

**Appendix B:
Approved Design Conditions Document**

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**Development Services Department (DS)
DESIGN CONDITIONS (DC)
[Formerly: Plan Of Service]**

***** NOTE TO APPLICANT: To fill out this form, please use the latest design guidelines, noted below: *****

- EMWD's "Water System Planning & Design" guidelines, Updated Feb 2006, and revised Sep 14, 2006, AND, EMWD's 2015 Water Facilities Master Plan Supplement
- EMWD's "Sanitary Sewer System Planning & Design" guidelines, Updated Feb 1993, and revised Sep 1, 2006, AND, EMWD's 2015 Wastewater Collection System Master Plan Supplement

- Applicant to complete Gray sections - EMWD to complete Yellow/White sections -

Form No: DS-045
Updated: 11/10/2022

I. PROJECT INFORMATION

Project Reference No. (City View): 2022-1339 (Formerly 2020-177)
 DC - Work Order: 16645 (Formerly 16246)
 Plan Check - Work Order: 77426

Is LAFCO Fringe Annexation Required? Yes No
 Was LAFCO Fringe Annexation Approved? Yes No NA
 Project to be transferred to AFS, upon DC approval? Yes No

Project Name: ^(a) Updated: Tract 38775 Acacia Pointe

Cross Streets: E. Nuevo Rd. & Wilson Ave.

(a) Include TTM, TR, PM, SP, APN or other applicable number or name

Existing land use	Proposed Land Use	Acres	# of Units, or Hotel Bedrooms	Building Area (SF)	# of Students	# of Hospital Beds, or Dialysis Seats	Average Flow (GPD)
	Residential, Rural						
	Residential, Low Density (SFR)						
	Residential, Medium Density (SFR)						
	Residential, Accessory Dwelling Unit (ADU)						
	Residential, Condominiums	9.2	141				
	Residential, Apartments						
	Residential, Age Restricted						
	Residential, Mobile Home Park						
	School						
	Educational: College						
	Church						
	Motel/Hotel						
	Hospital						
	Medical Office Building (offices)						
	Medical Office Building (long term care)						
	Medical Office Building (Dialysis)						
	Mixed Use Policy Area						
	Commercial, Retail						
	Commercial, Office						
	Industrial, Light						
	Industrial, Light (Warehouse)						
	Industrial, Heavy						
	Open Space, Rural						
	Open Space, Agricultural						
	Open Space, Conservation						
	Open Space, Recreation						
	Other						
Totals:		9.2	141	0	0	0	0



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II. WATER DEMAND AND SEWER FLOW ASSESSMENT

Applicant shall complete with ACTUAL project description(s)/use(s)/size(s)				POTABLE WATER					SEWER		
AREA DESCRIPTION	LAND USE	AREA SIZE		DEMAND PROJECTIONS			PEAK FACTOR		FLOW PROJECTIONS		
		AC	DU	(GAL/AC)	(GAL/EDU)	ADD	MDD	PKHR	(GAL/AC)	(GAL/EDU)	ADWF
TTM 38775	LDR	9.15	141		570	0				306	0
	MDR				440	0				235	0
	M/HDR				400	0				212	0
	HDR				310	43,710				165	23,195
	Commercial/Office				2,200	0			1,200		0
	Light Industrial / Warehouse				550	0			1,200		0
	Mixed Use Policy Area				2,200	0			1,200		0
				TOTAL (GPD)		43,710	2.5	2.0	ADWF TOTAL (GPD)		23,195
				TOTAL (GPM)		30	109,275	218,550	ADWF TOTAL (GPM)		16
							76	152	ADWF TOTAL (MGD)		0.0232
									PEAK FACTOR ^(a)		2.87
									PDWF - PEAK FLOW (GPD)		66,568
									PDWF - PEAK FLOW (GPM)		46

MDD Peaking Factor Selection:
 3.0 PF for Small Pressure Zone, where ADD in the PZ is <500 gpm
 2.5 PF for Medium Pressure Zone, where ADD in the PZ is 500 to 2,000 gpm
 2.0 PF for Large Pressure Zone, where ADD in the PZ is 2,000+ gpm

Applicant shall complete with ACTUAL project description(s)/use(s)/size(s)				POTABLE WATER					(a) Sewer Peak Factor:		
IRRIGATION ^(b)				DEMAND ASSMT.			PEAK FACTOR		1- Use PF of 3.0 for Temecula Wine Country, Old Town Temecula, or similar hospitality type of use.		
AREA DESCRIPTION	LAND USE	AREA SIZE		(GAL/AC)	(GAL/EDU)	ADD	MDD	PKHR	2- All other cases, PF is based on the following equation, PF = 2.13 Q ^{0.13} , where Q is ADWF in MGD,		
		AC	DU						3- Use max PF of 2.87, and Min PF of 1.5		
Landscape	Open Space	3.125		2,200		6,875	2.5				
				TOTAL (GPD)		6,875	17,188				
				TOTAL (GPM)		5	12				

III. WATER SUPPLY

Is a Water Supply Assessment Required? Yes No

If WSA is required, did the Land Agency request a WSA from EMWD? Yes No NA

Water Supply Assessment Issued? Yes No NA Date Issued: _____



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IV. WATER PRESSURE

Pressure Zone: **1627** HWL Pressure Conditions (in the main pipeline): High Normal Low Not Applicable (Commercial Use)

Notes: For only Residential lots, Plan checker shall utilize the attached service-pressure table(s) to determine pressure conditions for each lot, and cause the recordation of High or Low pressure conditions if applicable: Low Pressure Agreement is required for pressures<50 psi; High Pressure Agreement is required for pressures>80 psi; and Lots with pressures <50 psi shall receive a minimum of 1.5" laterals.

V. Fire Flow Demand

Has applicant requested a fire flow letter or fire flow test from EMWD: Yes, see below Yes, waiting for results No, need to request

Did it meet the fire flow demand: Yes No

Fire flow demand (GPM): **1500** (GPM)

Fire flow duration (HRS): **2** (HRS)

Has EMWD received a copy of Fire Flow Conditions or onsite private calculations: Yes No Comment: Per Fire Marshal, fire flow condition is 1,500 gpm @ 2 hr

VI. WATER TRANSMISSION

Nearest Pipeline Facility w/Capacity: **8-inch existing waterline within Wilson Ave. (D-4878/4879)**

Not requesting Water Service

Interagency Agency Permit: required? Yes No If Yes, Agency name:



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VII. WATER FACILITY REQUIREMENTS ^(e)

	Onsite/Offsite	Dia (in)	Length (lf) ^(f)	Location		Limits	Size needed by Project (in)
Pipeline:	Private Onsite	N/A		Tract 38775		Within proposed tract	N/A
	Offsite POCs	8	TBD	within Wilson Ave.		Multiple locations within proposed street right of ways	8
Pipeline:	Remove Wtr Services	Remove	TBD	within Wilson/Nuevo		Fronting the project on Wilson Ave. and Nuevo Road.	Remove
Pipeline:							
	Onsite/Offsite	Size	Unit	Easement	Grant Deed	Eligible for Storage Fee Credit	Location
Booster Plant:				<input type="checkbox"/>	<input type="checkbox"/>		
Storage Tank:				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes Effective 1/1/22 <input type="checkbox"/> No	If eligible for Storage Fee Credits, see attachment for list of eligible lots.
Temporary Pipeline Alignment:							
Implementing facility:	N/A						
Notes:	1- The Planning & Design Criteria used for this DC is the most current version of the "Development Services Department and Facility Design Guidelines", Section 3: "Design Conditions". 2- If this project is approved by EMWD to construct on-site private water systems, the domestic water system shall be separate from the fire system. 3 - An in-line valve is required between the two point of connections to the existing water pipelines. 4 - Remove any existing water services along Wilson Ave and Nuevo Road that will not be used by the project.						

(e) Include attachments (such as hydraulic calculations, maps, etc.) when necessary
 (f) Approximate lengths for planning purposes only



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VIII. SEWER TREATMENT

Location: **Perris Valley Regional Water Reclamation Facility**

Form No: DS-045
Updated: 11/10/2022

Remaining Treatment Plant Available Capacity?: Yes No
 Is the project within 1/4 mile from the Treatment Plant, or Lift Station? Yes No

If Yes, a notification letter shall be recorded against each of the lots.

If Yes, identify the facility name and location: _____

IX. SEWER COLLECTION

Nearest Pipeline Facility w/Capacity: **21" Existing VCP sewer main within Wilson Ave. #SD-4141/4142**

Not requesting Sewer Service

Interagency Agency Permit: required? Yes No If Yes, Agency name: _____

X. SEWER FACILITY REQUIREMENTS ^(g)

	Onsite/Offsite	Dia (in)	Length (lf) ^(h)	Location		Limits	Size needed by Project (in)
Pipeline:	Private Onsite	N/A		Tract 38775		Within proposed tract	N/A
Pipeline:	Offsite	8	TBD	within Wilson Ave.		Within proposed street right of ways	8
Pipeline:							
Pipeline:							
	Onsite/Offsite	Size (gpm)	Interim/Perm	Easement	Grant Deed	Abandonment Deposit Am't	Location
Lift Station ^{(i)(j)(k)} :				<input type="checkbox"/> Yes	<input type="checkbox"/> Yes		
Implementing facility:							
Notes:	1- The Planning & Design Criteria used for this DC is the most current version of the "Development Services Department and Facility Design Guidelines", Section 3: "Design Conditions".						

(g) Include attachments (such as special studies, maps, etc.) when applicable

(h) Approximate lengths for planning purposes only

(i) If interim, describe method and timing of abandonment, and include Demolition and Abandonment plans during Plan Check. Customer is responsible for Abandonment cost.

(j) If applicant is proposing a Lift Station (either temporary or permanent): Submit a study justifying this use, identifying all other options and why they are not viable.

The study shall include a grading analysis of quantities and cost.

For a proposed temporary Lift Station, the study shall identify an abandonment plan, including plans and calculations, to demonstrate the feasibility of the abandonment.

(k) Proposed Lift Stations shall be presented for consideration by the Waste Water Enterprise Team prior to considering the DC approval.



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XI. RECYCLED WATER TRANSMISSION

Nearest Pipeline Facility w/Capacity: N/A

XII. RECYCLED WATER FACILITY REQUIREMENTS ^(j)

(RWUE and/or RWUP)

	Onsite/Offsite	Dia (in)	Length (lf) ^(k)	Location			Limits	Size needed by Project (in)
Pipeline:								
Pipeline:								
Pipeline:								
	Onsite/Offsite	Size	Unit	Easement	Grant Deed	Abandonment Deposit Am't	Location	
Temporary Inter-Tie				<input type="checkbox"/> Yes	<input type="checkbox"/> Yes			
Booster Plant:								
Storage Tank:								
Implementing facility:								
Notes ^(l) :	Project is not a recycled water candidate.							

(j) Include attachments (such as hydraulic calculations, maps, etc.) when necessary

(k) Approximate lengths for planning purposes only

(l) RWUP: has it been completed ?

<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A

RWUE: has it been completed ?

Comments:

XIII. FRONTAGE ^(m)

Water/Sewer/Rcld	Description/General Location	Existing Frontage Memo #	Type ^(n,o)	Length (lf) ^(p)	\$ Amt/lf	Total
Existing Water	All frontages shall be determined during the Agreement Phase					\$0
Existing Sewer						\$0
Existing Recycled						\$0
Proposed Water						\$0
Proposed Sewer						\$0
Proposed Recycled						\$0

(n) "Potentially Reimbursable" means:

Potentially Reimbursable to project sponsor, in accordance with EMWD Admin Code as amended.

(o) "Non-Reimbursable" means:

Payment by this applicant to reimburse original sponsor of facilities

(p) estimated will be finalized during agreement

Estimated for budgetary purposes only

(m) Special Funding / Agreement Area:

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
---	-----------------------------

(If Yes) Name of Area:

AD 3-R

Signature

(EMWD-FRONTAGE)

Date



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XIV. COMMUNITY FACILITIES DISTRICT (CFD)

Is this Project in a Facilities CFD ?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<p>If CFD project includes EMWD cost participation for oversizing, sponsor/developer is eligible for EMWD cost participation after EMWD accepts CFD facilities (where punch-list is complete). In addition, sponsor/developer is eligible for reimbursement by CFD after substantial completion of CFD facilities (where punch list items are still in progress). Upon signing a Standard Facilities Agreement, the CFD group (Special Funding District) will deduct District's oversizing participation share from the total project cost, and then provide CFD reimbursement for the remainder project cost.</p>
Is This Project in a Fees CFD ?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<p>If CFD project includes Fees and if project is eligible for Storage Fee Credits, then, the CFD group (Special Funding District) will define FPC net amounts eligible for reimbursement from CFD, which exclude Storage Tank Credits.</p> <p>(Special case for lot releases BEFORE tank completion) Whether or not this project is a Fees-CFD, and the project is eligible for Storage Fee Credits, and if lot releases are allowed prior to tank completion then, then, upon signing of a Standard Facilities Agreement, EMWD will create a temporary special liability-account to receive and hold FPC funds equivalent to the then-in-effect Storage Tank Credit amount(s). After EMWD accepts the Tank site and associated facilities (where punch-list is complete), any Developer Storage Credit held by District will be reimbursed to the entity which paid the standard connection fees, and, all standard connection fees collected thereafter would be reduced by the Developer Storage Credit at the time the standard connection fees are calculated. This temporary account will cease to exist once the tank facility is accepted by EMWD.</p> <p>(Special case for lot releases AFTER tank completion) Whether or not this project is a Fees-CFD, and the project is eligible for Storage Fee Credits, then, when EMWD accepts the Tank site and associated facilities (where punch-list is complete), all standard connection fees collected thereafter (from the entity which paid the standard connection fees) would be reduced by the Developer Storage Credit at the time the standard connection fees are calculated.</p>
<p>If yes, what is the lead agency: EMWD <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A</p> <p>Other: _____</p>		

XV. FINANCIAL PARTICIPATION CHARGES ^(m)

S.O. by DSD Technician? Yes No *If 'Yes', after mainline extension(s) please coordinate with a Development Services Technician for preparation of an Application For Service*

XVI. ESTIMATE CONNECT FEES FOR APPLICANT BENEFIT

All connection fees can be estimated via our EMWD website.
Visit http://www.emwd.org/new_biz/construction_fee-schedule.html for our complete fee schedule.

XVII. TIME LIMITATION of DESIGN CONDITIONS APPROVAL

This Design Conditions (DC) approval is valid for 24 months. From the time the DC is approved and until preparation of the Standard Facilities Agreement, this DC shall be subject to further evaluation if any of the following conditions exist:

- a- The project's scope of work has changed substantially from the approved DC, causing the need to re-evaluate the proposed facilities
- b- New regulatory requirements are in effect
- c- EMWD has significant updates to its Facilities Master Plans/CIP program, and Design Criteria



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XIII. SPECIAL CONDITIONS: For Conditions 1 and 2, please select one of the choices from the Drop-Down List - For all others, do NOT delete the ones that do not apply, instead, cross them out.

Use The Drop Down... ...List for items 1 and 2	1- At the time this DC was processed, final Conditions Of Approval (COAs) were not available: Therefore, the COAs shall be provided as part of the first Plan Check submittal
	2- Per attached confirmation by the sponsor/developer waiving his/her right for facility oversizing reimbursement from EMWD, the project shall not receive consideration for oversizing reimbursement.
	3- It is the applicant's responsibility to provide any updates or revisions to the Project COA during the development, or after the approval, of the DC. The DC shall be revised and updated as needed, including updating the Fire Flow test if the requirements are different from the original test: Failure to provide timely COA updates or revisions may result in potential additional facility requirements and/or delays in processing the project during subsequent phases (such as Plan Check or Agreement phases).
	4- (Only for Residential lots) Plan checker shall utilize the attached service pressure table(s) to determine pressure conditions for each lot, and cause the recordation of High or Low pressure conditions if applicable: Low Pressure Agreement is required for lot pressures <50 psi; High Pressure Agreement is required for lot pressures >80 psi; and Lots with pressures <50 psi shall receive a minimum of 1.5" service laterals.
	5- The project lies within the AD 3-R Special Benefit Area, and is subject to additional connection fees.
	6- (For residential landscaping fed from a potable water source) At FIRST Plan Check, a "Residential Landscaping Water Budget" form shall be completed and submitted (by a Licensed Civil Engineer or a Licensed Landscape Architect). This form will be reviewed by the Conservation Dept. during the Plan Check phase. A final approval of this form is required by EMWD's Conservation Dept., prior to EMWD's facilities "Release" by the Inspection Department.
	7- For Potable Landscape Irrigation and Meter Requirements (applicable to Commercial, Industrial, Institutional use, as well as common-areas within Residential Tract Development), sponsor shall provide information that is requested in the attached "Documents Required": This Information must be provided with the FIRST Plan Check submittal, and shall be submitted by a Licensed Civil Engineer or a Licensed Landscape Architect. This form will be reviewed by the Conservation Dept. during the Plan Check phase. A final approval of this form is required by EMWD's Conservation Dept., prior to EMWD's facilities "Release" by the Inspection Department.
	8- To submit for Plan Check of final design, the applicant shall refer to the Plan Check Submittal Checklist (attached). The Plan Check submittal shall include the appropriate Plan Check deposit in order for it to be considered complete.
	9- If this project requires Implementing Facilities, then such Implementing Facilities shall be concurrently in Plan Check with this project's Plan Check.
	10- For design of all pumping facilities: Provide design capacity, and preliminary site plan and pipeline alignments for DC approval. Final design shall be reviewed during Plan Check. If an interim Lift Station is proposed, customer shall include Demolition and Abandonment plans during Plan Check.
	11- Design and install a potable-water sampling station per standard detail B-935, to be located within the project and as designated during the Plan Check review.
	12- The project is located within 1/4 mile from an existing EMWD waste water treatment plant, and therefore a notification letter shall be recorded against each of the lots, prior to occupancy.
	13- Provide an approved Inter Agency Permit during Plan Check and prior to final plan approval.
	14- If eligible, Storage Fee Credit will be reimbursed to sponsor/developer only upon full EMWD acceptance of new tank facility. Until such acceptance, lots will be assessed the full then in effect FPC fees, while EMWD would place the then in effect credit amount in a temporary special account for future reimbursement to sponsor.
	15- For CFD projects: Prepare Project Specifications during the plan check process.



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XIX. LIST OF APPLICABLE ATTACHMENTS & REFERENCES - note to EMWD engineers: In list below, cross out Attachments & References that do not apply (do NOT delete them)

- 1- Project Vicinity Map
- 2- Exhibit(s) of DC Facilities: existing and proposed facilities
- 3- Exhibit(s) of DC Facilities subject to relocation and/or easements
- 4- ~~Available Min/Max Pressure table(s) (Residential only)~~
- 5- Fire Dept. Requirements..... DRAFT FINAL
- 6- Project Conditions Of Approval DRAFT FINAL
- 7- EMWD Fire Flow Test Results
- 8- ~~Hydraulic Boundary Conditions Report~~
- 9- ~~Accepted Recycled Water Use Exhibit or Plan~~
- 10- ~~Reports or special studies~~
- 11- DCDA vs RPDA: EMWD Requirements Memo
- 12- DCDA vs RPDA: Customer memo declaring intent of on-site use (Commercial & industrial use only)
- 13- ~~Spreadsheet (template) for "Residential Landscaping Water Budget" and Instructions: **Template form must be filled out and provided with first Plan-Check submittal.**~~
- 14- "Documents Required" for Potable Landscape Irrigation and Meter Requirements (applicable to Commercial, Industrial, Institutional use, as well as common-areas within Residential Tract Development): **This Information must be provided with the first Plan Check submittal.**
- 15- Manifold detail, for commercial projects
- 16- ~~CFD Letter, signed by the Owner (Residential tracts only)~~
- 17- ~~Prevailing wage requirements and process description~~
- 18- ~~Sponsor/developer e-mail, waiving oversizing reimbursement from EMWD~~
- 19- ~~Application For Service Requirements~~
- 20- ~~Plan Check Submittal Checklist~~
- 21- ~~Plan Check Deposit Schedule~~
- 22- ~~List of Eligible Lots for Storage Tank Fee Credits (list lot numbers and provide associated exhibit)~~
- 23- Blank

	Date
Prepared By: Jimmy C. Checn	1/10/2024
Reviewed By: Sambo Lay	
DC / Consultant Engineer & Initials	
<i>Armando A. Arroyo</i>	
<small>Digitally signed by Armando A. Arroyo DN: cn=Armando A. Arroyo, o=Development Services Department, ou=Eastern Municipal Water District, email=Armando.A.Arroyo@emwd.com, c=US</small>	
Supervisor's Name: Armando Arroyo	
Principal Civil Engineer & Initials	
Work Order Closure processed ?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

EMWD's Disposition:

UPDATED DC APPROVED

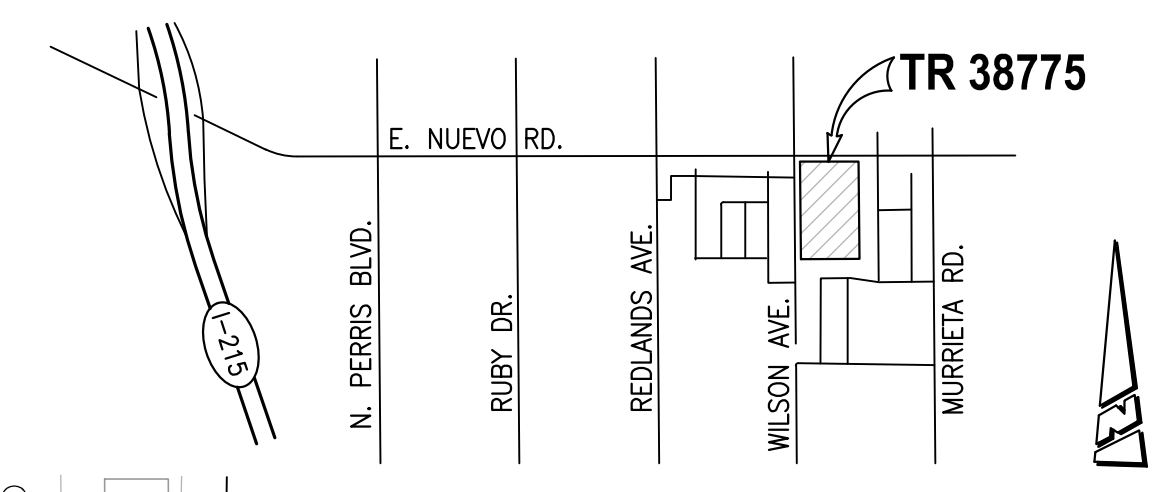
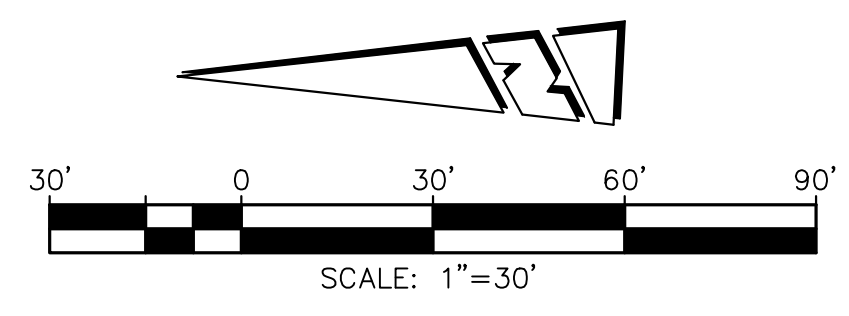
Initials & Date: *Sambo Lay*

Digitally signed by Sambo Lay
 Date: 2024.02.28 14:36:17-08'00'

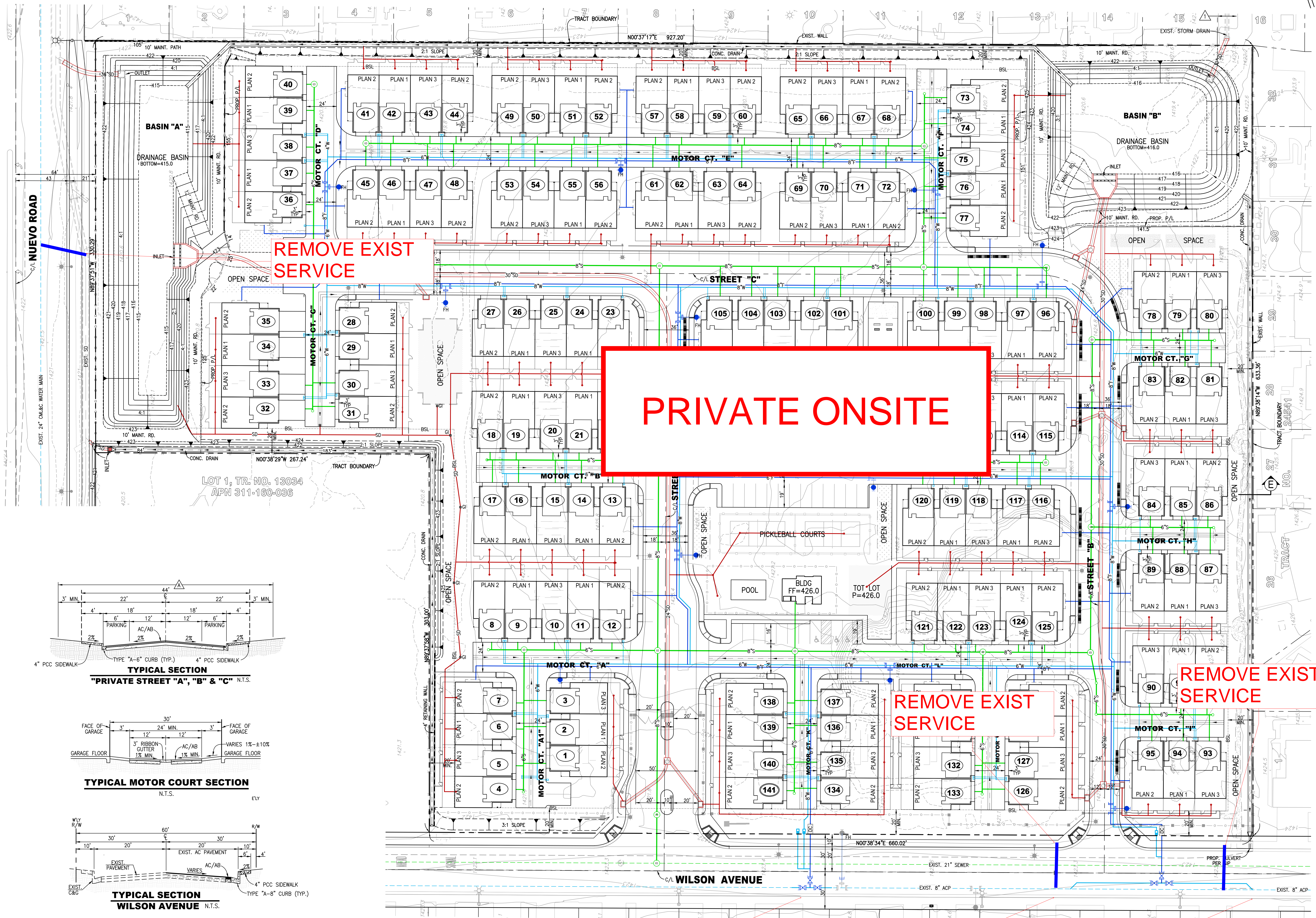
The following ATTACHMENTS & REFERENCES are incorporated herein as part of these Conditions.

NO.	BY	DESCRIPTION

CONCEPTUAL UTILITY PLAN TENTATIVE TRACT MAP 38775



VICINITY MAP
(SECTION 29, T. 4 S., R. 3 W., S.B.B.M.)
N.T.S.



PRIVATE ONSITE

REMOVE EXIST SERVICE

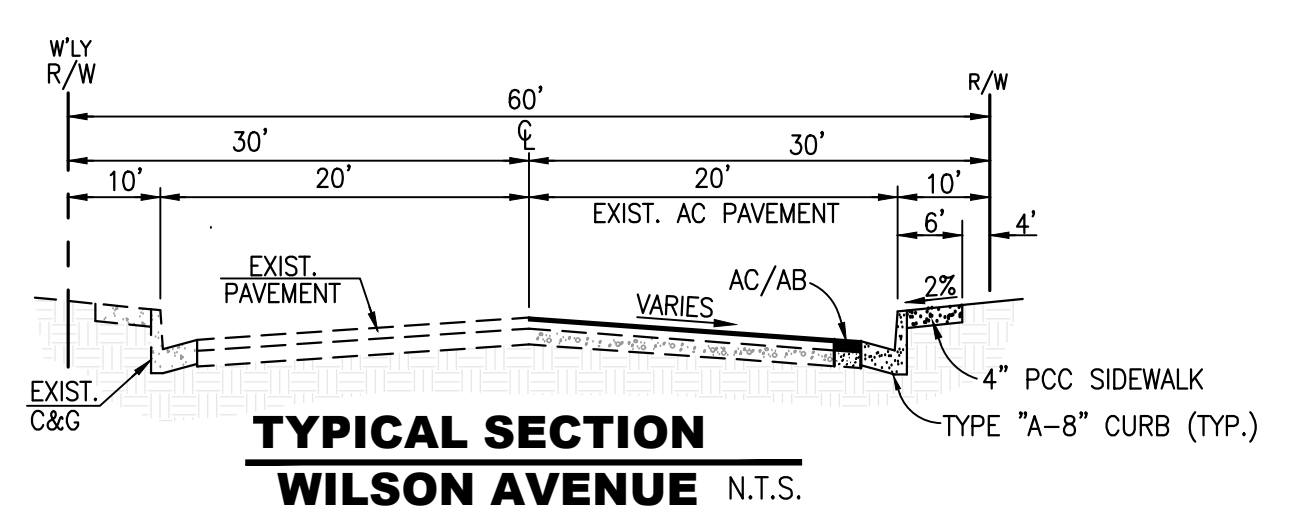
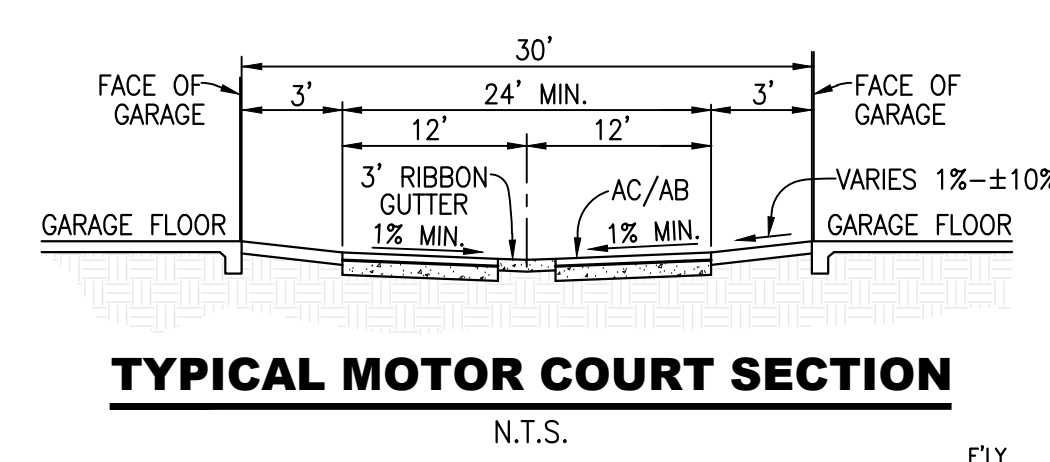
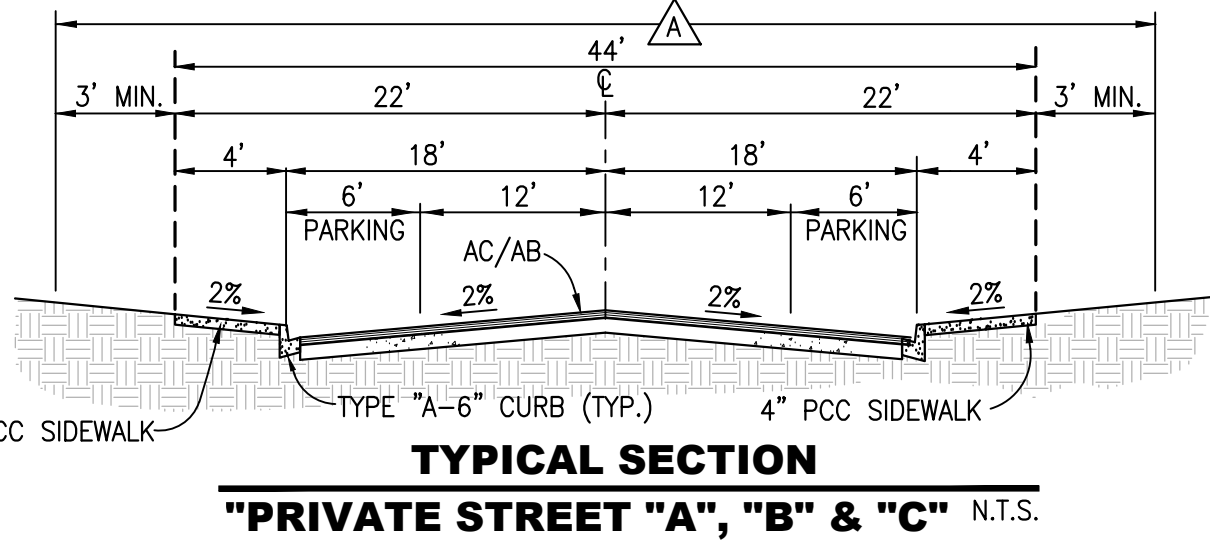
REMOVE EXIST SERVICE

REMOVE EXIST SERVICE

POC

POC

POC



PREPARED BY (ENGINEER):
SP2 & Co.
A LAND DEVELOPMENT SERVICES COMPANY
451 W. LAMBERT ROAD, SUITE 216
BRECA, CA 92821
PHONE: (714) 490-1500
CONTACT: HENRY LOZANO

PREPARED FOR:
D-R HOKON
America's Builder
SOUTH COAST, INLAND EMPIRE DIVISION
2280 WARDLOW CIRCLE, SUITE 100
CORONA, CALIFORNIA 92880
(951) 272-9000



COMPUTER MODEL TEST

Grid Number:	43-D	Date:	August 7, 2023						
Customer Name:	D.R. Horton	Address:	2280 Wardlow Circle, Suite 100						
City, State Zip:	Corona, CA 92880								
Contact Name:	Ryan Woosley								
Phone:	951-739-5441	Cell:	951-987-7415						
Fax:	800-335-1795	Email:	RWoosley@drhorton.com						
Project Record Number:	2023-0860	WO/CO:	N/A						
Project Name:	Acacia Pointe	APN:	311-161-001,-007,-015,-022,-028,-035, + 311-162-001,-008,-014,-022						
(Approximate) Test & Hydrant Location:	POC1: about 460 feet south of Nuevo Road on Wilson Avenue (see Figure 1) POC2: about 850 feet south of Nuevo Road on Wilson Avenue (see Figure 1) PIQ: NE of Wilson Ave. & Nuevo Rd., Perris, CA 92570								
MODEL	DS_MM_202108_V2.mxd								
POC Test Location:	EMWD RESULTS								
	POC1	POC2	Fire Sprinkler***						
Elevation*:	1425.0	1426.5	1426.5						
Steady State, Dynamic (psi):	82.6	82.0	82.0						
Residual Pressure (psi):	76.4	75.7	65.7						
Tested FF (gpm):	750	750	31						
Combined Total (gpm):	MDD 80 gpm** plus 1500 gpm fire flow		1580						
Number of Hydrants:	Two POCs tested simultaneously		2						
Duration Tested @:	Two Hours		2						
Demand Conditions:	Max Day								
Pressure Zone/Tank Name(s)/Level(s):	1627 PZ (Large) /	Citrus I Tank /	Base Elevation 1585.5 ft						
Pump Operating Status:	ON	Computer Model Setting:	EPS						
Number of Points of connections (POC):	POC (Circle One)		Reason (Circle what Applies)						
	One	Two or More	Design Conditions	Limited Capacity (Existing System)	Supply Redundancy	Conditions of Approval	Fire Sprinkler Connection(s)	Single Lot Residential	Existing POC(s)
Comments:	The water system is capable of providing 1500 GPM for 2 hours at a minimum of 20 psi, as shown in Figure 1. These Fire Flow test results may need to be complemented by Design Conditions and do not include all facility conditioning that may be required for this project. Fire Agency Conditions were not provided, if any Fire Flow changes occur in the Fire Agency Conditions, you may need to resubmit another Fire Flow test at the requester's expense.								

The above results are not a guarantee the District's system will supply water to the project at any specific flows or pressures. These results were determined from a computer simulation of the District's water system and/or from hydraulic calculations pertaining to distribution pipelines: Pressures shown on these hydraulic results are at the watermain. The capacity of the service laterals, meters, backflow assemblies, on-site fire system, and other appurtenances were not considered in these results. The design and sizing of service laterals and downstream facilities shall be the responsibility of the Project Sponsor.

EMWD's Fire Flow test results are valid for six months from the date of testing.

Completed By: Chandler Drachslin, Albert A. Webb Associates (consultants for EMWD)

Should you have any questions or need additional information, please contact me at (951) 928-3777, ext. 4478.

Sincerely, 

Date: 8/7/2023

Rudy Esparza
Sr. Engineering Technician
New Business Development

Fire Agency Requirements Attached

Reviewed By: _____

Date: 9/20/2023

* Elevation based on Riverside County Flood Control digital data.

**Assumed 40 gpm average day demand (ADD) as provided (Max Day Demand (MDD) is 2 x ADD).

***Fire Sprinkler test at POC2 was during peak hour demand which is 2 times the MDD.

City of Perris

Building and Fire Marshal

Water Availability/Fire Flow Form

SECTION A: To be completed by customer

Project Name: Acacia Pointe - Tract 38775

Project Address/Parcel Number: Northeast of Wilson Avenue and Nuevo Road, Perris

Applicant Phone #: (951) 739-5441 Fax #: (800) 335-1795

Area of largest building 8,108 ft²; (measured without area separations wall unless they are 4-hrs)

Construction type? (check one): IA IB IIA IIB IIIA IIIB IV VA VB

Is this building sprinklered throughout? (check one) Y

SECTION B: To be completed by Perris Building/Fire Marshal Division

Fire Flow Requirement: 1,500 GPM 2 Hour Duration

By: D. G. NBS [Signature] Date: 7/13/23

SECTION C: To be completed by local water department/district or attach the local water department/district form that contains the same information

Water Department/District: _____

Test location (indicate address or cross-streets & provide reference map): _____

Hydrant number(s) (if applicable): _____

Date of Test: _____ Time of test: _____ am pm

FLOW TEST RESULTS <small>TEST INFORMATION IS VALID FOR 6 MONTHS FROM DATE TEST IS PERFORMED</small>			
Static pressure:	psi	Residual pressure:	psi
Observed flow:	gpm	Flow calc'd at 20 psi:	gpm

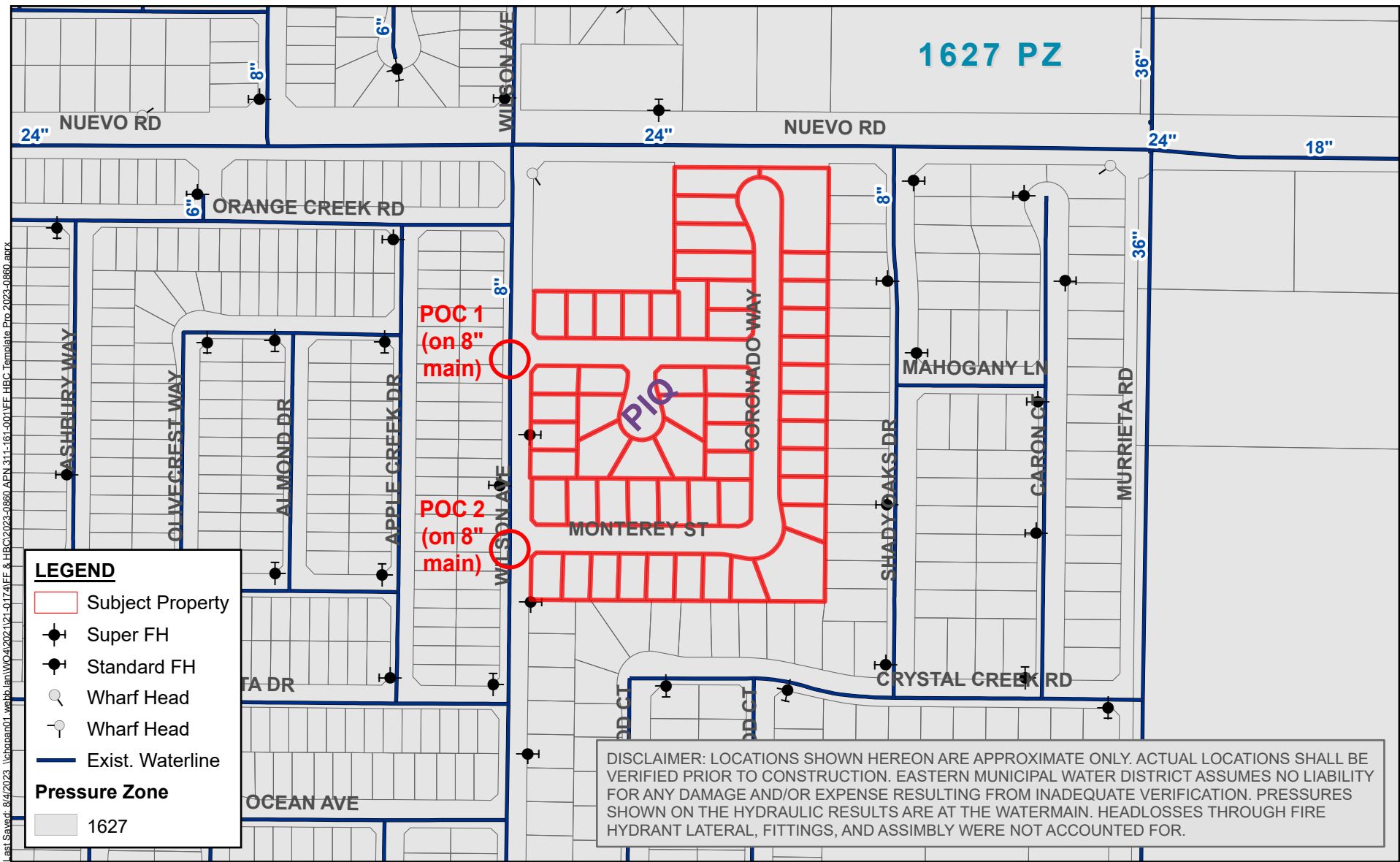
Check the box if the test information above was obtained in a manner other than an actual flow test (i.e. by computer modeling).

I have witnessed and/or reviewed this water flow information and by personal knowledge and/or on-site observation certify that the above information is correct.

Name: Rudy Esparza

Title: Sr Engineering Tech. Signature: _____

Company/Agency: EMWD Date: 9/20/2023



Sources: EMWD, 2019; Riverside Co. GIS, 2023; RCIT, 2019.



0 300 600 Feet



FIGURE 1

**APN 311-161-001+
FIRE FLOW TEST**

Hydraulic Boundary Conditions, In The Main Water Pipeline⁽⁶⁾⁽⁷⁾, Based on Hydraulic Model Results

Project Name: Acacia Pointe	ADD (GPM): 20
Pressure Zone: 1627, 2023-0860	FFD (GPM): 1500
Model Version ⁽¹²⁾ : DS_MM_202108_V2.mxd	Duration (Hours): 2



Acronyms:

ADD: Average Day Demand, in GPM	GPM: Gallons Per Minute	PHD: Peak-Hour Demand, in GPM
EPS: Extended Period Simulation	HGL: Hydraulic Grade-Line, in feet	POC: Point Of Connection
FFD ⁽³⁾ : Fire Flow Demand, in GPM	MDD: Maximum Day Demand, in GPM	PSI: Pounds Per Inch
FPS: Feet per second	MHD: Minimum Hour Demand, in GPM	SSS: Steady State Simulation

Footnotes (Ct'd):

- (2) Project Demands include ADD of the proposed project, peaked for each test scenario, in accordance with the latest EMWD Water Master Plan Design Criteria
- (3) Domestic water demands from existing services are already included in the Model
- (4) This is NOT a Fire Flow Test Report: The customer shall verify with the Fire Marshall if a separate Fire Flow Test Report/Letter is required for Jurisdictional Project approval.
- (5) All required storage and pumping shall be evaluated in a POS report, per the latest EMWD Master Plan Design Criteria
- (6) Applicants, or their designees, shall design service laterals, commencing from the point of connection(s) in EMWD's main pipeline(s), including main extension(s), lateral(s), meter(s), and all post-meter appurtenances, taking into consideration resulting head losses, pad elevations, and building height, such that the pressure delivered to each floor level and service is adequate to meet jurisdictional requirements.
- (7) In addition to design requirements, operational minimum and maximum pressures are used to identify and record Service Agreements for Low and High pressure conditions in Residential use. Commercial, Institutional, and Industrial uses do not require low and high pressure recordation.
- (8) Storage tanks: Initial levels set at 75% full in EPS
- (9) Storage tanks: Initial levels set at 50% full in SSS, Pumps Off
- (10) Storage tanks: Initial levels set at 50% full in SSS, Pumps On
- (11) Existing demands are based on COINS data, calendar-year 2013
- (12) For EPS modeling, use file name: **DS_MM_202108_V2.mxd**

Hydraulic Boundary Conditions, In The Main Water Pipeline⁽⁶⁾⁽⁷⁾, Based on Hydraulic Model Results

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Pressure Zone: 1627, 2023-0860	FFD (GPM): 1500
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Footnotes (Ct'd):

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- (3) Domestic water demands from existing services are already included in the Model
- (4) This is NOT a Fire Flow Test Report: The customer shall verify with the Fire Marshall if a separate Fire Flow Test Report/Letter is required for Jurisdictional Project approval.
- (5) All required storage and pumping shall be evaluated in a POS report, per the latest EMWD Master Plan Design Criteria
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- (12) For EPS modeling, use file name: **DS_MM_202108_V2.mxd**



CITY OF PERRIS

JOHN POURKAZEMI, CITY ENGINEER

MEMORANDUM

TO: Nathan Perez, Project Planner

FROM: Kamran Saber, Engineering Department

DATE: October 26, 2023

RE: (TPM 38775), (TTM 23-05244), (GPA 23-05247), (ZC 23-05245), (PDO 23-05246)
(Underlying TM 31651, P8-1410)
Townhome Lots (Acacia Pointe)
Southeast Corner of Nuevo Road and Wilson Avenue

We have completed our review of the abovementioned project and offer the following comments:

Map

- Wilson Avenue is classified as a Collector (66'/44') per General Plan along the property's westerly frontage. Developer/property owner must make sure 33-foot half width right-of-way along the property's westerly frontage has been dedicated. (second request)
- The dedications shall be offered to the public in perpetuity and shall be free from all encumbrances as approved by the City Engineer.
- Corner cutbacks shall be dedicated according to the County of Riverside Standard No. 805.
- Provide typical sections for Nuevo Road and Wilson Avenue delineating proposed improvements.

Street Improvements

- Nuevo Road (Primary Arterial 128'/94') from Wilson Avenue to easterly tract boundary shall be improved to provide for a 54-foot of asphaltic concrete paving (40' south and 14' north of raised median) paving (using a TI of 10.0 and PG 70-10), 8" curb and gutter 47 feet south of centerline, 14-foot wide raised landscaped median, 17-foot-wide parkway comprising of a Class I Shared

Used Path Trail and streetlights subject to the result of a photometric study prepared by a registered Electrical Engineer per Riverside County Standard.

- Wilson Avenue (Collector 66'/44') along the property's westerly frontage within the 33-foot dedicated right-of-way shall be improved to provide for a 34-foot wide (half-width plus one lane) asphaltic concrete paving using a TI of 9.0 and PG 70-10, 8" curb and gutter 22 feet east of centerline, 6-foot-wide sidewalk and streetlights subject to a photometric analysis per the City of Perris, County of Riverside and Caltrans standards.
- The existing pavements along the property frontages shall be analyzed and shall be removed and replaced if substandard as directed by the City Engineer.

Traffic

- A Traffic Impact Analysis (TIA) shall be submitted for review. The extent of ensuing street improvements and traffic controls provisions i.e. off-site street widenings, intersection improvements, traffic signal installation, A Traffic Scoping Agreement and a VMT analysis shall be submitted to the City for review and approval prior to submitting the Traffic Impact Analysis per the city of guidelines .
- TIA shall also include and address vehicles stacking analysis as well as on-site turning radius templates for applicable vehicles and fire trucks.

Drainage

- A Hydrology and Hydraulic Study, per the City and RCFCD standards, shall be submitted for review.
- There are issues and concerns about the proposed easterly retaining/fence wall that must be addressed to full satisfaction of the City Engineer as follows but not limited to:
 - Is the wall contiguous along the eastly property line or not?
 - Proposed wall blocking tributary (run-on) flows from east,
 - Long-term maintenance of the area trapped between the existing wood fence and the proposed wall,
 - Adjacent easterly property owners' consent to the proposed wall,
 - Aesthetic issues,
 - Intrusion of run-ons to the proposes northeasterly basin.

- Storm drain connections shall be to the MDP Line L in Nuevo Road and existing storm drain system at the southeast corner of the property through Tract 23275 which ultimately drains to Metz Channel. The capacity of the said existing storm drain systems shall be investigated to ensure capacity adequacy.
- The portions of property along Nuevo Road is in Flood Zone AE (FEMA Panel 06065C1440H), therefore, it is subject to an approved CLOMR Process prior to issuance of the grading permit. The pad elevations shall be minimum 1 foot above 100-year flood elevation of 1427.
- Basins shall be designed per RCFCD and City of Perris standards and guidelines and shall include a minimum 10-foot-wide access road around the basin perimeter.

Utilities

- The existing power poles on Wilson Avenue and Nuevo Road along the property westerly and northerly frontages respectably shall be removed and electrical cables (under 66 kv) and communication cables shall be undergrounded. The developer/property owner shall provide an undergrounding of utilities study prepared by a utility consultant/electrical engineer analyzing and determining the extent of conformance.
- Provide Eastern Municipal Water District (EMWD) water and sewer will serve letter.
- The developer/property owner shall sign the consent and waiver from to join the City's Lighting and Landscape District and City's Flood Control District, as applicable. The proposed streetlights shall be maintained by the City and cost paid by the developer/property owner through the said annexation.

Fees

- The project site is located within the limits of Perris Valley Area Drainage Plan (ADP) for which drainage fees have been adopted by the city. Drainage fees shall be paid as set forth under the provisions of the "Rules and Regulations of Administration of Area Drainage Plan". Provide acreage for the project site's impervious area.

Additional comments will be provided upon receipt of resubmittals with additional information.

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

CONDITIONS OF APPROVAL

General Plan Amendment 04-0039

Zone Change 04-0040

Tentative Tract Map 31651 (04-0041)

Council Council: July 27, 2004

PROJECT: General Plan Amendment 04-0039 and Change of Zone 04-0040 propose to amend the City of Perris General Plan by changing the R4 (Residential, 2-4 dwellings per acre) land use designation to R7 (Residential, 4-7 dwellings per acre) for a 12.55 acre parcel. If approved, **Tentative Tract Map 31651** proposes to subdivide the 12.55 acres into 57 single family dwelling units with 6,000 square foot minimum lot sizes. The project is located 300 feet east and south of the southeast corner of Nuevo Road and Wilson Avenue. The applicant is Sunwest Enterprises.

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 Community Development at least thirty (30) days prior to the expiration of Tentative Map approval.
2. **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.
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 R7 zoning district regulations:
 - Minimum Lot Size: 6,000 square feet
 - Maximum Lot Coverage: 40 percent
 - Minimum Lot Width: 60 feet
 - Minimum Lot Depth: 100 feet
 - Minimum Lot Frontage: 60 feet
 - Minimum Lot Frontage (cul-de-sac/knuckle): 45 feet
4. **Approved Plans.** This approval is granted to subdivide 12.55 acres into 57 single family residential units as noted in the project description above. The Final Map shall be substantially as shown on the Tentative Tract Map prepared by Linville Civil Engineers for Sunwest Enterprises received and dated by the City of Perris June 22, 2004 and consisting of (1) sheet, except as may be modified by the Conditions of Approval.
5. **City Engineer.** The proposed project shall adhere to the requirements of the City Engineer as indicated in the Revised Conditions of Approval received by the City of Perris and dated July 15, 2004.

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6. **Perris Police and Sheriff's Department.** The proposed project shall adhere to any requirements of this department.
 7. **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.
 8. **Southern California Edison.** Prior to issuance of building permits, the applicant shall contact the area service planner (909 928-8323) for Southern California Edison (SCE) to complete the required forms prior to commencement of construction
 9. **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 according to the approved paint palette.
 10. **Environmental Filing.** The applicant shall submit a check to the City, payable to Riverside County, in the amount of \$1,314.00 for the payment of State Fish and Game fees and the County documentary handling fee. In accordance with Section 711.4 of the State Fish and Game Code, no project shall be shall be operative, vested, or final until the filing fees have been paid. This check shall be mailed to the County of Riverside within 5 days of project approval.
 11. **Required Approvals.** Prior to recordation of the Final Map, the developer shall obtain the following clearances or approvals:
 - a. Verification from the Planning Division that all pertinent conditions of approval have been met, including any Administrative Development Plan Review approvals, as mandated by the Perris Municipal Code;
 - b. Planning Commission approval of all proposed street names;
 - c. Any other required approval from an outside agency.
 12. **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. **Avigation Easement.** 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 VICINITY

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. **Prohibited Uses:**
1. Any use which would direct a steady light or flashing light of red, white, green or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following take off or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 2. Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 3. Any use which would generate excessive smoke or water vapor, attract large concentrations of birds, or otherwise affect safe air navigation in the area.
 4. Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
 5. Any use involving the storage of explosives or flammable materials.
 6. Any obstruction of the Federal Aviation Regulations, Part 77 Conical Surface.
13. **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** submitted to the City Engineer shall include but not be limited to street, drainage, utility improvements, and dedications in accordance with Municipal Code Title 18.
 - b. **Covenants, Conditions, and Restrictions (CC&Rs)** shall be submitted to the Planning Division and the City Attorney's office for approval. Approved CC&Rs shall be recorded with the final map.

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- c. **On-site grading, parking, paving and drainage plans** submitted to the City Engineer shall demonstrate compliance with National Pollution Discharge Elimination System (NPDES) 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.
- 14. Water Resources Control Board.** Prior to issuance of Building Permits, the applicant shall submit a copy of the State Water Resources Control Board permit letter with the WDID number.
- 15. Floodplain.** The Finished Floor elevations of all residential lots shall be raised to a minimum of one (1) foot above the 100-year flood elevation. The applicant shall also file a LOMR (Letter of Map Revision) with the Federal Emergency Management Agency (FEMA). Prior to issuance of any building permits the applicant shall provide evidence from FEMA that the LOMR has been approved.
- 16. Landscaping.** Prior to issuance of building permits, the developer shall submit three (3) copies of construction level Landscape and Irrigation Plans to the Planning Division, 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. Use of water efficient fixtures and drought tolerant plants is a requirement. Additional landscape requirements include the front-yard landscaping for all lots, front and rear landscaping for any model homes. In addition, the following shall be required:
- a. Nuevo Road shall feature a six (6) foot wide landscaped parkway adjacent to the curb with a (six) 6 foot wide sidewalk. 24-inch box street trees shall be provided at minimum 30 foot spacing within the parkway along Nuevo Road.
 - b. Also along Nuevo Road, a nine (9) foot wide landscaped area shall be provided behind the sidewalk adjacent to the decorative block wall. The slope shall not exceed 4:1. The site plan shall be revised.
 - c. For Lots 54, 55, 56, and 57 fronting Wilson Avenue, a 10 foot wide right of way from the curb face shall be provided consisting of a 6 foot wide sidewalk and a 4 foot wide landscaped public utility right of way adjacent to the front yards.
 - d. At Lots 1, 35 and 36 with side property lines along Wilson Avenue, a total of 10 feet of right of way plus a 4 foot wide landscape easement shall be provided from curb face to create a six (6) foot sidewalk with an eight (8) foot wide landscape area adjacent to the decorative block wall. Also at these lots, additional landscaping shall be provided at the corners to create a tract entry statement.

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- e. Each lot shall be planted with a minimum 15 gallon front yard tree.
 - f. Lots fronting Wilson Avenue (Lots 54, 55, 56, and 57) shall be provided with both a minimum 15-gallon front yard tree and 24-inch box street trees at minimum 30 foot on center spacing.
 - g. Storm drain easements located on private lots shall be lined with turf block or an equivalent approved by the City Engineer, and maintained by the homeowner.
- 17. Landscape Inspections.** The project applicant shall inform both 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:
- 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.
- 18. Slopes.** The following conditions relate to slopes within the project site:
- a. No slope with the public right of way shall exceed a 4:1 slope.
 - a. All slopes over 3 feet in height in any location on the property shall be fully landscaped with automatic irrigation.
 - c. Retaining walls within the public right of way shall not exceed 3 feet in height.
 - d. Due to existing slope conditions at the east and south property lines, the applicant shall seek to acquire permission from property owners in these areas to grade and fill beyond the tract boundary. If permission cannot be obtained from the property owners, the applicant shall satisfy the requirements of the City Engineer in regards to appropriate drainage measures for these lots (Engineering Conditions No. 14).
- 19. Driveways Adjacent to Wilson Avenue.** Driveways for Lots 54, 55, 56, and 57 fronting on Wilson Avenue shall provide a T-shaped driveway to allow the driver to head out the driveway instead of backing into on-coming traffic.
- 20. Compliance with Environmental Mitigation.** The developer shall comply with the following Mitigation Monitoring Program requirements identified in the Initial Study:
- a. **Final Acoustical Report.** An acoustical engineer shall prepare a final on-site noise study for all proposed parcels located on or within the 55-70 decibel contour, as identified on the 1998 Air Installation Compatible Use Zone (AICUZ) Study for March Air Force Base. Construction techniques and recommendations in this report shall describe the mitigation measures to be incorporated into the project design to reduce interior noise to 45 decibels (CNEL), and to 65 decibels at the exterior.
 - b. **Sound Mitigation.** The project shall incorporate interior and exterior sound mitigation features designed to reduce excessive noise levels from March Air Reserve Base and traffic on adjacent streets to less than 45 decibels (CNEL) for interior, and to 65 decibels at the exterior, as determined by the final acoustical

report. Recommended sound mitigation features shall be submitted to the Planning Division for review and approval prior to submittal for building plan check for home construction as required by the Mitigated Monitoring Plan.

- c. **Sound Walls.** A six foot high sound wall shall be constructed around the north tract boundary, and portions of the east and west boundaries.
 - d. **One-Story Home Design.** Homes on lots 12 and 13 shall be of one-story construction only.
- 21. Walls and Fences.** Prior to issuance of building permits, the developer shall submit and obtain approval from the Planning Division of the fencing plan for the proposed development. At a minimum, this plan shall include the following items:
- a. A six-foot high, decorative block wall/sound wall with pilasters and trim cap at the north property boundary adjacent to Nuevo Road, and at side property lines along Wilson Avenue.
 - b. The six-foot high, decorative block wall/sound wall at the north property boundary shall extend southward at the east and west property boundaries as determined by the acoustical engineer to minimize potential noise to a maximum interior level of 45 dBa and an exterior level of 65 dBa.
 - c. The six-foot high, decorative block wall at side property lines of Lots 1, 35 and 36 along Wilson Avenue shall drop to a maximum height of 5 feet within the front yard setback area, and be a combination of decorative block and wrought iron fencing (50% open), or an equivalent treatment approved by Planning.
 - d. The out-parcel at the southeast corner of the site shall be completely walled by a combination six-foot high combination block/retaining/sound wall.
 - e. Six-foot high vinyl (PVC) fencing shall be provided on side and rear property lines throughout the project, and continued from the sound wall at the east project boundary and at the south project boundary. The vinyl fence shall replace the existing fencing dividing the project site from adjacent residences.
- 22. Single-Story Home Design Required.** Approximately 20% of the proposed home product for Tentative Tract 31651 shall be single story homes. Single story homes are encouraged for placement on all corner lots, particularly along exterior streets, and Lots 12 and 13 shall be one-story construction for sound mitigation purposes.
- 23. Fees.** The developer shall pay the following fees according to the timeline noted herein:
- a. Prior to the issuance of building permits, the applicant shall pay Stephen's Kangaroo Rat Mitigation Fees of \$500.00 per acre;
 - b. Prior to the issuance of building permits, the applicant shall pay City Development Impact Fees in effect at the time of development;
 - c. Prior to the issuance of building permits, the applicant shall pay the Transportation Mitigation Impact Fee (TUMF) adopted by City of Perris Ordinance No. 1114 of \$6,650.00 per single dwelling unit;
 - 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;

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- e. Prior to the issuance of building permits, the applicant shall pay Multi Species Habitat Conservation Plan (MSHCP) fees of \$1,651.00 per dwelling unit.
- f. The applicant shall pay any outstanding Planning Division processing fees.
- 24. Construction Practices.** To reduce potential noise and air quality nuisances, the following items shall be listed as "General Notes" on the construction drawings:
- a. Construction activity and equipment maintenance is limited to the hours between 7:00 a.m. and 7:00 p.m., 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, as determined by the City Engineer.
- 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.
- 25. 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.
- 26. 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.
- 27. Tract Identification.** In lieu of neighborhood monumentation at the Wilson Avenue tract entrances, a 14 foot deep decorative paving treatment shall be provided within the crosswalk area to define and enhance the entrance to the development. The design of entry statements shall be subject to the review and approval of the Planning Division.
- 28. 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 Planning Division and the Police Department.

29. **Phasing.** Any Phasing Plan shall be reviewed and approved by the Planning Division and the City Engineer. Each Phase of the project shall provide adequate drainage and at least two points of access to all lots.
30. **Assessment Districts.** Prior to recordation of the Final Map, the developer shall annex into the Landscape Maintenance District and post an adequate maintenance performance bond to be retained by the City. The developer shall also annex the project into the Street Lighting, Flood Control, and Park Maintenance Districts of the City of Perris. As an addendum to the City Engineer's recommended conditions, the developer shall also be required to annex to a future Street Maintenance Community Facilities District.
31. **Residential Use and Development Restrictions.** The physical development of all lots shall be reviewed and approved by the city through the Administrative Development Plan Review process. 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.
32. **Disclosure Statement.** Developer shall record a disclosure on each lot and provide a disclosure to the purchaser of each lot that the project is within a dam inundation area and is subject to flooding in the event of a dam failure and shall provide an acknowledgement of this disclosure by each purchaser to the City.
33. **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.
34. **City-Approved Waste Hauling.** The developer shall use only the City-approved waste hauler for all construction and other waste disposal.

APPROVAL DATE

PROJECT PLANNER

Interoffice Memo

TO: Development Services
FROM: Water Operations, Cross-Connection
DATE: June 5, 2019
SUBJECT: DCDA vs. RPDA

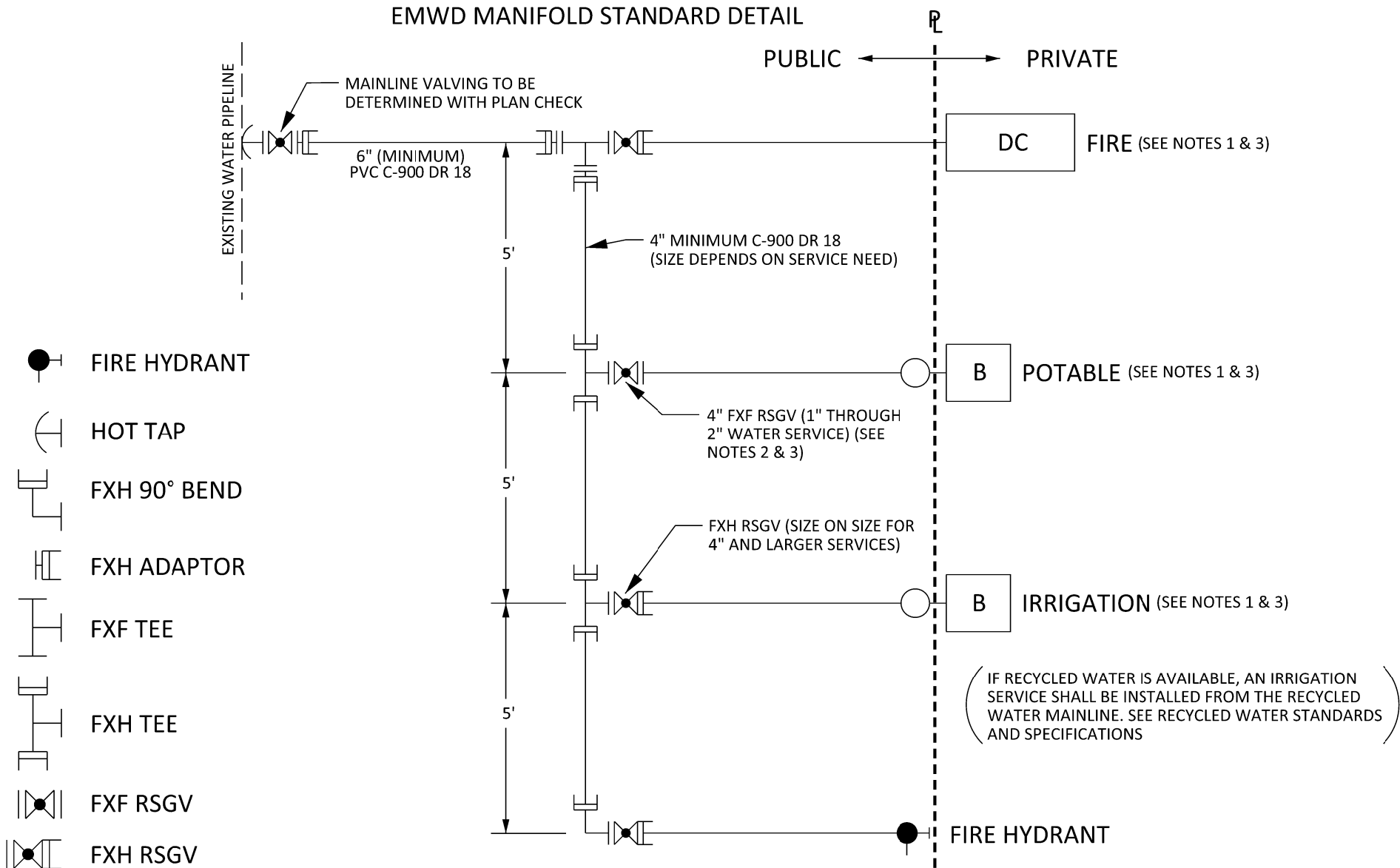


Cross-Connection staff has identified the need to know all potential hazards which could contaminate EMWD's water system through the proposed Fire Service associated with your project. While a double check detector assembly (DCDA) backflow protects against low health hazard pollutants, a reduced pressure detector assembly (RPDA) backflow protects against high health hazard pollutants and contaminants. All dedicated and private fire protection services must utilize, at a minimum, a DCDA at each point of connection to EMWD's public water system (per EMWD standard drawing B-657). However, an RPDA backflow must be used in the event of any potential onsite contaminants. Examples of potential contaminants to be identified as part of the plan check and application processes are:

1. Use of hazardous chemicals on the premises
2. Injection of any chemical-additives (fire-fighting or corrosion inhibitors)
3. On-site water storage (tanks or ponds)
4. On-site auxiliary water supply (wells active or not properly abandoned)
5. Sites with marine facilities (lakes and water parks)

A list of onsite processes and potential hazards should be obtained from the customer by Development Services staff for review and determination of the appropriate backflow prevention device to be specified by the Cross-Connection staff as part of the plan check process.

EMWD MANIFOLD STANDARD DETAIL



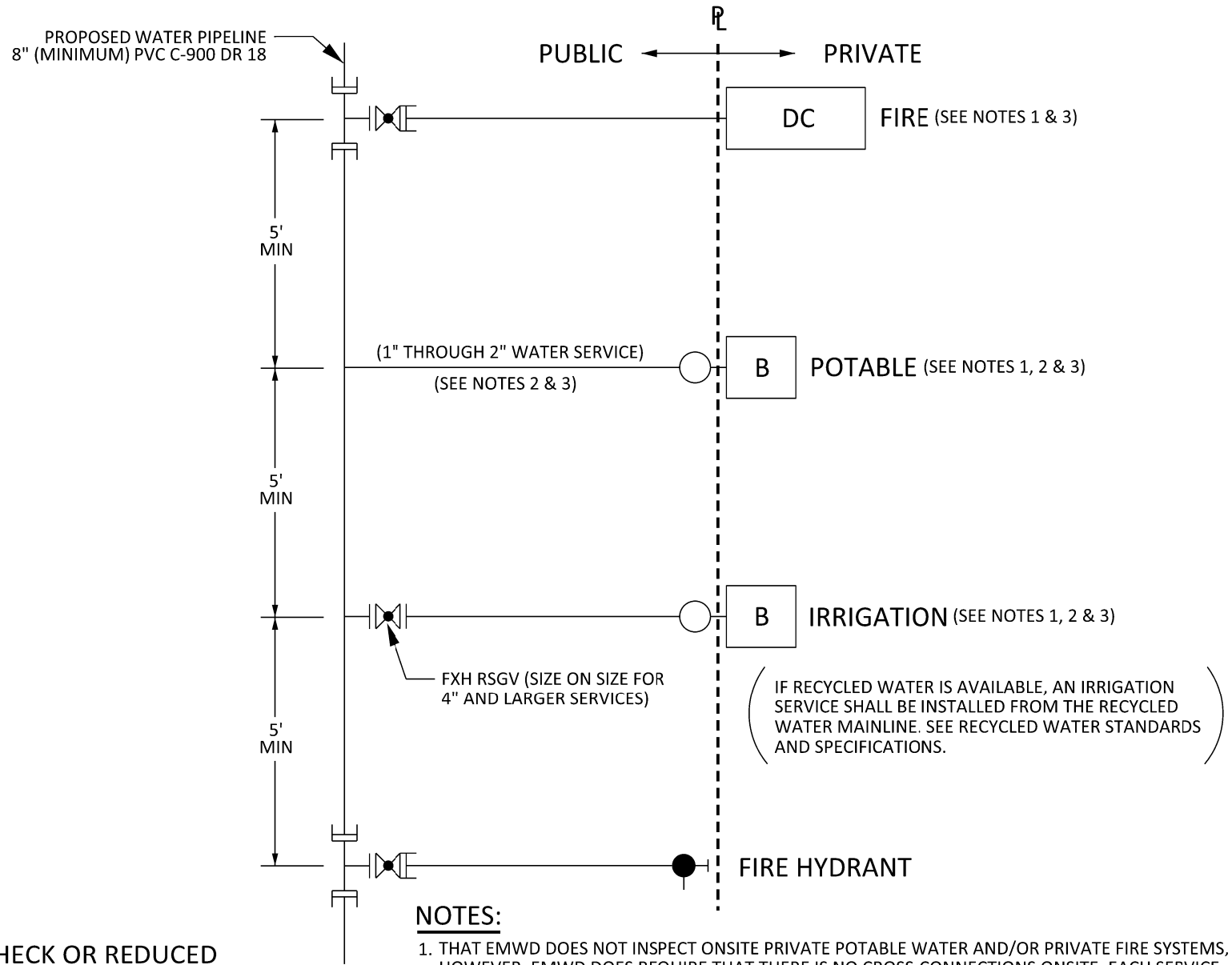
- FIRE HYDRANT
- HOT TAP
- FXH 90° BEND
- FXH ADAPTOR
- FXF TEE
- FXH TEE
- FXF RSGV
- FXH RSGV
- METER BOX






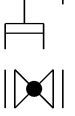


DCDA OR RPDA	DOUBLE CHECK OR REDUCED PRESSURE DETECTOR ASSEMBLY
B	REDUCED PRESSURE BACK FLOW PREVENTER

NOTES:

1. THAT EMWD DOES NOT INSPECT ONSITE PRIVATE POTABLE WATER AND/OR PRIVATE FIRE SYSTEMS, HOWEVER, EMWD DOES REQUIRE THAT THERE IS NO CROSS-CONNECTIONS ONSITE. EACH SERVICE CONNECTION MUST MAINTAIN THEIR SEPARATE SYSTEMS ONSITE. (EXAMPLE: DOMESTIC POTABLE, FIRE SERVICES MUST REMAIN A DUAL SYSTEM ONSITE).
2. A FLANGE BY FLANGE RSGV AND COMPANION FLANGE WILL BE REQUIRED FOR 1" THROUGH 2" WATER SERVICE CONNECTIONS PER B-658.
3. THE MAXIMUM VELOCITY THROUGH THE MANIFOLD SHALL BE 10 FEET PER SECOND, BASED ON CAPACITIES OF THE BACK FLOW DEVICES AND METERS.

EMWD STANDARD SERVICE CONNECTIONS FOR PROPOSED WATERLINES



-  FIRE HYDRANT
-  FXH 90° BEND
-  FXH ADAPTOR
-  FXF TEE
-  FXH TEE
-  FXF RSGV
-  FXH RSGV
-  METER BOX

DCDA OR RPDA DOUBLE CHECK OR REDUCED PRESSURE DETECTOR ASSEMBLY

RP REDUCED PRESSURE BACK FLOW PREVENTER

NOTES:

1. THAT EMWD DOES NOT INSPECT ONSITE PRIVATE POTABLE WATER AND/OR PRIVATE FIRE SYSTEMS, HOWEVER, EMWD DOES REQUIRE THAT THERE IS NO CROSS-CONNECTIONS ONSITE. EACH SERVICE CONNECTION MUST MAINTAIN THEIR SEPARATE SYSTEMS ONSITE. (EXAMPLE: DOMESTIC POTABLE, FIRE SERVICES MUST REMAIN A DUAL SYSTEM ONSITE).
2. TYPE "K" COPPER FOR 1" THROUGH 2" SERVICE LATERAL CONNECTIONS. SEE EMWD STANDARD DRAWINGS B-590A, B-342A, B-344A OR PB-10A.
3. THE MAXIMUM VELOCITY THROUGH THE MANIFOLD SHALL BE 10 FEET PER SECOND, BASED ON CAPACITIES OF THE BACK FLOW DEVICES AND METERS.

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