

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

FINAL CONDITIONS OF APPROVAL

**PDO 21-05038, TPM 21-05 (TPM-37904), and
DPR 21-00002**

May 28, 2024

Planned Development Overlay (PDO) Zone 21-05038, Tentative Tract Map (TTM) 21-05037 (TTM 37904), Development Plan Review 21-00002 – To consider the following entitlements to facilitate a residential development (age restricted 55 years and older) on 41.70 acres: 1) Planned Development Overlay (PDO) Zone to facilitate construction of 185 single family detached residential units; 2) Tentative Tract Map to subdivide 41.70 acres into 185 residential lots; and 3) Development Plan Review for review of the site plan and building elevations. The project site is located on the northeast corner of Mountain Avenue and McPherson Road, in the R-6000 – Single Family Residential Zone. Applicant: Anthony Arnest, Pacific Communities.

• **GENERAL CONDITIONS:**

1. **Mitigation Monitoring Program.** The project shall fully comply with all provisions of the adopted Mitigation Monitoring and Reporting Program (MMRP). The MMRP shall be implemented in accordance with the timeline, reporting and monitoring intervals listed.
2. **Tentative Tract Map (TTM) 21-05037 (TTM 37904).** There is a 24-month time limit in which to satisfy the conditions and record the map after the City Council approval. A maximum of six (6) subsequent one-year time extensions may be granted by the City Council upon request by the applicant. A written request for an extension of time shall be submitted to the Planning Division at least 30 days prior to the expiration of the map.
3. **Approval Period for Development Plan Review 21-00002.** Planned Development Overlay and Development Plan Review related to an implementing subdivision may be granted time extensions by the City Council up to a total of six (6) years beyond the original approval expiration date prior to the issuance of any building permits. Once a building permit has been issued, the Planned Residential Development will be considered vested and time extensions are no longer required. A written request for an extension of time shall be submitted to the Planning Division at least 30 days prior to the expiration date.
4. **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 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 **Planned Development Overlay (PDO) 21-05038 Zone, Tentative Tract Map (TTM) 21-05037 (TTM 37904), and Development Plan Review 21-00002.** The City shall promptly notify the applicant of any claim, action, or proceeding for which indemnification is sought and

shall cooperate fully in the defense of the action.

5. **Notice of Determination.** Within five (5) days of City Council approval, the applicant shall work with Planning Staff on filing a Notice of Determination and applicable fee for the project Mitigated Negative Declaration to the Riverside County Clerk Recorder, in accordance with Section 753.5, (Title 14) of the California Code of Regulations; no project shall be operative, vested, or final until the filing fees have been paid.

- **PLANNING DIVISION**

6. **Perris Municipal Code and Planned Development Overlay Compliance.** The project shall conform to the development standards of the R-6,000 Zone in Chapter 19.25 and the Planned Development Overlay Zone requirements in Chapter 19.55 of the Perris Municipal Code.
7. **Expansion of Use.** No expansion of the site or the use shall occur without subsequent reviews and approvals by the Planning Division.
8. **Conformance to Approved Plans.** Development of the project site, building elevations, and conceptual landscaping shall conform substantially to the plans approved by the Planning Commission on **April 17, 2024**, or as amended by final approval by the City Council on **May 14, 2024**. Any deviation shall require appropriate Planning Division consideration.
9. **Advisory:** Signs shall be permitted in accordance with Chapter 19.75 Sign Regulations of the Zoning Code. Signs shall be subject to separate review and assessment. A separate application and fee will be required.

Prior to Map Recordation:

10. **Mitigation Measures.** All applicable mitigation measures shall be satisfied.
11. **Street Names Request.** The applicant shall submit a Street Names Request to the Planning Division for Planning Commission review and approval. A separate application and applicable fee shall apply.
12. **Final Map Recordation.** Prior to the recording of the Final Tract Map, the developer shall submit two separate applications and fees, one application to the Planning Division and a second application to the Engineering Department for review and approval for City Council action.
13. **Homeowners Association.** The applicant shall prepare and record Covenants, Conditions, and Restrictions (CC&Rs) creating a Homeowners Association (HOA), subject to approval of the Planning Division and City Attorney's Office. The CC&Rs/HOA shall contain the following:
 - a. Each buyer shall sign and acknowledge that he/she has read the Constitution and By-Laws of the HOA and the CC&Rs applying to the development, including any clause pertaining to private streets and private driveways.
 - b. The CC&Rs shall be irrevocably written and recorded so that the maintenance is the

- responsibility of the HOA for the life of the project. The CC&Rs shall clearly state that the HOA officers are responsible for the enforcement of the on-street parking regulations.
- c. Prior to the recording of the Articles of Incorporation, an additional deposit is required for the review of the AOIs by the City Attorney.
 - d. Age-Restriction (55 years of age or older).
 - e. The By-Laws or other appropriate document of the HOA shall include the obligations of the Association with respect to maintenance of landscaping along the street frontages; primary and secondary entrances; common open space areas, including maintenance of natural open space parcels, maintenance of recreation areas and equipment, the clubhouse building, swimming pool, and spa; perimeter wall and entry gates, parking areas, and private streets.
 - f. The HOA shall also act as the Architectural Review Board for the project, strictly enforcing compliance with approved home design, materials colors, proposed additions, patio covers, etc.
 - g. Vehicles parked on a residential driveway shall not encroach onto the sidewalk or private street.
 - h. Graffiti shall be removed within 48 hours of complaint.

Prior to Grading Permit Issuance:

- 14. **Mitigation Measures.** All applicable mitigation measures shall be satisfied.
- 15. **Precise Grading Plans.** Precise grading plans shall be submitted to the City Engineer for review and approval. Grading plans shall be consistent with approved development plans.
- 16. **Traffic Control Plan.** A Traffic Control Plan shall be submitted for approval to the City Engineer.
- 17. **Southern California Edison (SCE).** The developer/owner shall contact the Southern California Edison (SCE) area service planner (951-928-8323) to complete the required forms prior to the commencement of construction. No grading permits shall be issued until a letter from SCE is received by the City Engineer indicating electrical service will be placed underground.
- 18. **Eastern Municipal Water District (EMWD).** After the City's approval, the applicant shall also submit landscape plans to EMWD for approval and comply with required EMWD inspections. Contact EMWD at 951 928-3777, ext. 4334.
- 19. **Preliminary Water Quality Management Plan (PWQMP) for DPR 21-00002.** A Preliminary WQMP was prepared for the proposed project site. All PWQMPs were determined to be in substantial compliance, in concept, with the 2012 Riverside County WQMP Manual requirements as of January 15, 2024. The following 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 one bio-retention basins, lot-specific LID BMPs, and self-retaining landscape. The Public Works Department shall review and approve the final WQMP text, plans and details.
20. **Final Water Quality Management Plan (FWQMP).** Prior to the issuance of grading permits, an FWQMP is required to be submitted. To mitigate impacts related to pollutant loading to receiving waters and/or increased erosion/siltation resulting from the long-term operation of the project, the applicant shall develop, receive approval from the City, and implement an FWQMP. The FWQMP shall contain measures that will effectively treat all pollutants of concern and hydrologic conditions of concern, consistent with the Preliminary WQMP and developed in compliance with the MS4 permit. The FWQMP shall specifically identify pollution prevention, source control, treatment control measures, and other Best Management Practices (BMPs) that shall be used on-site to control predictable pollutant runoff to reduce impacts to water quality to the maximum extent practicable. The FWQMP shall substantially comply with site design, source control, and treatment control BMPs proposed in the approved Preliminary Water Quality Management Plan (PWQMP).

Prior to Building Permit Issuance:

21. **Recorded Map.** Tentative Tract Map 37904 shall be recorded.
22. **Mitigation Measures.** All applicable mitigation measures shall be satisfied.
23. **Construction Drawings.** All Planning, Public Works, and Engineering conditions of approval and mitigation measures shall be copied on the construction drawings. The Conditions shall be annotated for ease of reference (i.e. Sheet and detail numbers).
24. **March Air Reserve Base and Perris Valley Airport.** Prior to building permits issuance, in accordance with conditions of approval by the Airport Land Use Commission (ALUC) letter dated **June 1, 2021**, the conditions of approval enumerated in the conditional approval letter shall be implemented to address the project's location within the Airport Influence Area.
25. **School District.** The proposed project shall adhere to the standard requirements and mitigation fees established by the School District.
26. **Decorative Lighting.** Plans shall include decorative lighting for each home. The applicant shall work with staff on the location and appropriate lighting fixtures for each home depending upon the architecture.
27. **Performance Standards.** The applicant shall comply with all Performance Standards in Chapter 19.44.070 of the Perris Municipal Code.

28. **Construction Practices.** To reduce potential noise and air quality nuisances, the following items shall be listed as "General Notes" on the construction drawings:
- a. Construction activity and equipment maintenance are limited to weekday hours between 7:00 a.m. and 7:00 p.m. Construction may not occur on weekends or State holidays without the prior consent of the Building Official. Non-noise-generating activities (e.g., interior painting) are not subject to these restrictions.
 - b. Construction routes are limited to City of Perris designated truck routes.
 - c. 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 late morning and after work is completed for the day and whenever wind exceeds 15 miles per hour.
 - d. A person or persons shall be designated to monitor the dust control program and to order increased watering as necessary to prevent the transport of dust off-site. The name and telephone number of such people shall be provided to the City. Also, a board shall be placed at the subject site to include a person and phone number for the public to call in case of dirt and dust issues.
 - e. Project applicants shall provide construction site electrical hook-ups for electric hand tools, such as saws, drills, and compressors, 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.
29. **ADA Compliance.** The project shall conform to all disabled access requirements in accordance with the State of California, Title 24, and the Federal Americans with Disabilities Act (ADA).
30. **Screening of Roof-Mounted Equipment.** No roof-mounted equipment is proposed for this project. Proper screening shall prevent public views of all HVAC equipment and roof-mounted equipment. Also, all vent pipes and similar devices shall be painted to match the building.
31. **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.
32. **Downspouts.** Exterior downspouts are not permitted on building elevations facing the public right of way. Interior downspouts are required for these elevations.
33. **Trash Enclosures.** If required for the Clubhouse, the trash enclosure shall be screened with landscaping (vines and shrubs) and provide decorative solid trellis cover per the development plans presented to the Planning Commission. Furthermore, the trash enclosure location shall have an ADA path of travel from each one of the buildings to the trash enclosure it is meant to serve.

34. **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.
35. **On-site & Off-site Utilities.** All utilities 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.
36. **Landscape and Irrigation Plans.** Submit three (3) copies of the landscape and irrigation plans to the Planning Division for review and approval. Design modifications may be required as deemed necessary. A separate application and applicable fee are required. Landscape plans shall comply substantially with the conceptual plans approved by the City Council. The plans shall be prepared by a California-registered Landscape Architect and conform to the requirements of Chapter 19.70 – Landscaping of the Perris Municipal Code. The following shall be included:
- a. **Street Frontages.** All landscaping fronting onto the perimeter of the project site and adjacent to the surrounding streets shall consist of tiered plant materials subject to Planning staff review and approval.
 - b. **EMWD.** Landscape plans shall be submitted concurrently to the Eastern Municipal Water District (EMWD) for review and approval.
 - c. **BMPs for Water Quality.** All BMPs (vegetated swales, etc.) shall be shown on the landscape plans with appropriate planting and irrigation. Trees shall be planted as closely as possible to screen the bio-retention areas.
 - d. **Water Conservation.** Landscaping must comply with AB 325 for water conservation. Refer to Chapter 19.70 – Landscaping, for water conservation calculations (MAWA).
 - e. **Maintenance.** All required landscaping shall be maintained in a viable growth condition for the life of the project.
 - f. **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.
37. **Fence and Wall Plan.** The applicant shall submit fence and wall plans to Planning staff for review and approval. Plans shall comply substantially with the plans approved by City Council. Revise the fence and wall plan such that the plan incorporates the following:
- a. **Perimeter Walls.** Add a minimum of two (2) decorative pilasters with caps to the perimeter wall fronting onto McPherson Road and one (1) decorative pilaster and cap to the wall fronting onto Mountain Avenue, subject to Planning staff review and approval.
 - b. **Tubular Steel Fence.** Decorative pilasters and caps shall be added at prominent corners and throughout the tubular steel fencing to break up the massing.

- c. **Additional Fencing.** Additional fencing shall be consistent with height, colors and materials approved for this project. Any additional fencing not shown on the plans shall be reviewed and approved by Planning staff. Chain link fencing or other types of fencing are not allowed.
 - d. **Graffiti.** All decorative masonry walls shall be treated with a graffiti-resistant coat.
 - e. **Knox Boxes.** Knox boxes are required for all gates and shall be approved by the Fire Marshal and issued by the Building Division.
38. **Photometrics Plan (Site Lighting Plan).** The applicant shall submit a Photometrics Plan to the Planning Division for review and approval. Full cut off, low sodium fixtures shall be used to prevent light and glare above the horizontal plane of the bottom of the lighting fixture. A minimum of one (1) foot-candle of light shall be provided in parking and pedestrian areas (clubhouse). Street lighting shall comply with Engineering requirements.
39. **Entrance Landscape Lighting.** Both project entrances shall provide uplighting of trees and other key landscape features where appropriate, subject to Planning Staff review and approval.
40. **Entry Gate.** The northeast entry gate call box shall be setback to provide for adequate vehicle stacking between the call box and the street intersection at McPherson Road.
41. **Fees.** The developer shall pay the following fees prior to the issuance of building permits:
- a. Stephen's Kangaroo Rat Mitigation Fees of \$500.00 per acre.
 - b. Multiple Species Habitat Conservation Plan fees.
 - c. Current statutory school fees to all appropriate school districts.
 - d. Any outstanding liens and development processing fees owed to the City.
 - e. Appropriate Road and Bridge Benefit District fees.
 - f. Park Development Impact fee.
 - g. City Development Impact fees.
 - h. Transportation Uniform Mitigation Fees (TUMF).
 - i. Appropriate City Development Impact Fees in effect at the time of development.

During Construction:

42. **Waste Hauling and Disposal.** The project shall use only the City-approved waste hauler for all construction and other waste disposal.

Prior To Issuance of Occupancy Permits

43. **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:

- a. Maintenance District No. 84-1
- b. Landscape Maintenance District No. 1
- c. Maintenance District No. 1

44. **On-Site Landscape Inspections.** The project applicant shall inform the on-site project manager and the landscape contractor of their responsibility to call for a final landscape inspection after all the landscaping and irrigation have been installed and are completely operational. Before calling for a final inspection, submit to the Project Planner the "Certificate of Compliance" form completed and signed by the designer/auditor responsible for the project.

45. **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 pertinent conditions of approval have been met. The applicant shall have all the required paving, parking, walls, site lighting, landscaping and automatic irrigation installed and in good condition.

Operational Conditions:

46. **Property Maintenance.** The project shall comply with provisions of the Perris Municipal code 7.06 regarding Landscape Maintenance and Chapter 7.42 regarding Property Maintenance. In addition, the project shall comply with the one-year landscape maintenance schedule.

47. **Temporary Uses.** Per Chapter 19.60 of the City of Perris Municipal Code, any outdoor use of the common space for special events that will require temporary structures or tents shall be required to apply for a Temporary Use Permit as described in Section 19.60.060 of the City of Perris Municipal Code.

48. **Graffiti and Property Maintenance.** For all HOA-maintained fences, walls, and buildings, the project shall comply with the Perris Municipal Code Chapter 7.42 regarding property maintenance. The site shall be always maintained in a graffiti-free state. Graffiti located on site shall be removed within 48 hours. Graffiti shall be painted over panels, not patches. In addition, it will match the color of the wall or material surface. Furthermore, the applicant shall apply an anti-graffiti coating on the walls.

- **ENGINEERING DEPARTMENT**

49. The project shall adhere to the requirements of the City Engineer as indicated in the attached Engineering Conditions of Approval dated **March 28, 2024**. On and off-site improvement plans shall be submitted for review and approval by the City Engineer.

- **PUBLIC WORKS DEPARTMENT**

50. The project shall adhere to the requirements of the Public Works Administration Department as indicated in the attached Conditions of Approval dated **April 10, 2024**.

- **COMMUNITY SERVICES DEPARTMENT**

51. The project shall adhere to the requirements of the Community Services Department as indicated in the attached Conditions of Approval dated **March 22, 2024**.

- **BUILDING & SAFETY DIVISION**

52. The project shall adhere to the requirements of the Building & Safety Division as indicated in the attached Conditions of Approval dated **November 16, 2021**.

- **BUILDING OFFICIAL/FIRE MARSHAL**

53. 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 and the approved Fire Access Plan. 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 in the 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>.

- **FIRE MARSHAL**

54. The project shall comply with all requirements set forth by the California Code of Regulations Title 24 Parts 1-12 respectively.

55. The adopted edition of the California Code of Regulations, Title 24, Parts 1 through 12, and the Perris Municipal Code shall apply at the time the architectural plans are submitted for construction permits.

56. Prior to the to the issuance of a grading permit 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.

57. Prior to the issuance of a grading permit, evidence of sufficient fire flow of 1000 GPM for 2 hours shall be provided to the City of Perris. The City of Perris Building and Fire Marshal

Water Available/Fire Flow Form shall be utilized.

58. 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.
 59. All required fire hydrants shall be installed and operational prior to building construction. All fire hydrants shall remain operational during construction.
 60. 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.
 61. The permanent building address shall be provided and either internally or externally lit 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. The buildings shall be provided with an automatic fire sprinkler system in accordance with NFPA 13D. Construction plans shall be submitted for review and approval to the City of Perris prior to installation.
 62. The project is located in the Very High Fire Severity Zone. All enhanced building construction requirements set forth in the California Building Code, Chapter 7A shall apply.
 63. The Title Page of the architectural building construction plans shall contain a bold note that states, "This project is located in the Very High Fire Severity Zone, all applicable requirements shall apply."
 64. Vegetation within the tract shall comply with the requirements set forth in the California Fire Code Chapter 49 and the City of Perris Fuel Modification Guideline.
 65. A minimum 6-foot-high solid block wall shall be placed along the north and east side of the Tract and along the south side of Lot 124.
 66. Lots 124 through 135 are restricted from erecting combustible decks, patio covers, gazebos and other similar structures from the rear of the house to the east property line.
 67. CC&Rs for Lots 124 through 135 shall include the restriction from erecting combustible decks, patio covers, gazebos and other similar structures from the rear of the house to the east property line.
 68. Prior to the issuance grading permit a precise fuel modification plan shall be submitted to the city for review and approval. The Fuel Modification Plan shall show compliance with California Fire Code Chapter 49 and the City of Perris Fuel Modification Guideline. Within the plan it shall include the maintenance schedule for the HOA controlled areas.
 69. The CC&Rs for all lots within the Tract shall identify the restrictions of trees and shrubs near structures as specified by the 2022 California Fire Code § 4906 and all subsections.
- **RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION**
70. The following conditions shall be satisfied in accordance with the Airport Land Use

Commission (ALUC) Development Review case file ZAP1021PV21:

- a. Any new outdoor lighting that is 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 or circling climb following takeoff or toward an aircraft engaged in a straight or circling final approach toward a landing at an airport, other than a DoD or 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 or circling climb following takeoff or towards an aircraft engaged in a straight or circling final approach towards a landing at an airport.
 - iii. Any use which would generate 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, wastewater management facilities, artificial marshes, 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. Children's schools, day care centers, libraries, hospitals, skilled nursing and care facilities, congregate care facilities, places of assembly (including but not limited to places of worship and theaters).
 - vi. Highly noise-sensitive outdoor nonresidential uses. Examples of noise-sensitive outdoor nonresidential uses that are prohibited include, but are not limited to, major spectator-oriented sports stadiums, amphitheaters, concert halls and drive-in theaters.
 - vii. Other Hazards to flight.
- c. The attached "Notice of Airport in Vicinity" shall be provided to all prospective purchasers and occupants of the property, and be recorded as a deed notice.
- d. 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

Landscaping Guide or other alternative landscaping as may be recommended by a qualified wildlife hazard biologist.

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

- e. The proposed buildings shall not exceed a height of 21 feet above ground level and a maximum elevation at top point of 1,589 above mean sea level.

END OF CONDITIONS



CITY OF PERRIS
PUBLIC WORKS DEPARTMENT

MEMO

Date: April 10, 2024
To: Mathew Evans, Planner
From: Jessica Galloway, Special Districts Supervisor
By: Chris Baldino, Landscape Inspector
Subject: **DPR 21-00002 – Conditions of Approval-** Proposal to develop 201 single family residential lots with (5) open space lots located on Mountain Ave. and McPherson Rd.

1. **Dedication and/or Landscape Maintenance Easement** - Offer of Dedication and Landscape Maintenance Easement for City landscape maintenance district shall be provided as follows:
 - **Mountain Ave.** - Provide offer of dedication as needed to provide for full half width Street 94' (47' half width), curb gutter, sidewalk, and off-site landscaping requirements, per City General Plan, including minimum 15' public parkway from face of curb.
 - **McPherson Rd.** - Provide offer of dedication as needed to provide for full half width Street 66' (33' half width), curb gutter, sidewalk, and off-site landscaping requirements, per City General Plan, including minimum 11' public parkway from face of curb.
 - **David Jones Rd.** - Provide offer of dedication as needed to provide for full half width Street 60' (30' half width), curb gutter, sidewalk, and off-site landscaping requirements, per City General Plan, including minimum 10' public parkway from face of curb.
 - **ALL lettered Lots "A"- "G", "H", "I" (Detention Basin), "J", "K", "L"- "P", "Q", etc. to be privately maintained.**

2. **Landscape Maintenance Easement and Landscape Easement Agreement** - The developer shall provide, for review and approval, an Offer of Dedication and certificate of acceptance, complete with legal plat map and legal description to the City of Perris.



CITY OF PERRIS

PUBLIC WORKS DEPARTMENT

In addition, if required by the City of Perris, the Developer shall provide a landscape easement and Landscape easement agreement, acceptable to the City of Perris. The City shall record the same with the Riverside County Recorder's Office, and the recorded instrument shall be returned to the City Clerk of the City of Perris for filing.

3. **Landscaping Plans** – (3) copies of a Site Responsibility Maintenance exhibit shall be submitted prior to submitting the Landscape plans for approval. This Site Plan shall be titled “Site Responsibility Maintenance Exhibit” for **DPR 21-00002** and identify, with different colors each area and who will be responsible for the maintenance, such as LMD, HOA, or Privet, on the plan. Also include the square footage of each individual area. 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 “Off-site Landscape Plan for **DPR 21-00002**” and shall be exclusive of any private property, on-site landscaping. Elements of the Landscape Plan shall include but not be limited to:
 - a. **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; or if no such guidelines exist the design intent of neighboring development, as determined by the Engineering Administration and Special Districts Division, including:
 - **Mountain Ave** – Primary Tree – Platanus Acerifolia London Plane, Secondary Tree Chilopsis Linearis Desert Willow, planted in alternating groups of three (3). Use of drought resistant shrubs and ground cover intended to complement the existing area, including but not limited to the following: Salvia Greggii Autumn Sage, Westringia Fruticesa Coast Rosemary, Callistemon ‘Little John’, Yucca Flaccida ‘gold garland’, and native boulders from the Perris area.
 - **McPherson Rd.** – Primary Tree – Olea eropaea ‘Monher’ fruitless olive. Use of drought resistant shrubs and ground cover intended to complement the existing area, including but not limited to the following: Salvia Greggii Autumn Sage, Lantana New Gold, Officinalis Rosmarinus ‘Huntington



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Carpet', Nandina domestica 'Woods Dwarf', Hesperaloe parviflora, Red Yucca.

- **David Jones Rd.** – Primary Tree – Lagerstroemia Indica fauriei 'Tuscarora' Crape Myrtle. Use of drought resistant shrubs and ground cover intended to complement the existing area, including but not limited to the following: Salvia Greggii Autumn Sage, Lantana New Gold, Officinalis Rosmarinus 'Huntington Carpet', Nandina domestica 'Woods Dwarf', Hesperaloe parviflora, Red Yucca.

- b. **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 Special Districts Division. Components shall include, but not be limited to Rainbird XBT-20PC w/ Diffuser, or equal on flexible PVC risers, Sentry Guard Cable Guard and Union Guard, and backflow Wilkens Model 375 (or equal). The controller shall include an ET based controller with weather station that is centrally controlled capable and wi-fi ready (Weather Trak Pro3, or equal, with Rain Sensor). At the discretion of the 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. The proposed system shall be complete with wireless weather station, aircard with flow, one year bundle service, blade antenna and flow sensor, and ET programmed.

- c. **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.

- d. **Meters** – Each District is required to be metered separately. A meter cannot be shared between Flood Control District #1, Landscape Maintenance District #1, and/or Lighting Maintenance District 84-1, nor can a meter servicing on-site improvements be used to provide water and/or power to off-site improvements. All electrical and water meters shall be 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



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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, Eastern Municipal Plans (EMWD) (if applicable), and civil engineering plan.

- e. **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.
- f. **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.
- g. **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 both reviews to ensure acceptability of plans by both EMWD and the City of Perris, prior to approval by either agency.
- h. **Landscape Weed Barrier** - Weed cloth with a minimum expected life of 10-years shall be required under all gravel, rock, or cobble areas.
- i. **Wire Mesh and Gravel at Pull Boxes**- Provide wire mesh and gravel layer within valve boxes to prevent rodent intrusion.
- j. **Concrete Maintenance Band at Medians and Mortar Cobble turn Land** – Provide 12” wide concrete maintenance band (safety edge) around entire median.



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At turn pockets provide mortared cobble creek bed, round stone sized 6” to 12”.

- k. **Perimeter Walls Graffiti Coating** – Provide anti-graffiti coating at all perimeter walls. Acceptable products shall include Vitrocem Anti-Graffiti Coating or equal.
 - l. **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, to be located onsite.
4. **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 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, with all equipment and irrigation system fully operational.
 - **Inspection #4** – A joint inspection with the Development Inspector and LMD Inspector and Applicant to request for “Start of 1 year Maintenance Period” submitted, with all required turn-over submittal items provided to Public-Works Special Districts Division. **The applicant shall be responsible for ensuring that a 6-month reserve has been secured for the site prior to the City assuming maintenance responsibilities. A site will not be granted the Start of the 1 Year Maintenance Period if there is not adequate funding for the City to assume maintenance responsibilities the following year.**
 - **Inspection #5 (Turn-Over)** – On or about the one-year anniversary of Inspection #4, 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



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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 #4 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 review and approval by the City's Special Districts Division. The 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 turnover 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. Streetlights deeded to City of Perris shall be constructed per LS-3 account billing standard, which shall include



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an individually metered pedestal for streetlights.

- b. Acceptance By Public Works Special Districts Division** - 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 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. 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 photocopy of Traffic Signal as-built plans and timing sheets.

- 7. Water Quality Management Plans** - The applicant shall submit a Preliminary and Final WQMP, accompanied by the appropriate filing fee to the Planning Department and City Engineering Department, respectively. Details for treatment control facilities shall meet both the Riverside County WQMP Design Guidelines, and the additional requirements of the Special Districts Division intended to reduce long term maintenance costs and longevity of improvements. Components shall include, but not be limited to:

- **Storm Drain Screens** - If off-site catch basins are required by the City Engineer's Office, connector pipe screens shall be included in new catch basins to reduce sediment and trash loading within storm pipe. Connector pipe screens shall the type, style, and durability requirements of the Public Works Special Districts Division.
- **WQMP Inspections** - The project applicant shall inform the on-site project manager and the water quality/utilities contractor of their responsibility to call for both "ON-SITE" and OFF-SITE" WQMP Inspections at the appropriate stages of construction. Contact CGRM at (909) 455-8520 to schedule inspections.



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- **Acceptance By Public Works Special Districts Division** - Both on-site and off-site flood control/water quality facilities required for the project, as depicted in the Final WQMP, shall be installed and fully operational, and approved by final inspection by the City's WQMP Consultant, CGRM. The Developer shall obtain a final Clearance Letter from CGRM indicating compliance with all applicable Conditions of Approval for the approved WQMP. The developer shall deliver the same to the Public Works' Special Districts Division. In addition, prior to acceptance by the City, the developer shall submit a Covenant and Agreement describing on-going maintenance responsibilities for on-site facilities per the approved WQMP, to the Public Works Special Districts Division. The Public Works Districts Division will review and approve the Covenant and Agreement. The City shall record the same with the Riverside County Recorder's Office, and the recorded instrument shall be returned to the City Clerk of the City of Perris for filing.
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 Special Districts Division 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 FINAL MAP RECORDATION the developer shall annex into the special districts, posting an adequate maintenance performance bond to be retained by the City as required by the Public Works Department.** The applicant shall deposit \$5,250 per district, \$15,750_total due. 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 –***



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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 by the project on Mountain Ave., Mc Pherson Rd., and David Jones Rd.
- ***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.



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- v. Confirmation by the City Council completes the annexation process, and the condition of approval has been met.



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ENGINEERING DEPARTMENT

CONDITIONS OF APPROVAL

March 28, 2024

Revised at Planning Commission Meeting April 17, 2024

PLN 21-05037 – TTM 37904

PLN 21-00002 – DPR

PLN 21-05038 – PDO

NEC Mountain Ave. & McPherson Rd.

With respect to the Conditions of Approval for the above referenced project, the City of Perris requires that the developer provide the following street improvements and/or road dedications in accordance with the City of Perris Municipal Code Title 18. It is understood that the site plan correctly shows all existing and proposed easements, traveled ways, rights-of-way, and drainage courses with appropriate Q's and that their omission may require resubmittal for further consideration. These Ordinances and the following conditions are essential parts and requirements occurring in one is as binding as though occurring in all. They are intended to be complimentary and to describe the conditions for a complete design of the improvements. Unless otherwise noted, all offsite improvements as conditions shall be installed prior to issuance of any occupancy permits. All questions regarding the true meaning of the conditions shall be referred to the City Engineer's office.

In the event of a conflict between any conditions stated below, those imposed by Planning Department and others, and requirements identified in the approved Traffic Impact Analysis, the most stringent in the opinion of the City shall prevail.

General Conditions:

1. The project grading shall be in a manner to perpetuate existing natural drainage patterns. Any deviation from this, concentration or increase in runoff must have approval of adjacent property owners and City Engineer. The developer/property owner shall accept and collect the offsite runoff and convey to acceptable outlet as approved by the City Engineer.

2. Prior to commencement of any construction or installation of fencing in public right-of-way, an encroachment permit shall be obtained from the City Engineer's office.

3. The developer/property owner shall provide for all traffic mitigation measures and improvements as depicted in the Traffic Impact Analysis prepared by Albert A. Webb Associates dated March 2022 and as conditioned below as approved by the City Engineer.

4. In the event that external agencies must review the plans and inspect improvements, the developer/property owner shall be responsible to pay the respective plan check and inspection fees.

5. All trenches shall be securely covered with steel plates until permanent backfill and street repairs have been completed per City of Perris Standards; temporary backfill of trenches is not acceptable.

Prior to Recordation of the Tract Map:

6. The developer/property owner shall have approved improvement plans, executed subdivision agreement and posted securities.

7. The developer/property owner shall annex into the City's Lighting and Landscape Districts and City's Flood Control District as appropriate. The proposed and existing facilities including but not limited to streetlights, traffic signals and drainage shall be maintained by the City and cost paid by the developer/property owner through the said annexation.

8. The developer/property owner shall submit the following to the City Engineer, Fire Department, Eastern Municipal Water District (EMWD), and Riverside County Flood Control and Water Conservation District (RCFCD) as applicable, for review and approval:

- a. Grading Plan and Erosion and Sediment Control Plans
- b. Street and Storm Drain Improvement Plans
- c. Signing and Striping Plans
- d. Water and Sewer Improvement Plans
- e. Street Light Plans prepared by a registered Electrical Engineer per City of Perris Safety Lighting Standards
- f. Geotechnical Report
- g. Hydrology and Hydraulic Report
- h. Final WQMP
- i. Traffic Control Plans

The design shall be in conformance with Eastern Municipal Water District (EMWD), RCFCD, Riverside County Transportation Department, Caltrans, City of Perris and ADA most recent standards, criteria and

requirements and in effect at the time of construction and shall be coordinated with the approved plans of the adjacent developments.

9. Mountain Avenue is classified as a Secondary Arterial (94'/64') per the General Plan. Adequate right-of-way shall be dedicated on Mountain Avenue along the property frontage to accommodate a 47 foot half width dedicated right-of-way as determined by the City Engineer.

10. McPherson Road is classified as a Collector (66'/44') per General Plan. Adequate right-of-way shall be dedicated to accommodate 33 foot half width right-of-way, as determined by the City Engineer.

11. David Jones Road is classified as a Local (60'/40'). Adequate right-of-way shall be dedicated to accommodate 30 foot half width right-of-way, as determined by the City Engineer.

12. Property line corner cutbacks shall be dedicated per County of Riverside Standard No. 805.

13. The 30 foot wide easement along the easterly property boundary may be vacated.

14. All easements and/or rights-of-way shall be offered for dedication to the public or other appropriate agencies in perpetuity 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.

15. Relinquish and waive rights of access to and from Mountain Avenue, McPherson Road, and David Jones Road, other than the points of access to the site from Mountain Avenue and McPherson Road.

16. The developer/property owner shall make good faith effort to acquire required offsite property interests for construction of improvements and if he or she should fail to do so, the developer/property owner shall, prior to submittal of the Final Map for recordation, enter into an agreement to complete the improvements. The agreement shall provide for payment by the developer/property owner of all costs incurred by the City to acquire the offsite property interests required in connection with the subdivision. Security of these costs shall be in the form of a cash deposit in the amount given in an appraisal report obtained by the developer/property owner (at developer/property owner cost). The appraiser shall be approved by the City prior to commencement of the appraisal.

Prior to Issuance of Grading Permit:

17. The developer/property owner shall submit the following to the City Engineer, Fire Department, EMWD, and RCFCD as applicable, for review and approval:

- a. Grading Plan and Erosion and Sediment Control Plans
- b. Street and Storm Drain Improvement Plans
- c. Signing and Striping Plans
- d. Water and Sewer Improvement Plans
- e. Street Light Plans prepared by a registered Electrical Engineer per City of Perris Safety Lighting Standards
- f. Geotechnical Report
- g. Hydrology and Hydraulic Report
- h. Final WQMP
- i. Traffic Control Plans

The design shall be in conformance with EMWD, RCFCD, Riverside County Transportation Department, Caltrans, Fire Department, City of Perris and ADA most recent standards, criteria and requirements and in effect at the time of construction and shall be coordinated with the approved plans of the adjacent developments.

18. Sewer design and provisions shall be coordinated with the City of Perris and EMWD. The developer/property owner shall install a new sewer line 6 feet north of the ultimate centerline of Mountain Avenue per City of Perris, EMWD and County standards. This new sewer line shall cross A Street, turn north within the existing railroad right-of-way, to connect to the EMWD sewer trunk line on ~~11th Street~~ **Ellis Avenue**.

19. Mountain Avenue (Secondary Arterial – 94'/64') along the property frontage within the dedicated right of way shall be improved to accommodate 50 foot wide asphalt pavement (using a TI of 8.5 and PG70-10), 6-inch curb and gutter located at 32 feet north of the centerline, a 6 foot wide sidewalk, a Class II Bike Lane, and streetlights subject to a photometric analysis, per the City of Perris, County of Riverside and Caltrans standards.

20. Mountain Avenue (Secondary Arterial – 94'/64') from the easterly property boundary to River Road shall be improved to accommodate 26 foot wide asphalt pavement using a TI of 8.5, PG70-10. The developer/property owner shall establish the centerline of Mountain Avenue within the said segment.

21. The developer/property owner shall construct drainage culvert(s) across Mountain Avenue at Mountain Avenue Wash crossing to maintain the natural drainage course. The culvert(s) shall be constructed to

convey the 100-year 24-hour storm event as approved by the City Engineer.

22. McPherson Road (Collector – 66'/44') along the property frontage within the dedicated right of way shall be improved to accommodate 34 foot wide asphalt pavement using a TI of 7.0, PG70-10, a 6-inch curb and gutter located at 22 feet east of the centerline, 6 foot wide sidewalk, a Class II Bike Lane, and street lights subject to a photometric analysis, per the City of Perris, County of Riverside and Caltrans standards.

23. David Jones Road (Local – 60'/40') along the property frontage within the dedicated right of way shall be improved/graded to accommodate access and drainage as approved by the City Engineer.

24. Onsite private basin shall be designed per RCFCD and City of Perris design standards and guidelines.

25. Conveyance of drainage provisions shall be such that downstream properties and structures are protected as approved by the City Engineer.

26. One point of access 64 feet in width is permitted on Mountain Avenue.

– The access shall allow for full movement.

27. One point of access 52 feet in width is permitted on McPherson Road.

– The access shall allow for full movement.

– **To accommodate optimal ingress queuing at this driveway, the gate shall be set back from the property line at a minimal distance as approved by the City Engineer.**

28. Onsite private roadways (46'/36') shall be improved to accommodate 36 foot wide asphalt pavement using a TI of 6.0, PG70-10, a 6-inch curb and gutter located at 18 feet on both sides of the centerline, 5 foot wide sidewalk, and street lights subject to a photometric analysis, per the City of Perris, County of Riverside and Caltrans standards.

29. The driveways shall be per County of Riverside Standard No. 207.

30. The design of private on site cul-de-sacs and knuckles shall be coordinated with Fire Department.

Prior to Issuance of Building Permit:

31. The developer/property owner shall process Tract Map 37904 with the City for review and approval and subsequent recordation.

32. Paved access shall be provided to the proposed buildings per the Precise Grading Plans.

33. The developer/property owner shall submit a compaction certification from the Soils Engineer in compliance with the approved geotechnical/soils report and an elevation certification from the Engineer of Record in compliance with the approved plans.

Prior to Issuance of Certificate of Occupancy:

34. All public infrastructure improvements as listed above shall be constructed prior to issuance of the first occupancy permit as approved by the City Engineer.

35. All onsite private drainage improvements shall be constructed prior to issuance of the first occupancy permit as approved by the City Engineer.

36. All onsite private improvements shall correspond to and accommodate the development of the proposed phasing as approved by the City Engineer.

37. The existing power poles on McPherson Road along the property frontage shall be relocated or removed and electrical cables (under 66 kv) and communication cables shall be undergrounded if in conflict with the required roadway widening. **The developer/property owner shall provide an analysis from the utility consultant analyzing compliance with this condition.**

38. Signing and striping and pavement marking shall be installed as approved by the City Engineer.

39. The developer/property owner shall provide for utility trench surface repair as directed by the City Engineer.

40. Associated existing signing and striping shall be refreshed and any appurtenances damaged or broken during the development of this project shall be repaired or removed and replaced by the developer/property owner to the satisfaction of the City Engineer. Any survey monuments damaged or destroyed shall be reset by qualified professional pursuant to the California Business and Professional Code 8771.



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COMMUNITY SERVICES

MEMO

Date: March 22, 2024

To: Mathew Evans, Project Planner

From: Sabrina Chavez, Director of Community Services

Cc: Arcenio Ramirez, Assistant Director of Community Services
Arturo Garcia, Parks Supervisor
Joshua Estrada, Parks Coordinator

Subject: DPR 21-00002 TTM 37904 (21-05037), PDO 21-05038 a Planned Development Overlay proposal to subdivide 40.4 acres into 201 single family aged-restricted residential lots with 5 opens space lots located at the northeast corner of McPhereson Road and Mountain Avenue designated within R-6,000 residential zoning.

Community Services Staff reviewed DPR 21-00002, PDO21-05038, TTM 37904 and offer the following Conditions of Approval:

- Ordinance Number 953 F.1-7 specifies that whenever a specific plan, tentative tract map, residential tentative parcel map, or multi-family residential development proposal is submitted to the Development Services Department, it must be accompanied by a written statement from the applicant stating their intention to dedicate land to City for parkland, pay fees in lieu thereof, or a combination of both for park and recreational purposes. If the developer desires to dedicate land for this purpose, the developer shall first consult with the City Department of Community Services and Planning as to the appropriate area to be dedicated. Site selection and screening criteria and park unit classification is required and such areas as may be proposed to be dedicated shall be shown on the specific plan, tentative tract map, residential parcel map, or multi-family project site plan as submitted. No such statement is included with this application.

201 Single family lots x 4.49 persons per household = 902.49
Dedication requirements is 5 acres per 1,000 residents = 200
902.49 Persons per household/200 = 4.5 acres



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- Facilities ineligible for park credit include landscaped area edges, medians, subdivision entries, lakes and streams, or other water features, paseos, greenbelts, trails, walkways, and other similar features that are used primarily as transportation corridors, detention basins, and are not destinations in and of themselves, and privately owned facilities (parks, community centers) which are smaller than four (4) acres.

- The map or site plan for this project does not show the location of the proposed parkland dedication to City. The DPR plan identifies lettered lots proposed for recreation to be privately maintained.
 - Lettered Lot B – 1.0 acre (club building, pool and spa, golf play area)
 - Lettered Lot C – 0.28 acre (picnic park pavilion with bbq and exercise station). The landscape plan identifies no. 12 on the landscape site plan but listed as an entry gate on legend.
 - Lettered Lot D or E – 0.22 acre
 - DPR plan identifies Lot E on the site plot plan but not listed on the General Info Legend.
 - The landscape plans shall indicate that lettered lots shall be privately maintained by the HOA.
 - Lot F Natural Area 1.88 ac – is this a conservation area? Will it be accessible to the public as it will not be fenced or enclosed? The landscape plan shall indicate that this lettered lot shall be privately maintained.

- The proposed parkland dedication is less than the amount of land required to be dedicated (5 acres, 1000 residents). ___ acres are required. The developer/subdivider must pay fees for the value of any additional land that otherwise would have been required to be dedicated.

- The proposed parkland falls below the minimum size for a 5.0 acre park.

- The proposed parkland lies in a floodplain/floodway which impacts the available area for development of park improvements.
The following terms are recommended:

Development Impact Fees

- The Project is subject to payment of Residential Park Development Impact Fees.



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COMMUNITY SERVICES

- The Project is subject to payment of Industrial Park Development Impact Fees.
- This Project is subject to payment of Public Art Development Impact Fees.

Special Districts

- The project shall annex into the Community Facilities District No. 2018-02 (Public Services)
- The project shall annex into the Community Facilities District for Parks Maintenance.

SRC COMMENTS
***** BUILDING & SAFETY *****

Planning Case File No(s): DEVELOPMENT PLAN REVIEW #21-00002 – TTM 37904 – PDO 21-05

Case Planner: Mathew Evans (951) 943-5003,

Applicant: Anthony Arnest, Pacific Communities

Location: Northeast corner of McPherson and Mountain Road

Project: Proposal to subdivide 40.4 acres into 185 Single Family age restricted lots and five open space lots

APN(s): 342-080-039 – 040, -041 & 042

Reviewed By: David J. Martinez, CBO

Date: 11-16-2021

BUILDING AND SAFETY CONDITIONS

1. Shall comply with the latest adopted State of California 2019 editions of the following codes as applicable:
 - A. 2019 California Building Code
 - B. 2019 Residential Code
 - C. 2019 California Electrical Code
 - D. 2019 California Mechanical Code
 - E. 2019 California Plumbing Code
 - F. 2019 California Energy Code.
 - G. 2019 California Fire Code
 - H. 2019 California Green Building Standards Code.
2. You will be required to provide proper fire access to the entire site.
3. The proposed lots will have to comply with the new EV charging station regulations.
4. You will have to comply with the Title 24 and ADA Access regulations for the complex and the site.
5. You will have to comply with the Solar regulations for the residential units
6. No building will be allowed to be built over any parcel lines. The Parcel Map must be recorded prior to the issuance of any building permits

PRIOR TO ISSUANCE OF BUILDING/CONSTRUCTION PERMITS

1. The following items shall be completed and/or submitted as applicable – prior to the issuance of building permits for this project:
 - A. Precise grading plans shall be approved
 - B. Rough grading completed
 - C. Compaction certification
 - D. Pad elevation certification
 - E. Rough grade inspection signed off

FIRE CONDITIONS: To Be provided by Dennis Grubb