

RESOLUTION NUMBER 3607

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING TENTATIVE TRACT MAP 33338 (05-0227) TO SUBDIVIDE 19-ACRES OF LAND INTO 75 LOTS FOR SINGLE FAMILY RESIDENTIAL DEVELOPMENT, LOCATED ON THE NORTHWEST CORNER OF NUEVO ROAD AND EVANS ROAD, AND MAKING FINDINGS IN SUPPORT THEREOF

WHEREAS, an initial study has been prepared for Tentative Tract Map 33338 and based upon the environmental information staff finds that the project could not have a significant effect on the environment because revisions in the project have been agreed to and made by the project proponent, therefore a Negative Declaration (2209) has been prepared; and

WHEREAS, this Tentative Tract Map has been duly noticed; and

WHEREAS, on December 7, 2005, the Planning Commission conducted a duly noticed public hearing on the proposed project, considered testimony and materials in the staff report and accompanying documents, and recommended approval of the proposed project; and

WHEREAS, on April 11, 2006, the City Council conducted a duly noticed public hearing on the proposed project, considered testimony and materials in the staff reports, accompanying documents and exhibits; and

WHEREAS, on January 31, 2006, the City Council considered and approved the Initial Study and Negative Declaration (2209) for the project, finding that these documents adequately addressed the impacts of the proposed project, were prepared in accordance with the California Environmental Quality Act, and reflected the independent judgment of the City; and

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 information included in the staff report and accompanying attachments prior to taking action on the application for the proposed project and finds that the Tentative Tract Map will not result in a significant adverse effect on the environment.

The City Council further finds and determines that the City has complied with the California Environmental Quality Act and the City Council determinations reflect the independent judgment of the City.

Section 3. The City Council finds that:

- A. The proposed Tentative Tract Map will not result in significant adverse environmental effects, as a Negative Declaration has been prepared. Potential environmental impacts will not be significant because revisions to the project have been made by or agreed to by the project proponent.
- B. The proposed Tentative Tract Map is consistent with the goals and policies of the Land Use Element of the General Plan.
- C. The proposed Tentative Tract Map and design, as conditioned, is in compliance with the applicable zoning ordinances and Subdivision Map Act.
- D. The proposed Tentative Tract Map and design, as conditioned, is consistent with city standards, ordinances, and policies.
- E. The proposed Tentative Tract Map is compatible with the existing land uses and zoning designations in the area.
- F. The proposed Tentative Tract Map will not affect health, safety, and welfare.

Section 4. The City Council hereby approves Tentative Tract Map 33338 (05-0227), an application to subdivide 19 acres into 75 lots for single-family residential development based on the information and findings presented in the staff report, and subject to the attached conditions of approval, dated April 11, 2006.

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.

ADOPTED, SIGNED and ***APPROVED*** this 11th day of April, 2006.

Mayor, Daryl R. Busch

ATTEST:

City Clerk, Margaret Rey

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

I, Margaret Rey, CITY CLERK OF THE CITY OF PERRIS, CALIFORNIA, DO HEREBY CERTIFY that the foregoing Resolution Number 3607 was duly and regularly adopted by the City Council of the City of Perris at a regular meeting thereof held the 11th day of April, 2006, and that it was so adopted by the following called vote:

AYES: Yarbrough, Motte, Rogers, Busch
NOES:
ABSENT:
ABSTAIN: Landers

City Clerk, Margaret Rey

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

**FINAL CONDITIONS OF APPROVAL
CITY COUNCIL
(RESOLUTION NUMBER 3607)**

TENTATIVE TRACT MAP 33338 (05-0227)

April 11, 2006

PROJECT: A General Plan Amendment and Zone Change that would convert 19 ± net acres of land designated CC (Commercial Community) to R-6,000 Residential (6,000 square foot lots). Tentative tract Map 33338 would then subdivide the entire property into 75 lots for single-family residential development, with minimum 6,006 square foot lots and an average lot size of 7,058 square feet.

Applicant: John Ford, Nuevo Land Company, LLC
(Modified by Planning Commission 1-4-06)

- 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 Department of Planning and Community Development at least thirty (30) days prior to the expiration of Tentative Map approval.
- 2. Approved Plans.** This approval is granted to subdivide a 19 ± net acre property into 75 lots as noted in the project description (above). The Final Map shall be substantially as shown on the Tentative Tract Map, prepared by Keller Consulting, Inc., for Fortland, Inc., dated December 15, 2005, and consisting of one sheet, except as may be modified by the conditions of approval contained herein.
- 3. City Codes.** The project shall comply with all disabled access requirements of the American with Disabilities Act and Title 24 of the State Code, and all local requirements of the City of Perris Municipal Code Titles 18 and 19, including all of the following R-6000 Residential zone district regulations:

 - Minimum Lot Size: 6,000 square feet
 - Maximum Lot Coverage: 40 percent (60% for single-story dwellings)
 - Minimum Lot Width: 60 feet (65 feet on corner lots)
 - Minimum Lot Depth: 100 feet (90 feet on cul-de-sacs and knuckles)
 - Minimum Lot Frontage: 60 feet (45 feet on cul-de-sacs and knuckles)
- 4. City of Perris Required Approvals.** Prior to recordation of the Final Map, the developer shall obtain clearances or approvals from the following City Departments:

- a. Community Development Department. The applicant shall: (1) verify that all pertinent conditions of approval have been met; (2) acquire any Administrative Development Plan Review approvals mandated by the Perris Municipal Code; and (3) obtain Planning Commission approval of all proposed street names.
- b. City Engineer. The proposed project shall adhere to all requirements of the City Engineer, as indicated in the Conditions of Approval dated December 27, 2005.

Prior to recordation of the Final Map, the applicant shall submit Public Improvement Plans and obtain approval from the City Engineer. These plans shall include but not be limited to streets, drainage, utility improvements, and dedications in accordance with Municipal Code Title 18.

Prior to recordation of the Final Map, the applicant shall submit 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.

- c. Building Official/Fire Marshal. The proposed project shall adhere to all requirements of the Building Official/Fire Marshall. Fire hydrants shall be located on the project site pursuant to the Fire Marshall. 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.
 - d. City Attorney's Office. The applicant shall submit two (2) copies of Covenants, Conditions, and Restrictions (CC&Rs) to the City Attorney's office. Approved CC&Rs shall be recorded with the final map.
 - e. Police Department. The proposed project shall adhere to all requirements of the City Police Department.
- 5. Final Map Processing.** Prior to approval of an Administrative Development Plan Review (ADPR) and final map approval by the City Council, the Final Map shall be submitted to the Planning Division for conformance review and approval with

appropriate application and payment of deposit fees. The Planning Division will distribute copies of the final map to the City Engineer's office for concurrent review and approval.

- 6. Administrative Development Plan Review.** Prior to issuance of building permit, the applicant shall obtain approval of an Administrative Development Plan Review (ADPR) for the review of architecture, plotting, conceptual landscape and fencing of all production units within the tract. The applicant shall also include at least one single-story product type which shall be plotted on corners and at regular intervals throughout the tract (i.e., every fourth or fifth unit). Side entry garages are encouraged and shall be incorporated as feasible and as approved through the development plan review process. Also, the majority of units in the tract (other than corner lots) shall locate the wider side yard and the curb-cut/driveway on the same side of the lot. This is to provide opportunities for RV parking and generally improved access to rear yards.
- 7. Water Resources Control Board.** Prior to issuance of Building Permits, submit a copy of the State Water Resources Control Board permit letter with the WDID number.
- 8. Landscaping.** Prior to issuance of building permits, the developer shall submit 3 copies of construction level Landscape and Irrigation Plans to the Community Development Department, accompanied by the appropriate filing fee. The plans shall be prepared by a registered landscape architect and include the location, number, genus species, and container size of the plants. Plants shall be consistent with Section 19.70 of the Perris Municipal Code. The cover page shall identify the total square footage of the landscaped area and note that it shall maintained in accordance with Section 19.70 of the City Code. Water efficient fixtures and drought tolerant plants shall be utilized where possible. Required landscape areas specific to this project include front yards of all lots; storm drain facilities; streetscapes on the project side of Evans Road, Nuevo Road; and streetscapes for both sides of all in-tract roadways. Evans Road shall be designed and constructed according to the Evans Road Streetscape Guidelines.
- 9. Landscaping of Storm Drain Facilities.** The grading, fencing, plant material, irrigation, and other aspects of landscape design shall integrate any proposed storm drain facilities into the neighborhood. Fencing shall consist of high-quality tubular steel or decorative wrought iron that does not obstruct views into or through these facilities. Fencing shall maintain a streetscape that is consistent with single-family residential uses and provide adequate transitions to individual dwellings. Plant material shall include species used in front-yards throughout the project, to further integrate these facilities into the design.
- 10. 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.

11. Walls and Fences. Prior to issuance of building permits, the developer shall submit and obtain approval from the Department of Planning and Community Development of a block wall/vinyl fence plan. At a minimum, this plan shall include the following items:

- a. A six-foot high, decorative block wall around the perimeter of the project site and along entry drives into the tract;
- b. Stone-wrapped pilasters at corners, ends, and every 100 feet of decorative block wall adjacent to public right of ways; and,
- c. Six-foot high, UV protected vinyl fences on side and rear property lines interior to the project. As an alternative, interior wood fencing may be utilized subject to the following standards:
 - 12"x 12" minimum post holes filled with concrete, 2000 PSI Strength
 - 4"x 4" Post not to exceed 8' ft horizontally, 4"x 4" post shall be either treated lumber or redwood
 - A minimum of two horizontal supports provided every 8 ft supported by mechanical connection
 - Any variations proposed shall be approved by the Planning Manager and Building Official

12. Tract Identification. The developer shall provide community entry statements, including theme walls, monumentation and enhanced landscaping at each entrance to the tract. Theme walls and monuments shall not occur within the public right-of-way. The design of entry statements shall be subject to the review and approval of the Department of Planning and Community Development.

13. 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 developer shall pay all development impact fees; park fees shall be determined in accordance with Ordinance No. 953. Park fees shall be based on a ratio of five acres per thousand residents and on the fair market value of the land based on qualified appraisal;
- d. Prior to issuance of building permits, the applicant shall pay statutory school fees in effect at issuance of building permits to appropriate school districts;
- e. Prior to the issuance of building permits, the applicant shall pay Multi-Species Habitat Conservation Plan fees in effect at that time; and,
- f. The applicant shall pay any outstanding development processing fees.

14. Airport Land Use Commission. On September 15, 2005, the Airport Land Use Commission found this project inconsistent with 1984/86 Airport land Use Plan. In order to overrule the Airport Land Use Commission and approve the proposed project, the following conditions are required for any subdivision of the project site, as per PUC 21675.1:

- a. **Avigation Easement.** Prior to project development, recordation of the map, or sale to any entity exempt from the Subdivision Map Act, the applicant shall grant to the City of Perris and to the March Inland Port Airport Authority an avigation easement in the form and manner approved by the City Attorney and shall cause such easement to be duly recorded in the office of the County Recorder.
- b. **Notice of Airport in the Vicinity.** A Notice of Airport in the Vicinity and aerial photograph identifying the location of March ARB and the project site shall be displayed and distributed in model homes at the project site. The following statement is required for distribution.

NOTICE OF AIRPORT IN VICINTIY

“This property is 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 annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you”.

- c. Disclosure. The applicant shall provide full disclosure of the Avigation Easement and Notice of Airport in the Vicinity prior to the sale of individual properties within the project.
- d. Noise Attenuation. The applicant shall incorporate noise attenuation measures into the building construction to ensure interior noise levels are at or below 45 CNEL-decibel levels.
- e. Lighting Plans. Prior to issuance of Building Permits, lighting plans shall be reviewed and approved by an airport lighting consultant or MARB/MIP.
- f. Residential Use and Development Restrictions. The following uses shall be prohibited:
 - 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, or which would 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.

(Modified by Planning Commission 1-4-06)

- 15. 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., on weekdays. Construction may not occur on weekends or State holidays, without prior consent of the Building Official. Non-noise generating activities (e.g., interior painting) are not subject to these restrictions.
 - b. Stationary construction equipment that generates noise in excess of 65 dBA at the project boundaries must be shielded and located at least 100 feet from occupied residences. An equipment area with appropriate acoustic shielding shall be

designated on building and grading plans. To the extent feasible, equipment and shielding shall remain in the designated location throughout construction.

- c. Construction routes are limited to City of Perris designated truck routes.
- d. Water trucks or sprinkler systems shall be used during clearing, grading, earth moving, excavation, or transportation of cut or fill materials 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 later morning and after work is completed for the day and whenever wind exceeds 15 miles per hour.
- e. A person or persons shall be designated to monitor the dust control program and to order increased watering as necessary to prevent transport of dust off-site. The name and telephone number of such persons shall be provided to the City.

16. Energy Conservation. To improve local air quality, the applicant shall incorporate the following energy-conservation features into the project (as feasible):

- Low NO_x water heaters per specifications in the Air Quality Attainment Plan;
- Heat transfer modules in furnaces;
- Light colored water-based paint and roofing materials;
- Passive solar cooling/heating; and,
- Energy efficient appliances and lighting.

An accounting of the project's energy conservation measures shall be submitted to the Building Division, prior to application for Building Permits.

17. Underground Utilities. 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-ways) adjacent to the site shall be placed underground, except for electrical utility lines rated at 65kv or larger.

18. Unit Identification. Each unit in the tract shall include a lighted address fixture. This fixture shall allow for replacement of the bulbs, and shall be reviewed and approved by the Department of Planning and Community Development and the Police Department.

19. Spark Arresters. All spark arresters in the proposed tract shall be screened by sheet metal enclosures, or other material acceptable to the Building Official, and painted the according to the approved paint palette.

20. City-Approved Waste Hauling. The developer shall only use the City-approved waste hauler for all construction and other waste disposal.

21. **Phasing.** Any Phasing Plan shall be reviewed and approved by the Community Development Department and the City Engineer. Each Phase of the project shall provide adequate drainage and at least two points of access to all lots.
22. **Assessment Districts.** Prior to recordation of the Final Map, the applicant shall sign consent and waiver forms to join the following City of Perris assessment and maintenance districts [as appropriate]:
 - a. The North Perris Community Facilities Assessment District
 - b. The Landscape Maintenance District
 - c. The Street Lighting Maintenance District
 - d. The Flood Control Maintenance District
 - e. The Park Maintenance District
 - f. The future Street Maintenance Community Facilities District
23. **Residential Use and Development Restrictions.** The physical development of all lots shall be reviewed and approved by the city. 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 sales trailer or a model home shall require separate review and approval by the City.
24. **Disclosure Statements.** Developer shall formally record a disclosure on the Title of each lot and provide the following disclosure statements to prospective property owners, prior to purchase of residential property:
 - a. The project is within a dam inundation area and is subject to flooding in the event of a dam failure. The developer shall document, acknowledge, and disclose potential flooding and related impacts from dam inundation.
 - b. The project is in the vicinity of an airport, and may be affected by noise impacts from March Air Reserve Base. The developer shall document, acknowledge and disclose potential noise impacts, as well as the issuance of an aviation easement granted to the City of Perris and to the March Inland Port Airport Authority.
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. **Window Treatments.** All units abutting a public street, tract boundary, or a downhill slope having an elevation change in excess of 20 feet shall provide for window treatment 360 degree around the dwelling.
27. **Graffiti.** Graffiti located on site shall be removed within 72 hours. The site shall be maintained in a graffiti-free state at all times.
28. **Flood Zone.** The project site is located within Flood Zone AE, an area inundated by the 100-year flood for which base flood zone elevations have been determined. The applicant shall provide full disclosure of the site's location within a Flood Zone prior to the sale of individual properties within the project. The applicant shall provide evidence of flood insurance as well as a precise grading plan to the Building Department prior to the issuance of building permits and final grade elevation certifications prior to occupancy.
29. **Property Liens.** The applicant shall pay all liens owed to the city prior to the issuance of building permits.
30. Prior to the issuance of any building permits, the developer shall first obtain clearance from the Department of Community Development verifying that all pertinent conditions of approval have been met.
31. The applicant shall have all right-of-way improvements and associated landscaping, street lighting and irrigation installed and in good working order prior to final release. Streets must be paved and accessible prior to the issuance of building permits.
32. **Street Improvement Plan.** Two copies of street improvement plans shall be concurrently submitted to the Planning Division for reference purposes.
33. This project shall conform to the requirements of the Water Quality Management Plan and Conditions of Approval, dated January 23, 2006.
(Revised by Staff)
34. Development of the premises and buildings, and implementation of on-site operations and procedures including all site design, source control, and treatment control BMP's shall conform substantially to the approved Water Quality Management Plan and the associated Conditions of Approval dated January 23, 2006 (WQMP #05-0296). Any deviation shall require the appropriate Department of Community Development, City Engineering, and Public Works review and approval.
(Revised by Staff)



CITY OF PERRIS

DEPARTMENT OF ENGINEERING
170 WILKERSON AVE., SUITE D, PERRIS, CA 92570-2200
TEL.: (951) 943-6504 - FAX: (951) 943-8416

HABIB MOTLAGH, CITY ENGINEER

CONDITIONS OF APPROVAL

P8-889

December 27, 2005

Revised @ Planning Commission on January 4, 2006,

Revised April 10, 2006, April 11, 2006

Tr. 33338

With respect to the Conditions of Approval for the above referenced project, the City of Perris requires that the land divider 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 easements, traveled ways 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. All questions regarding the true meaning of the conditions shall be referred to the City Engineers' office.

1. Drainage and flood control facilities and improvements shall be installed in accordance with Riverside County Flood Control and Water Conservation District Master Plan and the City of Perris requirements and standards and in conformance with drainage study performed by Pace Engineering as approved by RCFC and as modified herein. The following drainage related conditions are the requirements of this project:
 - a. This site is presently within 100-year special Flood Hazard Area. 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.

- b. All pads shall be graded to be minimum of 1' above the 100-year calculated water surface elevation or adjacent finished grade.**
- c. Final drainage and hydraulic reports to support the project design shall be submitted to meet Riverside County Flood Control Standards and criteria. These reports shall be reviewed and approved by RCFC and City of Perris.**
- d. Onsite drainage facilities located outside of road right-of-way if required shall be constructed within minimum of 20' dedicated drainage easements. Drainage easement shall not straddle lot lines.**
- e. Drainage facilities outletting sump conditions if approved by the City Engineer shall be designed to convey the tributary 100-year storm flows. Additional emergency escape for the storm flows shall also be provided.**
- f. 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.**
- g. 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 easement shall be submitted to the City for review prior to its recordation.**
- h. In the event the 100-year and 10-Year storms cannot be maintained within street right-of-way and curb to curb, all drainage facilities with exception of nuisance drainage improvements as indicated below shall be designed to convey the 100-year storm runoff. To mitigate nuisance runoff from cross gutters, minimum 18" storm drain and catch basins for nuisance runoff shall be installed and connected to proposed and/or existing storm drain facilities at the following intersections:**
 - Evans Road Intersection with "A" and "B" Street.**
 - All onsite intersections with proposed cross-gutters.**
- h. All grading and drainage improvements shall comply with NPDES and Best Management Practices. Erosion control plans shall be**

prepared and submitted to Water Quality Board and the City as part of the grading plans.

- i. Prior to start of the design of any drainage master planned facilities, the applicant shall contact RCFC to determine the rules and regulations for drainage credit (as approved by RCFC).
 - j. Minimum slope for drainage pipes shall be 0.30% and box culverts shall be no smaller than 4' in height.
 - k. Construction of master drainage facilities as shown on adopted master plan (or proposed modified version) and conveyance to Perris Channel shall be required along Nuevo Road from east side of Evans to the Channel.
 - l. A detailed hydrology report and hydraulic calculation shall be submitted to the City and Flood Control for review and approval. The report shall address the offsite flow, accumulative onsite runoff and the impact to adjacent downstream and upstream properties.
 - m. Encroachment permit from RCFC and other appropriate environmental agencies shall be secured for any work within Perris Valley Channel.
 - n. Prior to recordation of final map, this project shall contribute its fair share towards construction of ultimate 100-year crossing at Nuevo and Perris Valley Channel as determined by City.
2. 64' wide right-of-way along west side of Evans Road adjacent to this tract shall be dedicated and Evans Road shall be improved to provide for curb and gutter located 47' west of centerline and a minimum of 40' of new pavement along the west side and 14' wide new pavement on the east side of centerline and 7' (1/2 width) raised landscaped median including irrigation within dedicated right-of-way. The traffic index for Evans Road is 10.0. 6' sidewalk along Evans Road adjacent to tract shall also be constructed.

Evans Road from northerly tract boundary to Orange Avenue shall be improved with minimum of 40' new pavement.

3. Nuevo Road from Evans Road to westerly tract boundary shall be improved with new pavement and curb and gutter located 47' north side of centerline within 64', 1/2-width dedicated right-of-way. 6' sidewalk shall also be installed on Nuevo Road adjacent to tract boundary.

Additional improvements on either side of Evans Road and Nuevo Road intersection shall be installed as required to provide for right turn, left turn, deceleration, and acceleration lanes. Construction of 7' wide (½ width) landscaped median including irrigation shall be provided along frontage of this project as determined by City Engineer.

- 4. All interior streets shall be improved with concrete sidewalk, curb, gutter, and paving located 20' from either side of centerline located within 60' full width dedicated right-of-way.**
- 5. Streetlights shall be installed along all interior and exterior streets as approved by City Engineer per Riverside County and Southern California Edison standards.**
- 6. 6' wide concrete sidewalk shall be installed throughout this project.**
- 7. The proposed development is in the service area of Eastern Municipal Water District. The applicant shall provide water and sewer facilities to this development and comply with EMWD, Fire Department, and Health Department's requirements.**
- 8. Prior to issuance of any permit, the developer shall sign the consent and waiver forms to join the landscaping, flood control, street maintenance and lighting districts. The developer shall maintain the landscaping for a period of one year after acceptance of these improvements and pay the 18-months advanced energy charges for streetlights. All storm drain facilities including basins, catch basins, clarifiers, channels and pipes (non master planned facilities) shall be annexed to City's Flood Control District.**
- 9. Existing power poles fronting and within the project site (65kv or less), if any, shall be removed and cables undergrounded. All other utility poles, if any, shall be removed and utilities undergrounded.**
- 10. On and off-site street, drainage, water, sewer, striping, signing, street lighting, signal and grading plans along with hydrology and hydraulic reports shall be submitted to City Engineer's office for review and approval.**
- 11. Access shall be restricted along Evans Road and Nuevo Road as shown on tentative map and so noted on the final map. ~~Southerly~~ Northerly access along Evans Road shall be restricted to a right in/out only.**

12. **Traffic signal at intersections of Evans Road with Nuevo Road will be required and shall be installed prior to issuance of any occupancy permit. Applicant shall install and receive up to \$100,000 credit for signal from Development Impact Fee. This signal shall be interconnected with the El Nido and Nuevo Road signal.**
13. **Any work within Riverside County shall require issuance of an encroachment permit.**
14. **All open channel drainage facilities shall be landscaped and fenced to comply with Planning Department standards.**
15. **The improvements conditioned for this project shall be coordinated with adjacent projects.**
16. **Additional improvements along all intersections of exterior roads shall be installed to provide for dedicated right, left and transition lanes.**
17. **Intersections of Evans Road with Nuevo shall be constructed in a manner to convey the 100-year storm runoff under the road.**
18. **TUMF and DIF Fee credits and reimbursement as approved by WRCOG and City of Perris Ordinance shall be provided for any facilities qualified unless otherwise stated in above conditions.**
19. **Utilization of existing pavement beyond tract boundaries in lieu of new pavement as conditioned above may be permitted if approved by City Engineer.**
20. **Nuevo Road from westerly tract boundary to Perris Valley Channel shall be improved to provide for 50' of new pavement (to provide for four lanes of traffic) as determined by City Engineer.**
21. **The above and other offsite improvements stated in traffic report dated June 21, 2005 prepared by RK Engineering Group shall be implemented prior to issuance of any occupancy permits.**
22. **In the event, the City and the Developer enter into a ~~Development~~ *Infrastructure Construction Agreement (DA) (ICA)* and there is conflict between the above conditions and ~~DA~~ *ICA*, the condition(s) stipulated in ~~DA~~ *ICA* shall prevail.**

Habib Motlagh
City Engineer