



CITY OF PERRIS

STUART E. MCKIBBIN, CONTRACT CITY ENGINEER

CONDITIONS OF APPROVAL

P8-1444A

February 23, 2022, ***Revised March 22, 2022***

TTM 21-05032 – TTM 38071-1

NE Corner of Ramona Expressway & Evans Road

Par 1 – PM 23930 – MB 179-070

With respect to the Conditions of Approval for the above referenced project, the City of Perris requires that the developer/property owner 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, right-of-way, and drainage courses with appropriate Q's and their omission may require the site plan to be resubmitted for further consideration. These ordinances and the following conditions are essential parts and requirement 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 conditioned 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 projects 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 the offsite runoff and convey to acceptable outlet.

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. A portion of the interim drainage basin for Tract Map 38071-1 is outside limits of the tract boundary. The developer/property owner shall bear 100% of the cost of the maintenance of the entire interim drainage basin until the following improvements have been completed and operational:
 - The drainage channel/Line U improvements by Department of Water Resources (DWR), or by the developer, from the site to Perris Valley Storm Drain.
 - The permanent drainage basin for Tract Map 38071-1, and
 - The storm drain pipe/connection from the permanent drainage basin to DWR's drainage channel/Line U.

The developer/property owner may meet the basin maintenance requirement by entering into an agreement with the City that covers the maintenance of the basin and includes a letter of credit prior to recordation of the Final Map or issuance of a grading permit, whichever comes first. ~~The entire basin, including the interim basin shall be identified as a legal lot on Tract Map 38071-1 and Lot A shall be offered for dedication to the City for flood control purposes.~~

Prior to Recordation of the Final Map:

4. The developer/property owner shall have approved improvement plans, executed subdivision agreement and posted securities.
5. The developer/property owner shall submit the following to the City Engineer for review and approval:
 - a. Onsite Grading Plan and Erosion Control Plan - Plans shall show the approved WDID No.
 - b. Street and Storm Drain Improvement Plan
 - c. Traffic Signal Plan
 - d. Signing and Striping Plan
 - e. Water and Sewer Plan
 - f. Final Drainage Plan, Hydrology and Hydraulic Report
 - g. Street Light Plan prepared by a registered Electrical Engineer per City of Perris Safety lighting Standards

h. Final WQMP (for reference)

The design shall be in compliance with EMWD, RCFCDD, 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.

6. Relinquish and waive rights of access to and from Evans Road on the Final Map other than the two 60 feet wide roadway openings on Evans Road, delineated on Street "A" and Street "B" on the Tentative Tract Map.
7. Relinquish and waive rights of access to and from Ramona Expressway on the Final Map.
8. Evans Road is classified as a Primary Arterial (128'/94') per General Plan. Adequate right-of-way shall be dedicated on Evans Road ~~from northerly tract boundary to Ramona Expressway~~ along the property frontage to accommodate a 64-foot-wide half width dedicated right-of-way.
9. All interior streets are classified as Local (60'/40'). Adequate rights-of-way shall be dedicated on all interior streets to accommodate a 60-foot-wide full width dedicated right-of-way.
10. All knuckles, cul-de-sacs and offset cul-de-sacs shall be improved per County of Riverside Standard Nos. 800, 800(A), and 801 respectively.
11. Property line corner cutbacks shall be dedicated per County of Riverside Standard No. 805.
12. Street "A" shall align with "A" Street of Tentative Tract Map 36647 (TTM 36647).
13. A traffic signal shall be installed at the intersection of Street "A"/"A" Street of TTM 36647 and Evans Road.
14. Adequate right-of-way shall be dedicated to accommodate the ultimate design improvements at the intersection of Ramona Expressway and Evans Road as recommended by the project's Traffic Engineer and as approved by the City Engineer. The design shall include implementation of through lanes, designated turn lanes and traffic signal modifications.

15. Designated lots shall be dedicated for the open spaces and the trails as approved by the Planning Department and the Public Works Department.
16. 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.
17. The following statement shall be added to the map:

NOTICE OF DRAINAGE FEES. Notice is hereby given that this property is located in the Perris Valley Area Drainage Plan which was adopted by the City of Perris pursuant to Ordinance and Section 66483, et seq. of the Government Code and that said property is subject to fees for said drainage area. Notice is further given that, pursuant to Ordinance 13-01, payment of the drainage fees shall be paid to the Riverside County Flood Control and Water Conservation District prior to issuance of the grading permit for the map, and that the property owner prior to issuance of the grading permit, shall pay the fee required at the rate in effect at the time of issuance of the actual permit.

18. The developer/property owner shall make a good faith effort to acquire required offsite property interests, 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 a portion 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.
19. The developer/property owner shall sign the consent and waiver forms to join the City's Lighting and Landscape Districts and City's Flood Control District as appropriate. The proposed streetlights and traffic signals shall be maintained by the City and cost paid by the developer/property owner through the said annexation.

Prior to Issuance of Grading Permit:

20. The developer/property owner shall submit the following to the City Engineer for review and approval:
- a. Onsite Grading Plan and Erosion Control Plan – Plan shall show the approved WDID No.
 - b. Street and Storm Drain Improvement Plan
 - c. Traffic Signal Plan
 - d. Signing and Striping Plan
 - e. Final Drainage Plan, Hydrology and Hydraulic Report
 - f. Street Light Plan prepared by a registered Electrical Engineer per City of Perris Safety Lighting Standards.
 - g. Final WQMP (for reference)

The design shall be in compliance with 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.

21. The project site is within the limits of FEMA 100-year flood plain. The tract shall be floodproofed by elevating the pads above the 100-year water surface elevation.
22. The developer/property owner shall file and process a CLOMR.
23. Basins, drainage and flood control facilities and improvements shall be provided in accordance with RCFCD, DWR and the City of Perris requirements and standards to include but not limited to the following.
- a. Onsite drainage facilities located outside of rights-of-way if required shall be constructed within dedicated drainage easements. Any work within RCFCD and DWR rights-of-way shall require their review and approval.
 - b. All drainage facilities, with the exception of nuisance drainage facilities as applicable shall be designed to convey the 100-year storm runoff.
24. The landscaping plans for the parkways, the open spaces and the trails shall be reviewed and approved by the Planning Department and the Public Works Department.
25. Bus stops shall be provided as required by Riverside County Transit Agency (RTA). Bus stop locations and turnouts shall be reviewed and approved by RTA.

Prior to Issuance of Building Permit:

26. The Final Map shall be recorded.
27. Submit water and sewer plans to the City Engineer for review and approval. Fire Department and EWMD approvals of onsite and offsite water and sewer plans are required prior to the City Engineer's approval of the plan.
28. The developer/property owner shall submit a compaction certification from the Soils Engineer in compliance with the approved geotechnical/soils report.
29. The project site is located within the limits of Perris Valley Area Drainage Plan (ADP) for which drainage fees have been adopted by City. Drainage fees shall be paid as set forth under the provisions of the "Rules and Regulations of Administration of Area Drainage Plan".

Prior to Issuance of Certificate of Occupancy:

30. The developer/property owner shall file and process a LOMR.
31. Evans Road (Primary Arterial - 128'/94') from northerly tract boundary to Ramona Expressway along the property frontage within the dedicated right-of-way shall be improved to provide for a 14-foot wide raised landscaped median, 40-foot wide pavement on the east side of the raised landscaped median and a 28-foot wide pavement on the west side of the raised landscaped median (using a TI of 9.5 and PG 70-10), 8-inch curb and gutter located 47 feet east of the centerline with 6-foot wide sidewalk and street lights subject to the result of a photometric study prepared by a registered Electrical Engineer, a Class II B buffered bicycle lane, per Active Transportation Plan, City of Perris, County of Riverside and Caltrans standards.

Prior to issuance of the grading permit, the condition of the existing pavement along the property frontage shall be evaluated by the developer/property owner to determine the extent of pavement rehabilitation as approved by the City Engineer.

If the existing pavement is in good condition, the developer/property owner may use grind and overlay technique as determined by the City Engineer.

32. The intersection of Ramona Expressway and Evans Road shall be improved to ultimate design, including traffic signal modifications, as recommended by the project's Traffic Engineer and as approved by the City Engineer.
33. Final design of Evans Road at the channel crossing shall be coordinated with DWR.
34. In the event that ~~the~~ DWR has not constructed or completed the channel/Line U and the crossing improvements **at Evans Road**, the developer/property owner shall provide for adequate pavement transitions per applicable standards as determined by the project's Traffic Engineer and as approved by the City Engineer. The existing crossing would be adequate in that case.

The developer/property owner shall ~~design a cash sum~~ **provide security in the form of a bond, cash deposit or letter of credit equal to the estimated cost to construct the remaining Evans Road improvements as agreed upon** with the City to guarantee completion of Evans Road improvements in the event ~~that~~ DWR abandons the channel and the crossing improvements.

The security provided for the remaining Evans Road improvements will be released by the City of Perris upon completion of improvements.

35. All interior streets (Local - 60'/40') within the 60-foot full width dedicated right-of-way shall be improved to provide for a 40-foot pavement (using a TI of 5.5 and PG 64-10), 6-inch curb and gutter located 20 feet on both sides of the centerline with 6-foot wide sidewalk and street lights subject to the result of a photometric study prepared by a registered Electrical Engineer, per City of **Perris**, County of Riverside and Caltrans standards.
36. A traffic signal shall be installed at the intersection of Street "A"/"A" Street of TTM 36647 and Evans Road.
37. Street "B" at Evans Road shall be restricted to right-in/right out only.
38. The developer/property owner shall comply with the Summary of Improvements as specified in Table 1-3 of the project's Traffic Analysis prepared by Urban Crossroads dated June 2, 2021. The table is attached as Exhibit "A".

39. 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.



Stuart E. McKibbin
Contract City Engineer

Attachment:

Exhibit A – Table 1-3 of the project’s Traffic Analysis prepared by Urban Crossroads dated June 2, 2021.

EXHIBIT "A"

TABLE 1-3: SUMMARY OF IMPROVEMENTS BY ANALYSIS SCENARIO

#	Intersection Location	Jurisdiction	Recommended Improvements		Improvements In DIF, TUMF, etc. ^{1,2}	Project Responsibility	Project Fair Share ³
			E+P	EAPC (2027)			
1	Perris Bl. & Ramona Exwy.	City of Perris	- None	- Restripe the NB right turn lane as a shared through-right turn lane - Restripe the SB right turn lane as a shared through-right turn lane	No	Fair Share	2.7%
2	Redlands Av. & Ramona Exwy.	City of Perris	- None	- Add a NB right turn lane - Add a 2nd SB left turn lane - Add a 2nd EB left turn lane - Add a 4th EB through lane - Add a 2nd WB left turn lane - Add a 4th WB through lane - Modify the traffic signal to implement overlap phasing for the WB right turn lane	No	Fair Share Fair Share Fair Share Fair Share Fair Share Fair Share	2.7%
3	Evans Rd. & Street A	City of Perris	- Install a traffic signal	- Same	No	Construct	100.0%
5	Evans Rd. & Ramona Exwy.	City of Perris	- None	- Add a 3rd WB through lane	No	Fair Share	4.2%

¹ Improvements included in TUMF Nexus or City of Perris DIF programs have been identified as such.

² Program improvements constructed by Project may be eligible for fee credit. In lieu fee payment is at discretion of City. Represents the fair share percentage for the Project during the most impacted peak hour.

³ Total project fair share contribution consists of the improvements which are not already included in the City-wide DIF/County TUMF for those intersections wholly or partially