

**RESOLUTION NUMBER 3982**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING TENTATIVE PARCL MAP 35050 (06-0331) AND DEVELOPMENT PLAN REVIEW 06-0331 TO SUBDIVIDE 4.57 ACRES INTO EIGHT INDUSTRIAL LOTS AND CONSTRUCT EIGHT INDUSTRIAL BUILDINGS TOTALING 81,149 SQUARE FEET LOCATED IN THE LIGHT INDUSTRIAL ZONE, WEST OF WEBSTER AVENUE, SOUTH OF MORGAN AVENUE; AND MAKING FINDINGS IN SUPPORT THEREOF**

**WHEREAS**, Tentative Parcel Map 35050 (06-0331) and Development Plan Review 06-0332 was filed by the applicant to subdivide 4.57 acres of vacant land into eight industrial lots for the construction of eight industrial buildings totaling 81,149 square feet located in the Light Industrial Zone, west of Webster Avenue, south of Morgan Avenue; and

**WHEREAS**, the Tentative Parcel Map 35050 (06-0331) and Development Plan Review 06-0332 have been duly noticed; and

**WHEREAS**, a public hearing was held on April 18, 2007, at which time all interested persons were given full opportunity to be heard and to present evidence; and

**WHEREAS**, on April 18, 2007, the Planning Commission considered testimony and materials in the staff report and accompanying documents, and recommended approval of the proposed project subject to the following amendments:

**Planning Conditions of Approval:**

1. Condition No. 2, delete “residential lots” in first sentence;
2. Condition No. 10, delete Item B and replace Aviation with “Avigation”;
3. Condition No. 13 and 18, replace Community Development Department with Development Services Department; and
4. Replace Val Verde High School to “Val Verde District Office” on Exhibit C.

**City Engineer Conditions of Approval:**

1. Replace all reference to Morgan Avenue to Morgan Street; and
2. Condition No. 9, add “Ramona” to Expressway and Nevada/Expressway.

**WHEREAS**, all legal prerequisites for the adoption of this Resolution have occurred;

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Perris, California, as follows:

**Section 1.** The above recitals are all true and correct.

**Section 2.** The City Council has reviewed and considered the environmental documentation for the project prior to taking action on the applications. Based on the analysis contained in the Initial Study and the accompanying environmental information, the City Council finds that:

- A. There is no substantial evidence of potentially significant environmental impacts, and a Mitigated Negative Declaration (2251) has been prepared.
- B. The City has complied with the California Environmental Quality Act (CEQA).
- C. Determinations of the Planning Commission reflect the independent judgment of the City.

**Section 3.** Based on the information contained within the Project Report and the accompanying attachments and exhibits, the City Council hereby finds that

- A. The proposed Tentative Parcel Map and Development Plan Review will not result in a significant adverse effect on the environment.
- B. The project site is physically suitable for type and density of the proposed development.
- C. As conditioned, the proposed Tentative Parcel Map and Development Plan Review is consistent with City standards, ordinances, and policies.
- D. The project is a subdivision for future industrial development that is compatible with the surrounding land uses.
- E. The proposed Tentative Tract Map and Development Plan Review will not have a negative affect on public health, safety, or general welfare.
- F. The proposed Tentative Parcel Map is in compliance with the Subdivision Map Act.

**Section 4.** The City Council hereby adopts Mitigated Negative Declaration (2251), Tentative Parcel Map 35050 (06-0331) and Development Plan Review 06-0332, based on the information and findings presented in the staff report.

**Section 5.** The City Council declares that should any provision, section, paragraph, sentence, or word of this Resolution be rendered or declared invalid by any court of competent jurisdiction, or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences and words of this Resolution shall remain in full force and effect.

**Section 6.** The Mayor shall sign this Resolution and the City Clerk shall certify to the passage and adoption of this Resolution.

Attachments: Planning Conditions of Approval  
Engineer Conditions of Approval

**ADOPTED, SIGNED** and **APPROVED** this 8<sup>th</sup> day of May, 2007.

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Mayor, Daryl R. Busch

ATTEST:

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City Clerk, Judy L. Haughney

STATE OF CALIFORNIA    )  
COUNTY OF RIVERSIDE   ) §  
CITY OF PERRIS            )

I, Judy L. Haughney, CITY CLERK OF THE CITY OF PERRIS, CALIFORNIA, DO HEREBY CERTIFY that the foregoing Resolution Number 3982 was duly and regularly adopted by the City Council of the City of Perris at a regular meeting thereof held the 8<sup>th</sup> day of May, 2007, and that it was so adopted by the following called vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

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City Clerk, Judy L. Haughney

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

**CITY COUNCIL  
CONDITIONS OF APPROVAL  
(Revised at Planning Commission April 18, 2007)  
(RESOLUTION NUMBER 3982)**

**Tentative Parcel Map 35050 (06-0331)  
Development Plan Review 06-0332**

**May 8, 2007**

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**PROJECT:** Tentative Parcel Map and Development Plan Review to subdivide 4.57 acres of vacant land (Parcel 4 of TPM 33759) into 8 industrial lots for the construction of 8 industrial buildings totaling 81,149 square feet. The minimum lot size is 19,766 square feet and the average lot size is 24,884 square feet. The industrial buildings range in size from 5,616 square feet to 13,767 square feet and will serve for office, warehouse and manufacturing uses. The project is located west on Webster Avenue, south of Morgan Avenue. Applicant: WF Construction

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1. **Approval Period.** In accordance with the Subdivision Map Act, the recordation of the final map shall occur within two (2) years from the approval date unless an extension is granted. The applicant may apply for a maximum of five (5) one-year extensions, to permit additional time to record the final map. A written request for extension shall be submitted to the Planning Division at least thirty (30) days prior to the expiration of Tentative Map approval.
2. **Approved Plans.** This approval is granted to subdivide 4.57 acres into 8 industrial lots and develop 8 industrial buildings ~~residential lots~~ located west on Webster Avenue, south of Morgan Avenue. The Final Map shall be substantially as shown on the stamped approved Tentative Tract Map, and consisting of one sheet, except as may be modified by the conditions of approval contained herein.
3. **Final Map Submittal.** A final map application shall be submitted to the Planning Division with payment of appropriate fees for review and approval concurrently with application to the City Engineer.
4. **City Codes.** The project shall comply with all local requirements of the City of Perris Municipal Code Titles 18 and 19, including LI zoning development standards. Any deviation shall require the appropriate Planning Division review and approval.

5. **City Engineer.** The proposed project shall adhere to the requirements of the City Engineer as indicated in the in the Conditions of Approval dated revised February 5, 2007.
6. **Building Official/Fire Marshal.** 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. The applicant shall submit a fire access and fire underground plan prior to construction drawings. 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 on 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>.
7. **ADA Compliance.** The project shall conform to all disabled access requirements in accordance with the State of California, Title 24, and Federal Americans with Disabilities Act (ADA).
8. **Southern California Edison.** Prior to issuance of building permits, the applicant shall contact the area service planner (951 928-8323, Art Alvarado) for Southern California Edison (SCE) to complete the required forms prior to commencement of construction.
9. **Light Industrial Use and Development Restrictions.** Any use, activity, and/or development occurring on the site without appropriate city approvals shall constitute a code violation and shall be treated as such. Placement of any construction trailer or sales office shall require separate review and approval by the City. Any deviation shall require the appropriate Planning Division review and approval.
10. **Compatibility with March Air Reserve Base (March ARB).** The project is located in March ARB Airport Influence Zone II and shall, therefore, comply with the following measures:
  - A. The project shall provide an executed ~~aviation~~ *aviation* easement to the March Joint Powers Authority as a condition of project approval. **Aviation Avigation** easement forms are available on the March Joint Powers Website, [www.marchjpa.com](http://www.marchjpa.com). Instructions for the submittal of an executed easement are available on the website.
  - ~~B. Any model home complex used in conjunction with the sale of homes shall prominently identify the location of the March Air Reserve Base/March Inland Port Airport on an aerial photo clearly visible to prospective buyers within the model home complex sales office. The model unit shall also display a "Notice of Airport in Vicinity" disclosure in an area clearly visible and in a manner that is clearly legible to prospective buyers.~~

- C.B.** Buyers shall also be provided the “Notice of Airport in Vicinity” disclosure at the time of closing for the purchase of a unit.

*NOTICE OF AIRPORT IN VICINITY*

*“This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyance, if any are associated with the property before you complete your purchase and determine whether they are acceptable to you.”*

**D.C.** Prohibited Uses:

1. 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 climb following take off or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
  2. Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
  3. Any use which would generate excessive smoke or water vapor, attract large concentrations of birds, or otherwise affect safe air navigation in the area.
  4. Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
  5. Any obstruction of the Federal Aviation Regulations, Part 77 Conical Surface.
11. **Required Approvals.** Prior to recordation of the Final Map, the developer shall obtain the following clearances or approvals:
- A. Verification from the Planning Division that all pertinent conditions of approval have been met, as mandated by the Perris Municipal Code;
  - B. Planning Commission approval of all proposed street names; and,
  - C. Any other required approval from an outside agency.
12. **Plans and CC&Rs.** Prior to recordation of the Final Map, the developer shall submit and obtain approvals on the following items:

- A. Public improvement plans to the City Engineer. These plans shall include, but not be limited to, street, drainage, utility improvements, and dedications, in accordance with Municipal Code Title 18.
  - B. Any Covenants, Conditions, and Restrictions (CC&Rs) to the Planning Division and the City Attorney's office. Approved CC&Rs shall be recorded with the final map.
  - C. Grading plans to the City Engineer, demonstrating compliance with National Pollution Discharge Elimination System requirements. The plans shall include a Storm Water Pollution Prevention Plan detailing water quality management controls and identifying Best Management Practices (BMPs) to control pollutant runoff. The applicant shall identify measures specified in Supplement A of the Riverside County Drainage Area Management Plans New Development Guidelines or other equally effective standard for implementing project BMPs, assignment of long-term maintenance responsibilities (specifying the developer, parcel owner, lessee, etc.) and shall reference the location(s) of structural BMPs.
13. **Property Owners Association.** Property management contact information shall be provided to the ~~Community~~ Development *Services* Department. Prior to final map recordation, the applicant shall incorporate the following standard provisions in the CC&Rs:
- A. Property Owners Association shall be responsible for the maintenance of drainage easements, drainage facilities, all onsite landscaping, streets, and utility systems;
  - B. Any modifications or additions of any building structures onsite shall require appropriate City review and approval;
  - C. All marketing and sales literature and leasing information for this development shall clearly state that this project is complete as built and that no further expansions to building structures are permitted without appropriate City approval.
  - D. The Property Owners Association shall be responsible for replacing any special pavers or textured/colored concrete that is removed to repair, replace or maintain any underground utilities located within private drives, driveways, or easement areas.
14. **Water Resources Control Board.** Prior to issuance of Building Permits, the applicant shall submit a copy of the State Water Resources Control Board permit letter with the WDID number.
15. **Graffiti.** Graffiti located on site shall be removed within 48 hours. The site shall be maintained in a graffiti-free state at all times.
16. **Utilities.** All utility facilities 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.

17. **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.
18. **Phasing.** Any Phasing Plan shall be reviewed and approved by the **Community Development Services** Department and the City Engineer. Each Phase of the project shall provide adequate drainage and at least two points of access to all lots. A phasing plan shall be submitted with the Administrative Development Plan Review application.
19. **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 the recordation of the Final Map (or issuance of a certificate of occupancy if a Final Map is not required). This condition shall apply only to districts existing at the time the Final Map 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. Landscape Maintenance District No. 1;
  - B. Flood Control Maintenance District No. 1 (may include Streets); Maintenance District No. 84-1 (Street Lights and Traffic Signals); North or South Perris Public Safety Community Facilities District (Police and Fire);
  - C. Ramona Mobility Group District (Transportation Improvements); and
  - D. Road and Bridge Benefit District (Transportation Improvements).
20. **Landscaping.** Three (3) copies of Construction Landscaping and Irrigation Plans shall be submitted to the Planning Division for approval and shall be accompanied by the appropriate filing fee. The landscape and irrigation plan shall be prepared by a registered landscape architect. The location, number, genus, species, and container size of the plants shall be shown. Hydro-seed is not permitted. Protection shall be provided for existing landscaped areas, including trees, and be shown on the plans. Irrigation plans shall show connections to existing irrigation system for new landscape areas. Landscape and irrigation plans shall be consistent with Section 19.70 of the Perris Municipal Code. The landscaping and irrigation plans shall be provided as shown on the conceptual landscape plan.
21. **Landscape Inspections.** The project applicant shall be aware and inform the on-site project or construction manager and the landscape contractor of their responsibility to call for landscape inspections. A minimum of three (3) landscape inspections are required in

the following order, and the landscape inspection card shall be signed by the City's landscape inspector to signify approval at the following stages of landscape installation:

- A. At installation of irrigation equipment, when the trenches are still open;
- B. After soil preparation, when plant materials are positioned and ready to plant; and,
- C. At final inspection, when all plant materials are installed and the irrigation system is fully operational.

22. **Walls and Fences.** A wall and fencing plan shall be submitted for review and approval to the Planning Division. The plan shall include a site plan, elevations, and construction details for all proposed fencing and walls. The wall and fencing plan shall be included with the landscape plan check application submittal. Wall and fencing required on site consists of:

- A. Eight-foot decorative block wall shall be installed along the north, south, and west property lines to screen loading areas from the public view. Pilasters shall be installed at all block wall ends and meeting points.
- B. Decorative block screen wall and screen gate shall be provided to enclose loading areas. Wall materials shall be consistent to that of perimeter block wall.
- C. Decorative theme walls shall be installed on each side of project entries designated on Webster Avenue. Theme walls shall not be installed within the public right-of-way.
- D. Elevations of trellis decorative treatment proposed throughout along the main private drive shall be included on fencing plan.
- E. Overhead trellis treatment shall be provided for trash enclosures and elevations of trash enclosure shall be included on fencing plan.

23. **Fees.** The developer shall pay the following fees according to the timeline noted herein:

- A. Prior to the issuance of building permits, the applicant shall pay Stephen's Kangaroo Rat Mitigation Fees of \$500.00 per acre;
- B. Prior to the issuance of building permits, the applicant shall pay City Development Impact Fees in effect at the time of development;
- C. Prior to the issuance of building permits, the applicant shall pay Multi-Species Habitat Conservation Plan fees in effect at that time;
- D. Prior to issuance of building permits, the applicant will pay the statutory school fees in effect at issuance of building permits to all appropriate school districts;

- E. The applicant shall pay any outstanding development processing fees.
  - F. Prior to the issuance of building permits, the developer shall pay Transportation Uniform Mitigation Fees (TUMF) in effect at the time of development.
24. **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 is limited to the hours between 7:00 a.m. and 7:00 p.m. Per Zoning Ordinance, Noise Control, Section 7.34.060, it is unlawful for any persons between the hours of 7:00 p.m. of any day and 7:00 a.m. of the following day, or on a legal holiday, or on Sundays to erect, construct, demolish, excavate, alter or repair any building or structure in a manner as to create disturbing excessive or offensive noise. Construction routes are limited to City of Perris designated truck routes.
25. **Indemnification/Hold Harmless.** 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 an 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. City shall promptly notify the developer/applicant of any claim, action, or proceeding for which indemnification is sought and shall further cooperate fully in the defense of the action.
26. **City-Approved Waste Hauling.** The developer shall use only the City-approved waste hauler for all construction and other waste disposal
27. **Property Liens.** The applicant shall pay all liens owed to the city prior to the issuance of building permits.
28. **Street Improvement Plan.** Two copies of street improvement plans shall be concurrently submitted to the Planning Division for reference purposes.
29. **Right-of-Way Improvements.** The applicant shall have all right-of-way improvements and associated landscaping, street lighting and irrigation installed and in good working order. All right-of-way improvements shall be installed prior to the issuance of building permits.
30. **Minor Adjustment Application.** A Minor Adjustment application for a reduction in required parking shall be submitted to the Planning Division for approval prior to the issuance of building permits.

31. **Air Quality Mitigation Measures.** To prevent fugitive dust from creating a nuisance offsite, the developer shall comply with the following mitigation measures (See Discussion: Environmental Assessment Study, Section 5.c., page 9):
- A. Apply non-toxic chemical soil stabilizers according to manufacturers' specifications to all inactive construction areas (previously graded areas inactive for 10 days or more).
  - B. Water active sites at least twice daily. (Locations where grading is to occur will be thoroughly watered prior to earthmoving).
  - C. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard in accordance with the requirements of California Vehicle Code Section 23114 (freeboard means vertical space between the top of the load and top of the trailer).
  - D. Traffic speeds on all unpaved roads shall be reduced to 15 mph or less.
  - E. Pave construction access roads at least 100 feet onto the site from main road.
  - F. Compliance with the SCAQMD Rule 1113 on the use of architectural coatings shall be implemented. Emissions associated with architectural coatings would be reduced by complying with these rules and regulations, which include using pre-coated/natural color building materials, using water-based or low-VOC coating, and using coating transfer or spray equipment with high transfer efficiency.
32. **Noise Mitigation Measures.** To minimize noise impacts on nearby sensitive receptors, the developer shall comply with the following mitigation measures (See Discussion: Environmental Assessment Study, Section 10.a-d., page 15):
- A. During all site excavation and grading, the project contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards.
  - B. The project contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest to the project site.
  - C. The construction contractor shall locate equipment staging in areas that will create the greatest practical distance between construction-related noise sources and noise-sensitive receptors nearest to the project site during all project construction.
  - D. Construction contractors shall provide the Building Division a name and phone number of a contact person in the event that noise levels become disruptive. The name and phone number shall also be posted on site, informing the public whom to contact. Adjacent sensitive receptors (high school, residential, etc.) within 100

feet of the property shall be notified prior to construction activities and given the contact information. The Building Division shall monitor compliance.

33. **Paleontological Monitoring Program.** The developer shall comply with the following mitigation measures (See Discussion: Environmental Assessment Study, Section 14.b and c, page 19):
- A. A trained paleontological monitor approved by Riverside County shall be present during ground-disturbing activities within the project site in sediments determined likely to contain paleontological resources. The monitoring for paleontological resources will be conducted on a half-time basis. If paleontological resources are located during excavation, the monitoring program will change to full-time. The monitor shall be empowered to temporarily halt or redirect construction activities to ensure avoidance of adverse impacts to paleontological resources. The monitor shall be equipped to rapidly remove any large fossil specimens encountered during excavation. During monitoring, samples will be collected and processed to recover microvertebrate fossils. Processing will include wet screen washing and microscopic examination of the residual materials to identify small vertebrate remains.
  - B. Upon encountering a large deposit of bone, salvage of all bone in the area will be conducted with additional field staff and in accordance with modern paleontological techniques.
  - C. All fossils collected will be prepared to a reasonable point of identification. Excess sediment or matrix shall be removed from the specimens to reduce the bulk and cost of storage. Itemized catalogs of all material collected and identified will be provided to the museum repository along with the specimens.
  - D. A report documenting the results of the monitoring and salvage activities and the significance of the fossils shall be prepared and submitted to the Planning and Building Divisions prior to the issuance of building permits.
  - E. All fossils collected during this work, along with the itemized inventory of these specimens, will be deposited in a museum repository for permanent duration and storage.
34. **Final Water Quality Management Plan (WQMP).** Prior to the issuance of grading permits, the owner shall submit for review and approval, along with the appropriate filing fee, a Final Water Quality Management Plan to the Department of Public Works Engineering Administration Division which substantially complies with the site design, source control and treatment control Best Management Plans proposed in the approved Preliminary Water Quality Management Plan.

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APPROVAL DATE

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PROJECT PLANNER

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# CITY OF PERRIS

**HABIB MOTLAGH, CITY ENGINEER**

## **CONDITIONS OF APPROVAL** **(RESOLUTION NUMBER 3982)**

P8-1006

February 5, 2007, **Revised @ Planning Commission April 18, 2007**

Tr. 35050

With respect to the Conditions of Approval for the above referenced tract, the City of Perris requires that the land developer provide the following street improvements and/or road dedication in accordance with the City of Perris Municipal Code Title 18. It is understood that the development map 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 the map 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 for Parcel Map 33759 and the following 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.

1. Drainage and flood control facilities and improvements shall be provided in accordance with Riverside County Flood Control and Water Conservation District and the City of Perris requirements and standards. The following drainage related conditions are the requirements of this project:
  - a. This project is located within the limits of the Perris Valley Area Drainage Plan for which drainage fees have been adopted by the City. Prevailing applicable drainage fees shall be paid to the City prior to issuance of building permit.
  - b. The property's street and lot grading shall be designed in a manner that perpetuates the existing natural drainage patterns with

respect to tributary drainage area. No ponding or concentration of water to upstream and downstream properties shall be permitted. All pads shall be graded to a minimum of 12" above the higher of the 100-year calculated water surface elevation or adjacent existing grade.

- c. Drainage easements shall be obtained from the affected property owners for the release of concentrated or diverted storm flows onto the adjacent property. A copy of the drainage easements shall be submitted to the City for review prior to its recordation.
  - d. All drainage facilities shall be designed to convey the 100-year storm runoff. Onsite first flush basin in the form of landscaped swale shall be provided to comply with Water Quality standards. The basin(s) shall be designed to maintain the incremental increase for 100-year storm runoff between developed and undeveloped stages. **All such basins shall be located on site and shall not encroach into public right-of-way.**
  - e. A detailed hydrology report and hydraulic calculation shall be submitted to the City for review and approval. The report shall address the offsite flow, accumulative onsite runoff, and the impact to adjacent downstream properties.
  - f. All grading and drainage improvements shall comply with NPDES, SWPPP, and Best Management Practices. Water Quality Management Plan (WQMP) shall be submitted to the City for review and approval prior to issuance of a grading permit.
  - g. All necessary permits shall be acquired from all appropriate agencies and private owners.
2. Lot access shall be restricted along Webster Avenue and shall be in compliance with approved street plans for PM 33759.
  3. Prior to issuance of a grading permit, the Developer shall obtain NPDES permit and prepare SWPPP. Erosion control plans shall be prepared and submitted to Water Quality Board and the City as part of the grading plans.
  4. The proposed development is in the service area of Eastern Municipal Water District for sewer and City of Perris for water. The applicant shall provide water and sewer facilities to this development and comply with EMWD, Fire Department, and Health Department requirements.



5. Prior to issuance of any permit, the developer shall sign the consent and waiver forms to join the Lighting District.
6. Existing power poles within the project site or along the project boundary (under 65kv), if any, shall be removed and cables undergrounded. All other utility poles, if any, shall be removed and utilities undergrounded.
7. On and offsite street, drainage, water, sewer, striping, signing, and grading plans along with hydrology and hydraulic reports shall be submitted to City Engineer's office for review and approval.
8. All driveway approaches shall be constructed per Riverside County standards for Commercial Driveway (Std. 207A) and comply with ADA requirements in accordance with previously approved street improvement plans.
9. Traffic report dated January 17, 2007 prepared by LSA recommends installation of a signal at Nevada/**Ramona** Expressway and additional lane improvements at Webster/**Ramona** Expressway. The traffic generated by this project is insignificant compared to existing volume, therefore, payment of City transportation fee shall be sufficient mitigation.

Habib Motlagh  
Habib Motlagh  
City Engineer