

RESOLUTION NUMBER 3797

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING NEGATIVE DECLARATION (2223), TENTATIVE TRACT MAP 32497 (05-0457), AND DEVELOPMENT PLAN REVIEW 06-0274 TO SUBDIVIDE 12.15 GROSS ACRES INTO 131 RESIDENTIAL LOTS FOR SINGLE-FAMILY DETACHED UNITS, INCLUDING THREE LETTERED LOTS, LOCATED ON THE NORTHWEST CORNER OF ORANGE AVENUE AND MEDICAL CENTER DRIVE; AND MAKING FINDINGS IN SUPPORT THEREOF

WHEREAS, the applicant applied for a (revised) Tentative Tract Map 32497 (05-0457) and Development Plan Review 06-0274 to subdivide 12.15 gross acres into 131 residential lots, including 3 lettered lots designated as Lot A for common open space, streets and private drives, Lots B for detention basin, and Lot C for common open space and monument wall/landscaping, and construct 131 single-family detached units and recreational facility within a gated community maintained by a Home Owners Association (HOA); and

WHEREAS, the City Council of the City of Perris adopted a General Plan to guide development throughout the City and a Zoning Ordinance to implement the vision set forth in the General Plan; and

WHEREAS, on September 20, 2006, the Planning Commission conducted 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, subject to the following amendments:

- Planning Condition No. 7, amend date to read “October 5, 2006”;
- Planning Condition No. 10, amend second sentence to read “Disabled parking spaces shall be provided for access to common facilities (Lot A) in conformance with ADA requirements.”; and
- Planning Condition No. 31.a., add “with the exception of view fencing along Orange Avenue (northern property line), as shown on the conceptual fencing plan.”

WHEREAS, on October 31, 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, the City Council considered and approved the Initial Study and Negative Declaration (2223) 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 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 Negative Declaration (2223) 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 project is consistent with General Plan objectives, policies and programs.
- B. The proposed project will not adversely affect the public health, safety and welfare.
- C. The proposed project will not adversely affect the environment.

Section 4. The City Council hereby adopts Negative Declaration (2223), Tentative Tract Map 32497 (05-0457), and Development Plan Review 06-0274, 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.

ADOPTED, SIGNED and **APPROVED** this 31st day of October, 2006.

Mayor, Daryl R. Busch

ATTEST:

City Clerk, Judy 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 3797 was duly and regularly adopted by the City Council of the City of Perris at a regular meeting thereof held the 31st day of October 2006, and that it was so adopted by the following vote:

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

City Clerk, Judy Haughney

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

**CITY COUNCIL
CONDITIONS OF APPROVAL
(Revised at Planning Commission September 20, 2006)
(RESOLUTION NUMBER 3797)**

Zone Change 05-456

Tentative Tract Map 32497(05-0457)

Development Plan Review 06-0274

October 31, 2006

PROJECT: Zone Change, Tentative Tract Map 32497, and Development Plan Review to change the zoning designation from MFR-14 to MFR-14/Planned Development Overlay and revise the Tentative Tract Map to subdivide 12.15 gross acres into 131 residential lots and 3 lettered lots (Lot A for common open space, streets and private drives, Lots B for the detention basin, and Lot C for common open space and monument wall/landscaping), and construct 131 single-family detached units and recreation facility within a gated community maintained by a Home Owners Association. Applicant: Classic Pacific

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 change the zoning designation from MFR-14 to MFR-14/Planned Development Overlay, revise Tentative Tract Map 32497 to subdivide 12.15 gross acres into 131 residential lots and 3 lettered lots (Lot A for common open space, streets and private drives, Lots B for the detention basin, and Lot C for common open space and monument wall/landscaping), and Development Plan Review that includes site plan, plotting, building architecture, colors, and materials, except as may be modified by the conditions of approval contained herein. Any deviation shall require the appropriate Planning Division review and approval.
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. The Final Map shall be substantially as shown on the approved (revised) Tentative Tract Map, and consisting of one sheet, except as may be modified by the conditions of approval contained herein.

4. **Failure to Utilize Planned Development Overlay District Permit.** Any planned development overlay district permit granted by the City Council as provided in Chapter 19.59 of the City of Perris Municipal Code shall be conditioned upon the privilege granted being utilized within the approval period specified for the applicable subdivision map. In the event that that the approved project does not include a subdivision of land, said approval shall be valid for a period of 24 months. Failure to implement the approved project within the time limits specified herein will automatically void said project, unless an extension of time has been granted by the City Council.
5. **Cancellation of a Planned Development Overlay District Permit.** Any previously approved Planned Development overlay district may be repealed by the same procedure as the district was originally adopted. Cancellation of a Planned Development overlay district shall be approved by Ordinance and shall similarly nullify all related approvals, including, but not limited to, General Plan Amendments, Tentative Tract Maps, Parcel Maps, Conditional Use Permits and/or Development Plan Reviews, which were approved concurrent with the Planned Development overlay district.
6. **City Codes.** The project shall comply with all local requirements of the City of Perris Municipal Code Titles 18 and 19. Any deviation shall require the appropriate Planning Division review and approval.
7. **City Engineer.** The proposed project shall adhere to the requirements of the City Engineer as indicated in the in the Conditions of Approval dated ~~September 15, 2004~~ **October 5, 2006**.
8. **School District.** The proposed project shall adhere to the standard requirements and mitigation fees established by the Val Verde Unified School District.
9. **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. 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.
10. **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). Disabled parking spaces shall be ***provided for access to common facilities (Lot A) in conformance*** ~~designated in the parking area (3spaces) adjacent to the gazebo, and shall be designed to comply~~ with ADA requirements.
11. **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.

12. **Residential 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.

13. **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 easement to the March Joint Powers Authority as a condition of project approval. Aviation easement forms are available on the March Joint Powers Website, 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 home complex 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.

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

- C. Buyers shall also be provided the “Notice of Airport in Vicinity” disclosure at the time of closing for the purchase of a home or residential lot.

- D. **Upgraded Sound Insulation.** The applicant shall offer an optional sound insulation package (e.g., upgraded doors, windows, insulation, baffles, etc.) for homebuyers who have considered potential noise impacts from March ARB and future traffic and wish to purchase additional sound attenuation materials. The upgraded sound insulation package is voluntary, and any costs shall be borne by the purchaser. Each optional measure shall be in addition to any sound mitigation measures otherwise required to meet City of Perris standards for residential land use.

E. 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 takeoff 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.
14. **Disclosure Statements – Dam Inundation Area.** The developer shall record a disclosure on each unit and provide a disclosure to the purchaser of each unit indicating that the project is within a dam inundation area and is subject to flooding in the event of a dam failure. The developer shall provide an acknowledgement of the disclosure by each purchaser to the City, and disclosure shall be included on the Final Map prior to recordation.
15. **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.
16. **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.
17. **Home Owners Association (HOA).** Prior to final map recordation, the applicant shall incorporate the following standard provisions in the CC&Rs:
 - a. Home Owners Association shall be responsible for the maintenance of recreation facilities, 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, 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 Home 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 streets, driveways, or easement areas.
18. **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.
19. **Graffiti.** Graffiti located on site shall be removed within 72 hours. The site shall be maintained in a graffiti-free state at all times.
20. **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.
21. **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.

22. **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 degrees around the dwelling.
23. **Spark Arresters.** Spark arresters shall be provided for each unit and shall be screened by sheet metal enclosures, or other material acceptable to the City Building Official, and painted to match the main stucco building color.
24. **Energy Conservation.** To improve local air quality, the applicant is encouraged to incorporate any or all of the following energy-conservation features into the project:
 - 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.
25. **Tract Identification.** Decorative project theme walls shall be installed at project entries and at Medical Center Drive and Orange Avenue intersection (Lot C), as shown on the site plan. Theme walls shall not be installed within the public right-of-way, and shall be set back a minimum of 5 feet from the property line. The design of entry statements shall be subject to the review and approval of the Planning Division.
26. **Unit Identification.** Each unit in the tract shall include a lighted address fixture. This fixture shall allow for replacement of light bulbs, and shall be reviewed and approved by the Planning Division.
27. **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. A phasing plan shall be submitted with the Administrative Development Plan Review application.
28. **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 issuance of a certificate of occupancy. This condition shall apply only to districts existing at the time the proposed project is approved. 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);
- c. Maintenance District No. 84-1 (Street Lights and Traffic Signals);
- d. North Perris Public Safety Community Facilities District (Police and Fire);
- e. Ramona Mobility Group District (Transportation Improvements); and
- f. Road and Bridge Benefit District (Transportation Improvements).

29. **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 include:

- a. Streetscape landscaping for Orange Avenue, Medical Center Drive, private drives and streets .
- b. Typical front yard landscaping for production units with street tree treatments.
- c. Front and rear yard landscaping for model home units.
- d. Full landscaping for detention basin (Lot B).
- e. Enhanced landscape materials for project entries and theme wall (Lot C).
- f. Ornamental landscaping and decorative surface pavement for project entries, pedestrian linkages, and paseos.
- g. Decorative landscape and trellis entry treatment for paseos.

30. **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.
31. **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. Six-foot high, decorative block wall (split face or slump stone) *shall be installed along the perimeter of the project site, with the exception of view fencing along Orange Avenue (northern property line), as shown on the conceptual fencing plan.* Stone veneer pilasters with rolled stone cap shall be installed at all block ends and meeting points.
 - b. Decorative theme walls shall be installed at project entries designated on Orange Avenue and Medical Center Drive and Lot C. Theme walls shall be installed 5 feet from property line and not within the public right-of-way.
 - c. Six-foot high, white, U.V. protected vinyl fencing shall be installed on all interior side property lines.
 - d. Walls and fencing atop retaining walls that extend along differences in grade behind the right of way shall require an additional landscape setback area equal to 1 foot in width for every 1 foot in height in excess of a 6 foot wall height as measured from the natural grade. The additional landscape setback shall be measured from the property line, and be provided in addition to the right of way landscaping area. This additional landscape area may or may not incorporate a split wall design, and shall extend the full length of the street frontage.
32. **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 and TUMF 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.
33. **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. The equipment area with appropriate acoustic shielding shall be designated on building and grading plans. Equipment and shielding shall remain in the designated location throughout construction activities.
 - 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, transportation of cut or fill materials and construction phases 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.
 - f. Project applicants shall provide construction site electrical hook ups for electric hand tools such as saws, drills, and compressors, to eliminate the need for diesel powered electric generators or provide evidence that electrical hook ups at construction sites are not practical or prohibitively expensive.
34. **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.

35. **City-Approved Waste Hauling.** The developer shall use only the City-approved waste hauler for all construction and other waste disposal
36. **Property Liens.** The applicant shall pay all liens owed to the city prior to the issuance of building permits.
37. **Street Improvement Plan.** Two copies of street improvement plans shall be concurrently submitted to the Planning Division for reference purposes.
38. **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.
39. **Mail Box Security.** The applicant shall install multi-unit mail boxes with high security type features designed to resist mail theft and prevent break-in damage. The multi-unit mail boxes shall be approved by the United States Postal Office and supporting documentation of the high security type mail boxes used for the proposed development shall be submitted to the Planning Division prior to final occupancy of Phase 1.
40. **Preliminary Water Quality Management Plan (WQMP).** Prior to advertising and scheduling of Zone Change 05-0456, Tentative Tract Map 32497 (05-0457), and Development Plan Review 06-0274 for City Council Approval, the developer shall first submit for review and approval, to the Community Development Department, a preliminary Water Quality Management Plan (WQMP) for City approval. The preliminary WQMP shall include site design, source control, and treatment control best management practices, and shall be prepared by registered civil engineer. *(Revised by Staff)*.
41. **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.

APPROVAL DATE

PROJECT PLANNER



CITY OF PERRIS

HABIB MOTLAGH, CITY ENGINEER

CONDITIONS OF APPROVAL

(RESOLUTION NUMBER 3797)

P8-731

September 15, 2004, Revised September 20, 2006,

Revised October 5, 2006

TTM 32497 – Private Subdivision

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 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. Onsite drainage facilities located outside of road right-of-way (if required) shall be constructed within dedicated drainage easements.
 - b. Drainage facilities outletting sump conditions shall be designed to convey the tributary 100-year storm flows. Additional emergency escape shall also be provided.

- c. 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.
- d. Drainage easements shall be obtained from the affected property owners for the release of concentrated or diverted storm flows, if any, onto the adjacent property. A copy of the drainage easements shall be submitted to the City for review prior to its recordation.
- e. All drainage facilities with exception of nuisance drainage improvements as indicated below shall be designed to convey the 100-year storm runoff. Minimum 18" storm drain and catch basins to eliminate nuisance runoff from cross gutters shall be installed and connected to proposed storm drain facilities in addition to those shown on tentative map at the following locations:
 - Catch basin and pipe at the intersection of:
 1. ~~"A" "B" Street and Orange Avenue.~~
 2. ~~"B" "A" Street and Medical Center Drive.~~
 3. ~~"E" Street and "B" Street at upstream end of proposed cross gutters.~~ **All intersections of "B" with interior streets.**
 4. ~~"A" Street and "P" Street at upstream end of proposed cross gutters.~~
 5. Orange Avenue and Medical Center Drive.
- f. 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. **This shall include upgrading of existing downstream facilities to accommodate this project. Coordination with proposed projects located westerly of Perris Blvd. will be required.**
- g. 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.
- h. Storm drain plan shall be submitted to the Riverside County Flood Control for review and approval prior to connection to the existing

storm drain facility along Medical Center Drive and Orange Avenue.

- i. All onsite storm drain facilities are private.
2. Sufficient right-of-way along Orange Avenue shall be dedicated to provide for a ~~50'~~ **47'**, half-width dedicated right-of-way. Orange Avenue from west tract boundary up to east tract boundary shall be improved to provide for new 36' wide paving, curb, gutter and sidewalk located 38' on the south side of centerline.
3. Sufficient right-of-way along Medical Center Drive shall be dedicated to provide for 66' dedicated right-of-way from the intersection of Orange Avenue to the intersection of Flame Avenue. Medical Center Drive within this reach **along west side** shall be improved with ~~40' wide~~ **20'** new paving and curb and gutter located 22' ~~on either side of~~ **from** centerline. Medical Center Drive from the intersection of Flame Avenue up to the southerly tract boundary **along west side** shall have sufficient right-of-way to provide for 33', half width dedicated right-of-way. Medical Center Drive from the intersection of Flame Avenue to the existing development on the south shall be improved to provide minimum 20' new paving, curb, gutter and sidewalk located at 22' on the west side of centerline ~~and 0.15' grind and overlay on the east side of the centerline within the same reach.~~ **Existing pavement along Medical Center from south tract boundary to Orange Avenue along east side shall be grind (0.15') and overlay.**
4. All interior streets are private and shall be improved with concrete curb, gutter, and paving located ~~18'~~ **minimum of 11'** from either side of centerline located within the proposed right-of-way **as shown on the map.**
5. Street lights shall be installed along all interior streets, Orange Avenue, and Medical Center Drive as approved by the City Engineer per Riverside County and Southern California Edison standards.
6. ~~6'~~ **4'** wide concrete sidewalk shall be installed ~~throughout this project~~ **along interior and 6' sidewalk along Orange and Medical Center Drive.**
7. The proposed development is in the service area of Eastern Municipal Water District for sewer and water. The applicant shall provide water and sewer facilities to this development and comply with City, 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 (offsite), flood control (offsite and non master planned facilities) and lighting districts. The developer shall maintain the **onsite storm drain and offsite landscaping** ~~for a period of one year after acceptance of these improvements~~ and pay the 18-month advanced energy charges for street lights.

All onsite storm drain facilities including catch basins, and pipes shall be maintained by residents of this sub-division.

9. ~~Existing power poles fronting this site (if any) shall be undergrounded.~~ **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.**
10. On and off-site street, drainage, water, sewer, striping, signing, street lighting, grading, and erosion control 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 Orange Avenue and Medical Center Drive as shown on the tentative map and so noted on the final map.
12. Additional street improvements shall be provided along existing paved area if disturbed due to construction of utilities as directed by the City Engineer.
13. Prior to issuance of any permit or recordation of the map, a warrant study shall be prepared to determine the need and timing for signal at the intersection of Orange Avenue and Medical Center Drive. If the signal is warranted, the City shall reimburse the developer ~~up to \$100,000 for the cost of the signal utilizing the projects street portion of the Cap Fee~~ **pursuant to DIF Ordinance.**
14. Prior to approval of improvements, an encroachment permit from Riverside County Flood Control and other governing agencies (if necessary) shall be obtained for any work within their right-of-way.
15. ~~This development shall be required to purchase and incorporate the not a part parcel at intersection of Orange Avenue and Medical Center Drive and use this and lot 81 as entry monuments as driveways close to Orange Avenue will create potential safety hazard.~~

16. Installation of raised median on Orange to prohibit left turn movements to and from ~~“A”~~ “B” Street will be required as determined by City. ***If the entrance from “B” to Orange Avenue is for emergency vehicles only and is protected by a private gate, no median is required.***
17. The City Council is concerned about the speeding along Medical Center Drive. Traffic calming devices and improvements such as raised median and other improvements shall be implemented along this road as determined by the City Engineer.

Habib Motlagh

Habib Motlagh
City Engineer