

3.4 DRAINAGE PLAN

3.4.1 APPROACH

May Ranch is currently maintained for agricultural activities, with the exception of the residential development completed in Phase I and partially completed in Phase II, and has minimal on-site drainage facilities. Storm drain facilities proposed include those storm drains proposed by the McCanna Ranch project.

3.4.2 PLAN DESCRIPTION

Figure 53 shows the May Ranch Master Storm Drain System proposed for May Ranch. All storm drain systems shall discharge into the Perris Valley Storm Drain located on the western edge of the property.

May Ranch Specific Plan Amendment No. 1:

Planning Areas 10 and 11 of the May Farms Community are currently under construction for minimum 20,000 square foot lots. The remaining planning areas (12 and 13) remain undeveloped. Currently, stormwater sheet flows westerly to the Perris Valley Storm Drain. Upon development, the site will accept developed storm run off from the McCanna Ranch project to the east in a series of concrete pipes.

The drainage system for May Farms will be designed to the applicable City of Perris standards. On local streets, water is carried away by wedge curbs, which convey water to the drainage collection system. Where the flows are likely to exceed 20 cfs, drainage pipes and catch basins are proposed. Runoff will be carried to the main drainage collection channel for the May Farms project, located north of the MWD property. It consists of a 60' - 70" wide by 5' deep earthen channel with a paved maintenance road at the bottom.

Some underground piping will be used; it will be sized to accommodate the McCanna Ranch drainage flows and sheet runoff areas (pipe sizes between 24" and 78" CIP). Water carried through this system will be ultimately connected to the Perris Valley Storm Drain.

May Ranch Specific Plan No.2:

Since approval of Amendment No. 1, the May Ranch Master Drainage Plan was revised to accommodate the site's current drainage requirements. The stormwater flows on the May Farms Community will continue to be conveyed through underground pipelines and earthen drainage channel as proposed above. However, pipeline sizes were increased to range from 42" to 54" to accommodate stormwater leaving the May Farms Community and stormwater flows from the McCanna Ranch Specific Plan to the east.

The stormwater flows from the remaining portions of the Specific Plan area will continue to be conveyed through an underground pipeline system; the pipes sizes will range from 54" to 96". In addition, there will be at least two retention basins within Phases 3 and 4 of the

Specific Plan. As with the May Farm Community, all stormwater flows will ultimately discharge into the Perris Valley Storm Drain.

May Ranch Specific Plan No.3:

There are no proposed changes to the Mav Ranch Master Drainage Plan in SPA 3.

3.4.3 DEVELOPMENT STANDARDS

The following design standards will be followed in preparation of the detailed design:

- Protect residential structures from damage from the 100 year storm.
- Safely discharge all flows leaving the property.
- Upon adoption of drainage plans by the Riverside County Flood Control, the system will be designed to meet all applicable standards of the City of Perris and Riverside County Flood Control.

III.4 DRAINAGE PLAN

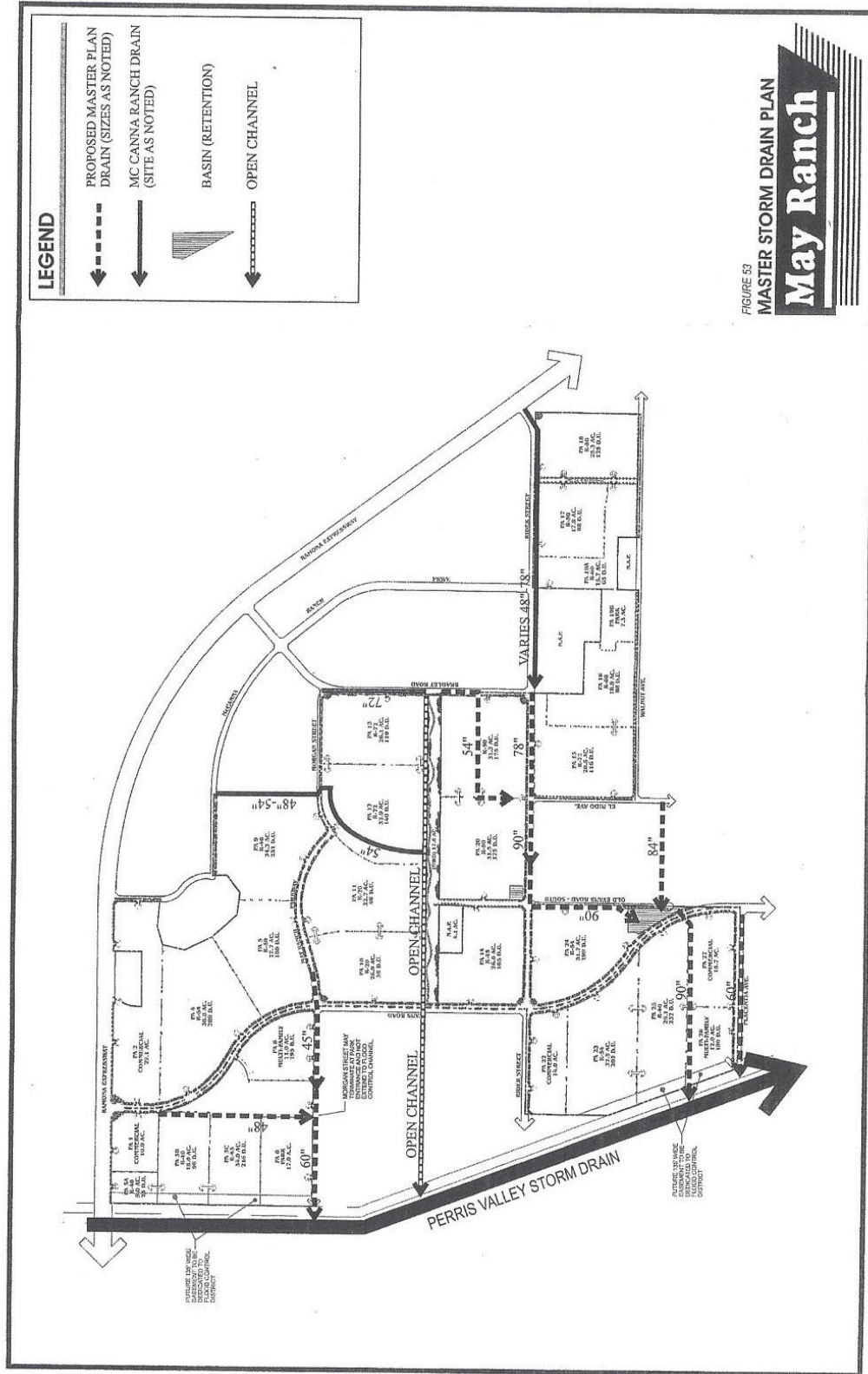


FIGURE 53
MASTER STORM DRAIN PLAN

May Ranch