by the City Engineer.
- This subdivision is for financing purposes only , therefore, no development shall occur and no permits shall be issued. The parcel map shall adhere to the requirements and conditions of approval of the underlying Green Valley Specific Plan and Tract No. 24648 (MB 226/88).

- Development of each parcel created by this map shall be subject to filing the applicable development application with the City for review and approval. Respectively, the development applications will be conditioned for dedication of additional rights-of-way and provision of public and private improvements.
- The point(s) of access, driveway(s) and ingress and egress to each parcel shall be determined by the City upon review and approval of the said development applications for each parcel.
- The applicant/property owner shall submit the parcel map to the City for review and approval and subsequent recordation.
- The financing map site is within the limits of FEMA 100-year flood plain. Parcels created by this map shall be required to file CLOMR and the subsequent LOMR with FEMA for approval by the City.
- Property line corner cutbacks shall be dedicated per County of Riverside Standard No. 805.
- The project site is located within the limits of San Jacinto River Area Drainage Plan (ADP) for which drainage fees have been adopted by City. Parcels created by this map shall pay separately drainage fees as set forth under the provisions of the “Rules and Regulations of Administration of Area Drainage Plan” prior to approval of a future map for each parcel.

Additional comments will be provided upon receipt of resubmittals with additional information.

Should you have any questions, please contact Kamran Saber via e-mail at ksaber@interwestgrp.com.