



CITY OF PERRIS

DEPARTMENT OF ENGINEERING
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HABIB MOTLAGH, CITY ENGINEER

CONDITIONS OF APPROVAL

P8-695

November 29, 2005, Revised April 3, 2006, **Revised Planning Commission Meeting December 6, 2006**

Parkwest Specific Plan (Phase I) & Tr. 31157

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~~ **tentative map and specific 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. In case of conflict between these conditions, the recommendations of traffic engineer and the specific plans, the most stringent condition in the opinion of City shall apply:

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 "San Jacinto River Plan" (the plan), the requirements stated in Flood Control letter and the resolution # 3403. The following drainage related conditions are the minimum requirements of this project:
 - a. Final drainage and hydraulic reports to support the project design shall be submitted to meet Riverside County Flood Control criteria and the plan. These reports shall be reviewed and approved by RCFC and City of Perris.

- b. 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 and shall be improved with Turf-Block **or other materials as approved by City Engineer.**
- c. Drainage facilities outletting sump conditions shall be designed to convey the tributary 100-year storm flows with emergency escape **pursuant to RCFC Standards. Catch basin(s) within sump condition shall be oversized.**
- d. 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. Grading and erosion maintenance bonds **shall be posted prior to issuance of any permit or map recordation,** and **the developer shall guarantee** maintenance ~~agreement between City and Developers shall be shall be to guarantee the maintenance~~ of mass graded and finished graded areas **by entering into an agreement with the City** ~~shall be provided.~~
- e. **Portions of the** site is located within Floodway and Flood Plain. Prior to issuance of any grading and occupancy permits, CLOMR **prior to issuance of grading permit** and LOMR shall be obtained ~~as required~~ **prior to issuance of building permits.**
- f. 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.
- g. 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 eliminate nuisance runoff from cross gutters, minimum 18" storm drain and catch basins shall be installed and connected to proposed and/or existing storm drain facilities as shown on tentative map and at the following intersections:
- At all intersections (all corners as needed) adjacent to proposed storm drain.
 - Evans Road Intersection with Nuevo Avenue.
 - Intersection of "KK" with most easterly north/south road.
 - Intersection of "N" and "L" Streets.
 - In the event grading, as proposed on tentative map is revised, the need for additional catch basins and storm drain will be required during plan check.

- Future sub-divisions of Phases 2 and beyond will be conditioned accordingly.
- h. All grading and drainage improvements shall comply with NPDES and Best Management Practices. Erosion control plans, WQMP, 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 master planned facilities, the applicant shall contact RCFC to determine the rules and regulations for drainage credit.
 - j. Minimum slope for drainage pipes shall be 0.30% and box culverts shall not be smaller than 4' in height.
 - k. Any excavation within Floodway shall correspond to the requirements of Riverside County Flood Control and in conjunction with the *river* plan. The basin(s) shall be maintained by the applicant and appropriate maintenance agreements and bonds shall be posted and filed with the City.
 - 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. Additional right-of-way along Perris Valley Channel shall be dedicated pursuant to adopted master plan.
 - n. Line "Q" along Nuevo and from its terminus point shall be extended and connected to Perris Valley Channel pursuant to the adopted Master Plan.
2. 132' right of way along Evans Road from Nuevo Road to Perris Valley Channel (within project boundaries) shall be dedicated. Evans Road from Nuevo Road to "B" Street shall be improved with curb, gutter located ~~46'~~ 47' on either side of centerline, 14' landscaped median and 8' ~~mandatory~~ **meandering** sidewalk. The traffic index for Evans Road is 11.0. The median shall be designed and constructed with small drainage pipe and area drains to collect irrigation runoff and convey to proposed storm drain facilities.
 3. All interior streets shall be improved with concrete curb, gutter, and paving located 20' and 18' from either side of centerline located within 60' and 56' full width dedicated right-of-way as shown on the map.

4. Streetlights shall be installed along all interior and exterior streets as approved by City Engineer per Riverside County and Southern California Edison standards.
5. Minimum 6' wide concrete sidewalk shall be installed throughout this project with exception of Evans Road and Nuevo Road, which shall be 8' meandering sidewalk.
6. 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. In the event reclaimed water is not available to the site, the applicant shall investigate the use of installing irrigation well(s) for the use of irrigating the open spaces and the landscape areas. Irrigation well, if installed, shall be maintained by City through annexation to Landscape District.
7. Prior to issuance of any **building** permit **or recordation of final map**, 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, catch basins, clarifiers, channels, pipes (non master planned facilities), onsite streets, signals, and irrigation well, shall be annexed to City's Maintenance Districts.
8. Existing power poles fronting this site shall be undergrounded.
9. 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.
10. Access shall be restricted along Evans Road, Nuevo, Dunlap, "A", "B", and "C", except as shown on tentative map and so noted on the final map. Future access for park and school sites shall be reviewed and approved by City.
11. Any work within Riverside County shall require issuance of an encroachment permit.
12. The improvements conditioned for this project shall be coordinated with adjacent projects.
13. Intersections of Evans Road with Nuevo shall be constructed in a manner to convey the 100-year storm runoff under the road.

14. TUMF, ~~DIF and CAP Fee~~ and other credits and reimbursement as appropriate and approved by WRCOG and City of Perris shall be provided for any facilities qualified unless otherwise stated in these conditions.
15. Utilization of existing pavement beyond tract boundaries in lieu of new pavement as conditioned above may be permitted if approved by City Engineer.
16. "B" Street from Evans Road to San Jacinto Avenue shall be improved with minimum of 30' paving within dedicated right-of-way including streetlights as determined by City Engineer.
17. "A" Street from Evans Road to "C" Street along both sides shall be improved with curb, gutter located 22' from centerline within 66' dedicated right-of-way.
18. "C" Street from "A" to Dunlap Drive shall be improved along both sides with curb and gutter located 20' on either side of centerline within 60' dedicated right-of-way.
19. Dunlap Drive from "C" Street to Nuevo shall be improved with minimum of 30' paving within dedicated right-of-way.
20. San Jacinto Avenue from Dunlap Drive to Wilson Avenue shall be improved with minimum of 30' new paving. The existing pavement along San Jacinto Avenue may be utilized if in the opinion of City Engineer is adequate or grind/overlay as determined by City Engineer.
21. Nuevo Road adjacent to this project shall be improved along both sides to provide for minimum ~~27'~~ **45'** of new pavement along south side and curb and gutter located ~~46'~~ **47'** south of centerline, 7' wide landscape within 64' ½ width dedicated right-of-way. Minimum of 2 – 12' wide west bound lanes and one 12' wide left turn lane along the north side of median shall **also** be installed within dedicated right of way.

Nuevo Road from Evans Road to Wilson Avenue shall be improved to provide for 2 – 12' wide eastbound lanes, 2 – 12' wide westbound lanes and a 12' wide continuous left turn pocket.
22. Prior to issuance of any occupancy permits, traffic signals shall be installed at intersection of Evans and Nuevo Road, Nuevo and Murrieta Road, Redlands and San Jacinto Avenue, and I-215 and 4th Street Interchange as shown on Exhibit 1-B of traffic report prepared by Urban Crossroads.

23. All existing and proposed intersections to be widened at minimum to comply with above conditions and those shown on Exhibit 1-C of Urban Crossroads traffic report.
24. All landscape slopes along the street right-of-ways shall be maximum 3:1 or combination of split wall/free standing wall shall be required.
25. Traffic calming improvements such as landscape median, chokers, striping, raised pavers, as determined by City shall be implemented throughout the project including "A", "B", and "C" Streets as determined by City.
26. Prior to issuance of 150th occupancy permit, the project shall construct or cause the construction of 100-year bridge at Nuevo and Perris Valley Channel to ultimate general plan circulation element (both sides).
27. In the event the City of Perris is participating with the ongoing "Ramona Mobility" transportation development fee and its implementations, this project shall be required to pay its fair share as determined by City. This condition shall remain with the specific plan and shall include future phases.
28. ~~Also,~~ In the event the City establishes a road and bridge benefit or other financing tools to construct the ultimate interchange at I-215 and 4th Street, the project shall be required to pay its fair share. This condition shall remain with the specific plan and shall include future phases.
29. ***In the event City and the developer enter into a development agreement and if there are conflicts between the provisions of said agreement and the above conditions, the agreement shall prevail.***

Habib Motlagh

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City Engineer