



CITY OF PERRIS

STUART E. MCKIBBIN, CITY ENGINEER

CONDITIONS OF APPROVAL

P8-1381A
December 11, 2020
TM 37262
Green Valley Specific Plan
(Lots 10, 11 & 12 – TM 24648 – MB 226/90)

With respect to the Conditions of Approval for the above referenced project, the City of Perris requires that the developer/property owner provides 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. Development of Tract Map 37262 shall comply with all underlying approved Conditions of Approval for the Green Valley Specific Plan.
4. All previously conditioned improvements for Phase 1 and Phase 2 of the Green Valley Specific Plan, as approved by Planning Commission at the July 19, 2017 meeting shall be completed.

Prior to Recordation of the Final Map:

5. The developer/property owner shall have approved improvement plans, executed subdivision agreement and posted securities.
6. Relinquish and waive rights of access to and from Goetz Road, Green Valley Parkway and Fieldstone Drive on the Final Map other than the two openings on Green Valley Parkway and one opening on Fieldstone Drive as delineated on the approved Tentative Tract Map.
7. Property line corner cutbacks shall be dedicated per County of Riverside Standard No. 805.
8. 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.
9. The following statement shall be added to the Final Map:

NOTICE OF DRAINAGE FEES. Notice is hereby given that this property is located in the San Jacinto River 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 City of Perris prior to issuance of the grading permit or building permit at the rate in effect at the time of issuance of the actual permit.

10. The developer/property shall sign the consent and waiver form to join the City's Lighting and Landscape Districts and City's Flood Control District as appropriate. The proposed streetlights and existing and proposed 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:

11. 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. The developer/property owner shall process the CLOMR.
12. 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 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 Standards; street lights shall be 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.

13. Traffic calming improvements to include but not be limited to signing and striping and bulb-outs as recommended by the projects Traffic Engineer shall be installed throughout the development.
14. Drainage and Flood Control facilities and improvements shall be provided in accordance with Riverside county Flood Control and Water Conservation District (RCFCD) and the City of Perris requirements and standards to include but no be 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 right-of-way shall require their review and approval.
 - b. All drainage facilities, with the exception of nuisance drainage facilities, shall be designed to convey the 100-year storm runoff. At all new and all existing intersections,

minimum 18-inch storm drain pipes and catch basins shall be installed and shall be connected to existing and proposed storm drain facilities.

15. The project site is located within the limits of San Jacinto River Area Drainage Plan (ADP) for which drainage fees have been adopted by the 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 Building Permit:

16. Submit Water and Sewer Plans to the City Engineer for review and approval – Fire Department and EMWD approvals of onsite and offsite water and sewer plans are required prior to the City Engineer's approval of the plan.

The dedication shall be offered to the public in perpetuity and shall be free from all encumbrances as approved by the City Engineer.

17. The developer/property owner shall submit a compaction certification from the Soils Engineer in compliance with the approved geotechnical/soils report.

Prior to issuance of Certificate of Occupancy:

18. The developer/property owner shall file and process/obtain the LOMR.

19. Unless already installed by others, Traffic Signals shall be installed at the intersections of:

- Goetz Road and Mapes Road prior to the 1st cumulative occupancy permit for Tracts 37223, 37262, 37722, 37816, 37817 and 37818.
- Ethanac Road and Green Valley Parkway prior to the 333rd cumulative occupancy permit for Tracts 37223, 37262, 37722, 37816, 37817 and 37818.

20. Fair share contribution shall be paid for Traffic Signals at the intersections of:

- Perris Boulevard and 7th Street prior to the 1st cumulative occupancy permit for Tracts 37223, 37262, 37722, 37816, 37817 and 37818.
- Goetz Road and Ellis Avenue prior to the 1st cumulative occupancy permits for Tracts 37223, 37262, 37722, 37816, 37817 and 37818.

- Ethanac Road and Case Road/Barnett Road prior to the 333rd cumulative occupancy permit for Tracts 37223, 37262, 37722, 37816, 37817 and 37818.
 - Bonnie Drive at I-215 SB Interchange prior to the 751st cumulative occupancy permit for Tracts 37223, 37262, 37722, 37816, 37817 and 37818.
 - Ethanac Road at I-215 NB Interchange prior to the 751st cumulative occupancy permit for Tracts 37223, 37262, 37722, 37816, 37817 and 37818.
21. Goetz Road (Primary Arterial – 136’/94’) along the project frontage within the 55-foot half width dedicated right-of-way shall be improved to provide for a 14-foot wide raised landscaped median, 40-foot asphalt paving (using a TI of 9.5 and PG 70-10) east of the raised landscaped median, 8-inch curb and gutter located 47-foot east of the centerline with 6-foot wide sidewalk and 6-foot wide Decomposed Granite trail and street lights.
 22. Green Valley Parkway northerly to “B” Street including the 12-foot wide raised landscaped median, 6-foot wide sidewalk, 6-foot wide decomposed granite trail and street lights shall be fully improved in compliance to Green Valley Parkway Backbone Street Improvement Plan.
 23. Green Valley Parkway from Fieldstone Drive easterly to Murrieta Road, including the 12-foot wide raised landscaped median, 6-foot wide sidewalk, 6-foot wide decomposed granite trail and street lights shall be fully improved in compliance to Green Valley Parkway Backbone Street Improvement Plans.
 24. Fieldstone Drive shall be fully improved in compliance to Green Valley Parkway Backbone Street Improvement Plan.
 25. All interior streets (Local – 60’/40’) along the project frontage within the 60-foot full width dedicated rights-of-way shall be improved to provide for a 40-foot asphalt paving (using a TI of 5.5 and PG 64-10), 6-inch curb and gutter at 20 feet on both sides of the centerline with 6-foot wide sidewalk and street lights.
 26. Cul-de-sacs, offset cul-de-sacs and all knuckles shall be per County of Riverside Standard Nos. 800, 800A, and 801 respectively.
 27. Access to “J” Street and “L” Street shall be restricted to right-in/right-out and left-in only. A designated left turn lane shall be constructed on Fieldstone Drive; length of the left turn pocket shall be determined by a Traffic Engineer as approved by the City Engineer.

28. Access to "B" Street shall be restricted to right-in/right-out and left-in only. A designated left turn lane shall be constructed on Green Valley Parkway; length of the left turn pocket shall be determined by a Traffic Engineer as approved by the City Engineer.
29. 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
City Engineer