

RESOLUTION NUMBER 3796

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING NEGATIVE DECLARATION (2228) AND TENTATIVE TRACT MAP 33042 (05-0127) TO SUBDIVIDE 30.3 GROSS ACRES INTO 51 RESIDENTIAL LOTS LOCATED ON THE NORTHWEST CORNER OF RIVER AND WATSON ROADS; AND MAKING FINDINGS IN SUPPORT THEREOF

WHEREAS, the applicant applied for Tentative Tract Map 33042 (05-0127) to subdivide 30.3 gross acres into 51 residential lots designated R-10,000; 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 October 4, 2006, the Planning Commission conducted a duly noticed public hearing on the proposed project, considered testimony and materials in the staff report and accompanying documents, and recommended approval of the proposed project, subject to the following amendments:

- Planning Condition No. 24.d, to replace “safety” to “services”;
- Planning Condition No. 25.a., to replace “Watson Road” with “fronting project site”;
- Planning Condition No. 29, to eliminate subsection f. and add subsection b. TUMF fees;
- Engineering Condition No. 18, to eliminate subsection a.; and
- Reword Initial Study, Section 3.a.iii.

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 (2228) 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 (2228) 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 (2228) and Tentative Tract Map 33042 (05-0127), 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 3796 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 called 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 October 4, 2006)
(RESOLUTION NUMBER 3796)**

Tentative Tract Map 33042 (05-0127)

October 31, 2006

PROJECT: Tentative Tract Map to subdivide 30.3 gross acres of vacant land into 51 single-family residential lots designated R-10,000 Residential located on the northwest corner of River Road and Watson Road. The minimum lot size is 10,000 square feet and the average lot size is 12,150 square feet. The proposed tentative tract map includes 12 lettered lots for dedications of open space, detention basin, and street improvements. Applicant: Richard Robatta, Benchmark 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 subdivide a 30.3-gross-acre property into 51 residential lots as noted in the project description (above). The Final Map shall be substantially as shown on the stamped approved Tentative Tract Map, and consisting of one sheet, except as may be modified by the conditions of approval contained herein.
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.
4. **City Codes.** The project shall comply with all local requirements of the City of Perris Municipal Code Titles 18 and 19, including R-10,000 zoning development standards. Any deviation shall require the appropriate Planning Division review and approval.
5. **City Engineer.** The proposed project shall adhere to the requirements of the City Engineer as indicated in the in the Conditions of Approval dated revised August 14, 2006.

6. **School District.** The proposed project shall adhere to the standard requirements and mitigation fees established by the Perris Elementary and Perris Union High School Districts.
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. All Conditions of Approval shall be included on building plans.
8. **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).
9. **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.
10. **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.
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, 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.
12. **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.

13. **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.
14. **Graffiti.** Graffiti located on site shall be removed within 72 hours. The site shall be maintained in a graffiti-free state at all times.
15. **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.
16. **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.
17. **Window Treatments.** All units abutting a public street, tract boundary, or a downhill slope having an elevation change in excess of 20 feet shall provide for window treatment 360 degree around the dwelling.
18. **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.
19. **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.
20. **Tract Identification.** Decorative project theme walls shall be installed on each side of tract entry designated on River Road. 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.
21. **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.

22. **Administrative Development Plan Review.** Prior to final map, the applicant shall obtain approval of an Administrative Development Plan Review (ADPR) for the review of building architecture, unit plotting, conceptual landscape and fencing of all production units within the tract. The applicant shall also include at least one single-story product type which shall be plotted on corners and at regular intervals throughout the tract (i.e., every fourth or fifth unit). Side-entry garages are encouraged and shall be incorporated as feasible and as approved through the development plan review process. Also, the majority of units in the tract (other than corner lots) shall locate the wider side yard and the curb-cut/driveway on the same side of the lot to allow for RV parking.
23. **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.
24. **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 recordation of the Final Map (or issuance of a certificate of occupancy if a Final Map is not required). This condition shall apply only to districts existing at the time the Final Map is approved (or all requirements have been met for a certificate of occupancy, as applicable). 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. South Perris Public ~~Safety~~ **Services** Community Facilities District (Police, Fire, and Parks Maintenance);
 - e. Ramona Mobility Group District (Transportation Improvements); and
 - f. Road and Bridge Benefit District (Transportation Improvements).
25. **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 River Road ~~Watson Road~~, *fronting project site and* tract interior streets. Tract interior streets shall be designed with landscape parkway adjacent to curb.
- 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 designated as Lot E, including all slopes greater than 3 feet in height.
- e. Enhanced landscape materials for project theme walls designated on River Road.
- f. A cross section of interior lot side yard slopes and retaining wall shall be included on final fencing and landscape plans. A walkway at 5 feet minimum shall be maintained for lots with side yard slopes.

26. **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.

27. **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. Perimeter wall and view fencing shall be installed consistent to the Riverwoods (specific plan) community, and as shown on conceptual fencing plan. Pilasters shall be spaced at intervals of 150 feet and installed at perimeter wall ends and meeting points.
- b. 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.
- c. The detention basin shall be enclosed with 6-foot decorative view fencing. Location of entry gate for the detention basin shall be indicated on the fencing plan.
- d. Decorative theme walls shall be installed on each side of two project

entries designated on River Road. Theme walls shall not be installed within the public right-of-way.

e. Six-foot high, white, U.V.-protected vinyl fencing shall be installed on all interior side and rear property lines.

28. **Rock Blasting.** If rock blasting is to occur on the project site, the applicant shall obtain appropriate Community Development Department approvals.

29. **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 Multi-Species Habitat Conservation Plan *and TUMF* 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;

d. The applicant shall pay any outstanding development processing fees.

~~f. Prior to the issuance of building permits, the developer shall pay all development impact fees and park fees shall be determined in accordance with Ordinance No. 953. Park fees shall be based on a ratio of five acres per one thousand residents and on the fair market value of the land based on a qualified appraisal.~~

30. **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.

31. **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.
32. **City-Approved Waste Hauling.** The developer shall use only the City-approved waste hauler for all construction and other waste disposal
33. **Property Liens.** The applicant shall pay all liens owed to the city prior to the issuance of building permits.
34. **Street Improvement Plan.** Two copies of street improvement plans shall be concurrently submitted to the Planning Division for reference purposes.
35. **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.
36. **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.
37. **Public Utility Easements.** Existing public utility easements proposed for vacation shall be approved by appropriate public utility agencies and supporting documentation of approval shall be submitted to the Planning Division prior to recordation of final map.
38. **Street Vacation.** All proposed street vacations shall be approved by the City prior to recordation of final map.

APPROVAL DATE

PROJECT PLANNER



CITY OF PERRIS

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

HABIB MOTLAGH, CITY ENGINEER

CONDITIONS OF APPROVAL (RESOLUTION NUMBER 3796)

P8-832

April 27, 2006, Revised May 18, 2006, Revised August 14, 2006
Revised October 4, 2006 at Planning Commission
Tr. 33042

With respect to the Conditions of Approval for the above referenced project, the City of Perris requires that 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 specific plan correctly shows all existing easements, traveled ways and drainage courses with appropriate Q's and that their omission may require the plans 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.

This project is proposing to utilize the on and offsite street, water, sewer, and drainage improvements proposed by the Riverwood Specific Plan (Tr. 32666) and as such no occupancy permits shall be issued until completion of the pertinent offsite street improvements (2 separate paved access) to this site ~~including construction of 5 year crossing at Ethanac and San Jacinto River~~ **and as stated below.**

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. Offsite storm flows generally approach the site from the west. All offsite flows including 50% bulking factor shall be collected, and along with onsite runoff, be conveyed throughout the project within underground storm drain system to the San Jacinto River as approved by the City Engineer and R.C.F.C. Drainage easements shall be obtained from affected property owner(s), in case of diversion and/or increase in runoff.
 - b. Drainage and flood control facilities shall be provided in accordance with R.C.F.C. and City of Perris requirements.
 - 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. The project grading shall be in a manner to accept offsite drainage flow.
 - e. All drainage facilities with exception of nuisance drainage improvements shall be designed to convey the 100-year storm runoff in addition to bulking factor to mitigate the impact of erosion and other debris. Minimum 18" storm drain and catch basins to eliminate nuisance runoff from cross gutters shall be installed and connected to proposed storm drain facilities at all intersections as determined by City Engineer.
 - f. The onsite basins (Lot E) shall be designed and constructed in a manner to provide for easy maintenance of the facilities and shall include gravity underground drainage outlet pipe to ~~east side of River Road in quantity and pattern similar to existing conditions~~ **the river. Any work within San Jacinto River requires RCFC permit.**
 - g. 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.
 - h. All grading and drainage improvements shall comply with NPDES and Best Management Practices. Erosion control plans shall be prepared and submitted to Water Quality Board and the City as part of the grading plans.
 - i. The proposed drainage facilities shall be sized to provide for bulking factor. The on and offsite basins (if any), channel, pipes shall be constructed in a manner acceptable to City and easy to maintain.
 - j. Encroachment permit from RCFC and other appropriate environmental agencies shall be secured for any work within RCFC right-of-way and San Jacinto River Corridor.
2. River Road shall be improved along the project boundary on the west side from Watson Road to north tract boundary within 33' - 1/2-width dedicated right-of-way with new paving, curb and gutter located 22' west

of centerline and minimum of 15' new paving improvement on the easterly side. River Road from the northerly boundary to Mapes shall be improved with a minimum of 30 feet of new paving within dedicated right-of-way.

3. ***Watson Road from River Road to "A" and "A" to Mapes shall be improved with minimum of 30' of new paving within dedicated right-of-way.*** ~~Watson Road from River Road to McPherson and McPherson from this point to Ethanac and Ethanac Road from McPherson east to existing pavement along east side of San Jacinto River shall be improved with minimum of 30' new paving including 5 year Crossing at San Jacinto River.~~
4. Water and sewer facilities shall be installed in accordance with the requirements and specifications of City of Perris and Eastern Municipal Water District at no cost to the City of Perris.
5. All other interior streets shall be improved with 20' of paving on either side of centerline within 60' dedicated right-of-way.
6. Streetlights shall be installed along all interior, exterior, and offsite streets including McPherson, Ethanac, River, ~~and~~ Mapes Road, **"A" and Goetz** as approved by City Engineer per Riverside County and Southern California Edison standards.
7. Minimum of 6' wide concrete sidewalk shall be installed throughout this project.
8. Prior to issuance of any permit, the developer shall sign the consent and waiver forms to join the landscaping, flood control, lighting and street maintenance. The developer shall maintain the landscaping for a period of one year after acceptance of these improvements and pay the 18-months advanced energy charges for streetlights. All storm drain facilities including basins, channels and pipes shall be annexed to Flood Control District. With the exception of Mapes and "A" and Ethanac Road, all other streets shall be annexed to street maintenance district.
9. 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 offsite street, drainage, water, sewer, striping, signing, street lighting, signal and grading plans along with hydrology and hydraulic reports shall be submitted to City Engineer's office for review and approval.
11. Access shall be restricted along River Road as shown on tentative map and so noted on final map.

12. No grading shall be permitted prior to issuance of grading permits for the area of development in question. Mass grading permits may be issued providing approval of conceptual street, grading, and hydrology and drainage plans by City Engineer. Construction of retaining wall(s) is required to minimize grading and maximize usable lot area. Special care shall be taken to preserve significant rock cropping.
13. All grading within the ~~Specific Plan~~ **project**, shall be performed in accordance with Perris Ordinances, the U.B.C., Water Quality Standards
14. All public streets affected by any phase of construction must be maintained on a daily basis during construction. Maintenance may include, but not be limited to, dust control, street sweeping, interim paving and patching, and similar street maintenance procedures. Erosion maintenance bond as determined by City Engineer shall be posted prior to issuance of grading permit.
15. Street vacation as shown on the tentative map shall be approved providing the applicant submits utility clearance letters and all other properties have adequate and legal access.
16. Construction of 2:1 or steeper slopes adjacent to street right-of-way is not permitted. Combination of 4:1 slope, retaining split and free-standing wall shall be utilized to provide for maintenance of landscaped area. All slopes at rear of lots shall have slopes no greater than 2:1 and provide for retaining wall and/or steps to provide access to homeowner for maintenance.
17. River Road from projects northerly boundary to Mapes Road, Mapes Road from this point to Goetz Road shall be improved with minimum of 30' of new pavement within dedicated right-of-way. Construction of dedicated left and through lanes shall be provided at all on and offsite intersections. Offsite improvements shall also include construction of any underground culvert crossings at locations to be determined during plan check review. 2 separate paved access shall be provided to this project as approved by City Engineer.
18. ~~In the event, River Road Specific Plan implements the construction of crossing over San Jacinto River, this project shall participate with construction of 5 year crossing prior to issuance of any occupancy permits.~~ If the San Jacinto River Crossing and Ethanac Road **west of River to McPherson Avenue** is existing at the time of occupancy for this project, this development shall be responsible to construct **the following** off-tract improvements **in lieu of condition #3 above**:
 - a. ~~Install River road (30' new pavement) from southerly tract boundary to Watson.~~

- b. Extend Watson (30' new pavement) from River Road to McPherson and McPherson (**30' new pavement**) south to Ethanac Road.

Habib Motlagh

Habib Motlagh

City Engineer