



CITY OF PERRIS

ENGINEERING DEPARTMENT

CONDITIONS OF APPROVAL

September 23, 2024

Revised at Planning Commission October 16, 2024

PLN 22-05002 – CUP

PLN 22-05003 – CUP

NWC Ethanac Road and Trumble Road

With respect to the Conditions of Approval for the above referenced project, the City of Perris requires that the developer 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 and proposed easements, traveled ways, rights-of-way, and drainage courses with appropriate Q's and that their omission may require resubmittal for further consideration. These Ordinances and the following conditions are essential parts and requirements 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 conditions shall be installed prior to issuance of any occupancy permits. All questions regarding the true meaning of the conditions shall be referred to the City Engineer's office.

In the event of a conflict between any conditions stated below, those imposed by Planning Department and others, and requirements identified in the approved Traffic Impact Analysis, the most stringent in the opinion of the City shall prevail.

General Conditions:

1. The project grading shall be in a manner to perpetuate existing natural drainage patterns. Any deviation from this, concentration or increase in runoff must have approval of adjacent property owners and City Engineer. The developer/property owner shall accept the offsite runoff and convey to acceptable outlet.

2. Prior to commencement of any construction or installation of fencing in public right-of-way, an encroachment permit shall be obtained from the City Engineer's office.
3. In the event that external agencies must review the plans and inspect improvements, the developer/property owner shall be responsible to pay the respective plan check and inspection fees.
4. All trenches shall be securely covered with steel plates until permanent backfill and street repairs have been completed per City of Perris Standards; temporary backfill of trenches is not acceptable.
5. The developer/property owner shall provide for all traffic mitigation measures and improvements as depicted in the Traffic Impact Analysis prepared by Kimley-Horn and Associates, Inc. dated June 2024, and as conditioned below as approved by the City Engineer including but not limited to:
 - a. Truck access to and from the truck fueling site shall be limited to I-215/Ethanac Road Interchange, Ethanac Road, and Trumble Road.
 - b. To withstand truck traffic impact, the full width of Trumble Road at the truck designated points of access/driveways shall be concrete paved as determined and as approved by the City Engineer.
 - c. To withstand truck traffic impact, the intersection of Ethanac Road and Trumble Road shall be concrete paved as determined and as approved by the City Engineer.
 - d. One point of access/driveway is permitted on Ethanac Road.
 - o This driveway shall allow for right-in/right-out movements only.
 - o This driveway shall be stop controlled for southbound traffic.
 - e. Two points of access/driveways are permitted on Trumble Road; Driveways from north to south are labeled 1 through 2 respectively.
 - o Driveway 1 shall allow for left-in/right-out movements only.
 - o Driveway 1 shall be stop controlled for eastbound traffic.
 - o Driveway 2 shall allow for full access movements.
 - o Driveway 2 shall be stop controlled for the eastbound traffic.
 - f. Ethanac Road (Expressway 184'/134') between Trumble Road and Caltrans right-of-way within dedicated right-of-way shall be improved to provide for the following improvements:
 - o 8-inch curb and gutter 67 feet north of centerline
 - o 60 feet of new pavement north of a new 14-foot-wide raised landscaped median and 14 feet of new pavement on the south of the median using a TI of 12, minimum pavement structural section shall be 8" Asphalt Concrete PG70-10 over 22" Class II Aggregate Base.
 - o The parkway shall be 25 feet wide consisting of a 10-foot-wide non-curb adjacent sidewalk location as approved by Planning Department and Public Works Department, 15 feet of landscaping, and streetlights subject to the result of a

- photometric study prepared by a Registered Electrical Engineer per City of Perris, County of Riverside and Caltrans standards.
- g. Trumble Road (Major Collector 78'/56'), from the project's northerly boundary to Ethanac Road within dedicated right-of-way, shall be improved to provide for the following improvements:
 - o 8-inch curb and gutter 28 feet west of centerline
 - o New pavement from the new curb and gutter to the existing easterly edge of pavement using a TI of 10.0, minimum pavement structural section shall be 8" Asphalt Concrete PG70-10 over 16" Class II Aggregate Base.
 - o Class II bike lane
 - o The parkway shall be 11 feet wide consisting of a 6-foot-wide sidewalk location as approved by Planning Department and Public Works Department, 5 feet of landscaping and streetlights subject to the result of a photometric study prepared by a registered Electrical Engineer per City of Perris, County of Riverside and Caltrans standards.
 - h. The traffic signal at the intersection of Ethanac Road and Trumble Road shall be modified and fully operational as approved by the City Engineer.
6. The driveways shall be per County of Riverside Standard No. 207A and shall include wet set concrete truncated domes in compliance with ADA standards and requirements. The driveways curb returns shall be within the property limits and shall not infringe on adjacent properties.
7. The developer/property owner shall provide for all drainage mitigation measures and improvements as conditioned below and as approved by the City Engineer including but not limited to:
- a. The developer/property owner shall collect tributary runoff from the east via an underground drainage facility/reinforced concrete box and convey across the northern project boundary to the MDP Line A-11a. This improvement is eligible for Area Drainage Plan (ADP) fee credit.
 - b. The developer/property owner shall collect tributary runoff from the northwest corner of the intersection of Ethanac Road and Trumble Road via an underground drainage facility and convey northerly to the proposed reinforced concrete box.
 - c. The developer/property owner shall construct MDP Line A-11a to MDP Line A-11 in the event that the existing system is under capacity. This improvement is eligible for ADP fee credit.
 - d. Outlet to public drainage system shall be below or equal to existing condition.
 - e. Drainage easements shall be dedicated for the drainage facilities described above.
 - f. Catch basin inserts shall be provided as approved by the Public Works Department.

8. The onsite private basin shall be designed per Riverside County Flood Control and Water Conservation District (RCFCD) and City of Perris design and WQMP standards and guidelines.
9. The developer/property owner shall coordinate improvements with adjacent proposed and approved developments.
10. The developer/property owner shall obtain a Caltrans and City of Menifee encroachment permit for any work within their respective jurisdiction.
11. The following easements and/or rights-of-way shall be offered for dedication to the public or other appropriate agencies in perpetuity and shall continue in force until the City or the appropriate agency accepts or abandons such offers:
 - a. Ethanac Road is classified as an Expressway (184'/134') per the General Plan. Adequate right-of-way shall be dedicated on Ethanac Road along the property frontage to accommodate a 92 foot half width dedicated right-of-way as determined and approved by Planning Department, Public Works Department and the City Engineer.
 - b. Trumble Road is classified as a Major Collector (78'/56') per General Plan. Adequate right-of-way shall be dedicated to accommodate 39 foot half width right-of-way, as determined and approved by the City Engineer.
 - c. Property line corner cutbacks shall be dedicated per County of Riverside Standard No. 805.
 - d. Drainage easements shall be provided on the map as described in condition 7.

All dedications shall be free from all encumbrances as approved by the City Engineer.

Prior to Issuance of Grading Permit:

12. In the event that offsite easements or rights-of-way are required to complete offsite improvements, the developer/property owner shall make a good faith effort to acquire the required property interest for construction of the improvements and if the developer/property owner shall fail to do so, the developer/property owner shall enter into an agreement with the City for acquisition of the easements or rights-of-way. The agreement shall provide for payment by the developer/property owner of all costs incurred by the City to acquire the offsite property interests required in connection with the subdivision. Security of a portion of these costs shall be in the form of a cash deposit in the amount given in an appraisal report obtained by the developer/property owner (at developer/property owner cost). The appraiser shall be approved by the City prior to commencement of the appraisal.

13. The developer/property owner shall submit the following to the City Engineer, Fire Department, EMWD, City of Menifee, Caltrans and RCFCD as applicable, for review and approval:
 - a. Grading Plan and Erosion and Sediment Control Plans
 - b. Street and Storm Drain Improvement Plans
 - c. Signing and Striping Plans
 - d. Traffic Signal Plans
 - e. Water and Sewer Improvement Plans
 - f. Street Light Plans prepared by a registered Electrical Engineer per City of Perris Safety Lighting Standards
 - g. Geotechnical Report
 - h. Hydrology and Hydraulic Report
 - i. Final WQMP
 - j. Traffic Control Plans

The design shall be in conformance with EMWD, RCFCD, Riverside County Transportation Department, Caltrans, City of Perris and ADA most recent standards, criteria and requirements in effect at the time of construction and shall be coordinated with the approved plans of the adjacent developments.

14. The developer/property owner shall annex into the City's Lighting and Landscape Districts and City's Flood Control District as appropriate. The proposed and existing facilities including but not limited to streetlights, traffic signals and drainage shall be maintained by the City and cost paid by the developer/property owner through the said annexation.

15. The developer/property owner's traffic engineer shall evaluate and coordinate on-site traffic circulation at the drive-through.

Prior to Issuance of Building Permit:

16. The project site is located within the limits of Homeland/Romoland – Line A Area Drainage Plan (ADP) for which drainage fees have been adopted by City. Drainage fees shall be set forth under the provisions of the "Rules and Regulations of Administration of Area Drainage Plan". Acreage for the project site's impervious area shall be provided.
17. Paved access shall be provided to the proposed buildings per the Precise Grading Plans.
18. The developer/property owner shall submit a compaction certification from the Soils Engineer in compliance with the approved geotechnical/soils report and an elevation certification from the Engineer of Record in compliance with the approved plans.

Prior to Issuance of Certificate of Occupancy:

19. The developer/property owner shall complete the construction of all public improvements, including but not limited to roadway improvements and drainage improvements as specified above and accepted by the City.
20. The developer/property owner shall pay to the City \$100,000 for their fair share contributions for the realignment of Barnett Road and Ethanac Road.
21. The developer/property owner shall provide for utility trench surface repair per City of Perris Standard and as directed by the City Engineer.
22. Associated existing signing and striping shall be refreshed and any appurtenances damaged or broken during the development of this project shall be repaired or removed and replaced by the developer/property owner to the satisfaction of the City Engineer. Any survey monuments damaged or destroyed shall be reset by qualified professional pursuant to the California Business and Professional Code 8771.