

**RESOLUTION NUMBER 3764**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING A NEGATIVE DECLARATION (2212) AND TENTATIVE TRACT MAP 34073 (05-0380) TO SUBDIVIDE 3.11 ACRES OF VACANT LAND INTO 9 SINGLE FAMILY LOT WITHIN THE R-6,000 ZONING DESIGNATION LOCATED NORTH ON OSAGE ROAD, BETWEEN CHEROKEE ROAD AND ARAPAHO ROAD; AND MAKING FINDINGS IN SUPPORT THEREOF**

**WHEREAS**, the applicant applied for a Tentative Tract Map 34073 (05-0380) to subdivide 3.11 acres of vacant land into 9 single-family home lots within the R-6,000 zoning designation located north on Osage Road, between Cherokee Road and Arapaho Road; 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 March 15, 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:

- Amend 2.61 acre bio-retention basin to read “0.06 acre”;
- Amend 2.03 acre rock outcropping area to read “0.34 acre”;
- Planning Condition No. 31, to add language pertaining to the pedestrian/bike trail;
- Engineering Condition No. 9, to add a language pertaining to power poles.

**WHEREAS**, on June 27, 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 (2212) 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, 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 (2212) 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 (2212) and Tentative Tract Map 34073 (05-0380), 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.

Attachments: Conditions of Approval (dated 3-15-06)  
Engineer's Conditions of Approval (revised 3-15-06)

***ADOPTED, SIGNED*** and ***APPROVED*** this 29<sup>th</sup> day of August, 2006.

---

Mayor, Daryl R. Busch

ATTEST:

---

City Clerk, Judy L. 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 3764 was duly and regularly adopted by the City Council of the City of Perris at a regular meeting thereof held the 29<sup>th</sup> day of August, 2006, and that it was so adopted by the following vote:

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

---

City Clerk, Judy L. Haughney

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

**PLANNING COMMISSION  
CONDITIONS OF APPROVAL  
(Revised at Planning Commission March 15, 2006)  
(RESOLUTION NUMBER 3764)**

**Tentative Tract Map 05-0380**

**March 15, 2006**

---

**PROJECT:** Tentative Tract Map to subdivide 3.11 acres of vacant land into 9 single family residential lots designated R7. The minimum lot size is 6,721 square feet and the average lot size is 8,199 square feet. The proposed tentative tract map includes a ~~2.61~~<sup>0.06</sup>-acre bio-retention basin, a ~~2.03~~<sup>0.34</sup> acre rock outcropping area, and street dedication for improvements on Osage Road, tract interior street, and San Jacinto Avenue. The residential tract community is proposed as La Jolla Estates. Applicant: Angel Alvarado

---

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 3.11-acre property into 9 residential lots as noted in the project description (above). The Final Map shall be substantially as shown on the Tentative Tract Map, prepared by DMC Design Group, Incorporated, 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 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 R-6,000 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 Conditions of Approval dated February 2, 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<sub>x</sub> 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 Osage 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 Districts.** Prior to recordation of the Final Map, the developer shall post an adequate maintenance performance bond to be retained by the City as required, and annex into the following maintenance districts:
  - a. The Landscape Maintenance District
  - b. The Street Lighting Maintenance District
  - c. The Flood Control Maintenance District
  - d. The Park Maintenance District
  - e. The future Public Safety/Parks Community Facilities District
  - f. The future Street Maintenance Community Facilities District
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 Osage Road and Lot C (tract interior street) and parkway shall be designed adjacent to curb.
- b. Typical front yard landscaping for production units with street tree treatments.
- c. Full landscaping for detention basin designated within Lot A, including all slopes.
- d. A cross section of interior lot side yard slopes shall be included on landscape plans, and all interior side yard slopes greater than 3 feet in height shall be landscaped.
- e. Enhanced landscape materials for project theme walls designated on Osage Road.
- f. Front and rear yard landscaping for model home units.
- g. A combination of native plant material shall be provided along the trail side areas and perimeter of rock outcropping area. A conceptual landscape of the rock outcropping area shall be submitted to the Planning Division as an exhibit for City Council.

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. Six-foot high, decorative block wall (split face or slump stone) shall be installed along the perimeter of the project site. Stone veneer pilasters with rolled stone cap shall be installed at all block ends and meeting points.
- b. ~~Back fill dirt shall be provided on the adjacent property located immediately west of Lots 5 through 7 to screen the base of perimeter block wall exceeding 6 feet in~~

~~height. The applicant shall execute an agreement for such use by a proper legal instrument approved by the City Attorney as to form and content and submit to the Planning Division prior to the scheduling of tentative tract map to City Council. (Revised by Staff).~~

- c. All walls exceeding 6 feet in height shall be screened at base with retaining wall and landscaping. 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.
  - d. The detention basin shall be enclosed with 6-foot decorative block wall to protect the privacy of adjacent yards and view fencing (combination of decorative block wall and wrought iron) to continue along the side and front property lines along the front yard setback area. Location of entry gate for the detention basin shall be indicated on the fencing plan.
  - e. Decorative theme walls shall be installed on Lot 1 and detention basin designated on Osage Road (5 feet from property line). Theme walls shall not be installed within the public right-of-way.
  - f. Six-foot-high, white, U.V. protected vinyl fencing shall be installed on all interior side property lines.
  - g. 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 and measured from the interior side yard retaining wall to the building structure. All retaining walls shall be consistent in material to that of the perimeter block wall.
28. **Lettered Lot A.** A **0.34** acre rock outcropping area and **0.06** acre bio-retention basin are designated within Lot A. The applicant shall annex Lot A into the City's Landscape Maintenance District (LMD). The applicant shall coordinate with the Planning Division, Engineer Division, and Public Works Division to schedule a final inspection of Lot A prior to the occupancy release of the build-out phase.
29. **Preservation of Rock Outcroppings.** Boulders and rock outcroppings that exist within Lot A shall be preserved and incorporated into the residential development as natural areas of private homeowner lots and enhanced with native plant landscaping. Rock outcroppings that are excavated from tract residential lots shall be properly disposed using City approved disposal facility and shall not be relocated onto Lot A. Rock outcroppings obstructing trail access and the public right-of-way shall be cleared and properly disposed.

30. **Rock Blasting.** The applicant shall not conduct any blasting on the project site. If blasting is to occur on the project site, the applicant shall obtain appropriate Community Development Department approvals.
31. **Pedestrian/Bike Trail.** The proposed pedestrian/bike trail shall comply with ADA (American Disability Act) requirements for the following, but not limited to, grade, surfaces, and signage. Decorative concrete bollards shall be installed and spaced accordingly at access points designated on West San Jacinto Avenue and local tract interior street. Type of grade, surface, and signage shall be indicated on the landscape and fencing plans.
32. **Fees.** The developer shall pay the following fees according to the timeline noted herein:
  - a. Prior to the issuance of building permits, the applicant shall pay Stephen's Kangaroo Rat Mitigation Fees of \$500.00 per acre;
  - b. Prior to the issuance of building permits, the applicant shall pay City Development Impact Fees in effect at the time of development;
  - c. Prior to the issuance of building permits, the applicant shall pay Multi-Species Habitat Conservation Plan fees in effect at that time;
  - d. Prior to issuance of building permits, the applicant will pay the statutory school fees in effect at issuance of building permits to all appropriate school districts;
  - e. The applicant shall pay any outstanding development processing fees.
  - 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;
33. **Construction Practices.** To reduce potential noise and air quality nuisances, the following items shall be listed as "General Notes" on the construction drawings:
  - a. Construction activity and equipment maintenance is limited to the hours between 7:00 a.m. and 7:00 p.m., on weekdays. Construction may not occur on weekends or State holidays, without prior consent of the Building Official. Non-noise generating activities (e.g., interior painting) are not subject to these restrictions.
  - b. Stationary construction equipment that generates noise in excess of 65 dBA at the project boundaries must be shielded and located at least 100 feet from occupied residences. The equipment area with appropriate acoustic shielding shall be designated on building and grading plans. Equipment and shielding shall remain in the designated location throughout construction activities.

- c. Construction routes are limited to City of Perris designated truck routes.
  - d. Water trucks or sprinkler systems shall be used during clearing, grading, earth moving, excavation, transportation of cut or fill materials and construction phases to prevent dust from leaving the site and to create a crust after each day's activities cease. At a minimum, this would include wetting down such areas in the later morning and after work is completed for the day and whenever wind exceeds 15 miles per hour.
  - e. A person or persons shall be designated to monitor the dust control program and to order increased watering as necessary to prevent transport of dust off-site. The name and telephone number of such persons shall be provided to the City.
  - f. Project applicants shall provide construction site electrical hook ups for electric hand tools such as saws, drills, and compressors, to eliminate the need for diesel powered electric generators or provide evidence that electrical hook ups at construction sites are not practical or prohibitively expensive.
34. **Indemnification/Hold Harmless.** The developer/applicant shall indemnify, protect, defend, and hold harmless, the City and any agency or instrumentality thereof, and/or any of its officers, employees and agents from any and all claims, actions, or proceedings against the City, or any agency or instrumentality thereof, or any of its officers, employees and agents, to attack, set aside, void, annul, or seek monetary damages resulting from an approval of the City, or any agency or instrumentality thereof, advisory agency, appeal board or legislative body including actions approved by the voters of the City. City shall promptly notify the developer/applicant of any claim, action, or proceeding for which indemnification is sought and shall further cooperate fully in the defense of the action.
35. **City-Approved Waste Hauling.** The developer shall use only the City-approved waste hauler for all construction and other waste disposal
36. **Property Liens.** The applicant shall pay all liens owed to the city prior to the issuance of building permits.
37. **Street Improvement Plan.** Two copies of street improvement plans shall be concurrently submitted to the Planning Division for reference purposes.
38. **Right-of-Way Improvements.** The applicant shall have all right-of-way improvements and associated landscaping, street lighting and irrigation installed and in good working order. All right-of-way improvements shall be installed prior to the issuance of building permits.
39. **Mail Box Security.** The applicant shall install multi-unit mail boxes with high-security type features designed to resist mail theft and prevent break-in damage. The multi-unit mail boxes shall be approved by the United States Postal Office, and supporting

documentation of the high-security type mail boxes used for the proposed development shall be submitted to the Planning Division prior to final occupancy of Phase 1.

---

APPROVAL DATE

---

PROJECT PLANNER



# CITY OF PERRIS

*HABIB MOTLAGH, CITY ENGINEER*

## CONDITIONS OF APPROVAL

P8-830

February 2, 2006, **Revised at Planning Commission March 15, 2006**

Tr. 34073 (Case # P05-0380)

With respect to the conditions of Approval for the above-referenced project, the City of Perris requires that the land divider provide the following street improvements and/or road dedications in accordance with the City of Perris Municipal Code Title 18. It is understood that the Site Plan correctly shows all existing easements, traveled ways and drainage courses with appropriate Q's and that their omission may require the map to be resubmitted for further consideration. These ordinances and the following conditions are essential parts and requirement occurring in ONE is as binding as though occurring in all. They are intended to be complementary 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 Engineer's office.

**This project is limited to one paved access and as such requires review and approval by Fire Marshall.**

1. Drainage and flood control facilities and improvements shall be provided in accordance with Riverside County Flood Control and Water Conservation District and the City of Perris requirements and standards. The following drainage related conditions are the requirements of this project:
  - a. Onsite drainage facilitates located outside of road right-of-way, if required, shall be constructed within dedicated drainage easements.
  - b. Drainage facilities outletting sump conditions, if approved by the City Engineer, shall be designed to convey the tributary 100-year storm flows. Additional emergency escape for the storm flows shall also be provided.

- c. The property's street and lot grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage area. No ponding or concentration of water to upstream and downstream properties shall be permitted.
- d. Drainage easements shall be obtained from the affected property owners for the release of concentrated or diverted storm flows onto the adjacent property. A copy of the drainage easement shall be submitted to the City for review prior to its recordation.
- e. All drainage facilities, with exception of nuisance drainage improvements, shall be designed to convey the 100-year storm runoff. Minimum 18" storm drain and catch basins to eliminate nuisance runoff at cross gutters shall be installed and connected to proposed drainage facilities as shown on the tentative map and at the following intersections:

- Intersection of Lot "C" Street and Osage Road

The catch basins and inlet pipes as indicated above and shown on the map shall be located on all sides of the intersections as determined by City Engineer.

- f. A detailed hydrology report and hydraulic calculation shall be submitted to the City for review and approval. The report shall address the offsite flow, accumulative onsite runoff, and the impact to adjacent downstream properties.
  - g. All grading and drainage improvements shall comply with NPDES and Best Management Practices. WQMP and erosion control plans shall be prepared and submitted to Water Quality Board and the City as part of the grading plans.
  - h. The "first flush" basin shall be properly landscaped and screened as determined by Planning and Public Works Department. Adequate access shall be provided for maintenance of these facilities.
2. Lot "C" shall be improved with concrete curb, gutter, and paving located 20' from either side of centerline located within 60' full-width dedicated right-of-way.
  3. Osage Road from east tract boundary to westerly tract boundary along north side shall be improved with minimum of 30' of paving with curb and gutter located 20' north of centerline within 30', 1/2-width dedicated right-of-way. Osage Road along the south side within same reach shall be improved with minimum of 15' paving.

4. San Jacinto Avenue from westerly tract boundary to easterly boundary shall be improved with minimum of 32' pavement, curb and gutter located 32' south of centerline within 47', ½-width dedicated right-of-way. In the event that Tract 31407 development along the north side of San Jacinto is not in or planned during development of this project, the applicant shall dedicate 47' of right-of-way and pay in-lieu cash for construction of San Jacinto Avenue improvements including sidewalk and street lights as determined by City Engineer.
5. Streetlights shall be installed along all interior streets and exterior streets, along Osage Road and San Jacinto Avenue as approved by City Engineer per Riverside County and Southern California Edison Standards.
6. 6'-wide concreted sidewalk shall be installed throughout this project.
7. The proposed development is in the service area of Eastern Municipal Water District for water services and City of Perris for sewer services. The applicant shall provide water and sewer facilities to this development and comply with EMWD, Fire Department, and Health Department's requirements. An interagency agreement shall be provided for EMWD to serve this project. Onsite and offsite sewer is City of Perris, a detailed calculation and videotape shall be provided to determine the capacity of existing City sewer facilities for this and other approved projects. In the event the study and tape indicate need to replace or upgrade existing sewer, the applicant shall be responsible for entire cost of this work.
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 districts. The developer shall maintain the landscaping for a period of one year after acceptance of these improvements and pay the 18-months advanced energy charges for streetlights. All storm drain facilities, including basin, catch basins, and pipes, shall be annexed to the Districts.
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. Onsite and offsite street, drainage, water, sewer, sewer calculation, striping, signing, street lighting, 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 Osage Road except as shown on tentative map and so noted on the final map.
12. Minimum street grade is 0.50%.



13. Due to construction of offsite sewer and water, the existing pavement shall be removed and replaced beyond trench width, including, but not limited to, 0.15' grind and overlay (minimum of one lane) as determined by City Engineer and as determined during plan checking process.
14. All pads shall be graded to be minimum 12" above the higher of the 100-year calculated water surface elevation or adjacent existing grade.
- ~~15. Lot "A" as proposed for relocation and deposit of rocks shall be graded in a manner to compliment the existing natural landscape as approved by the Planning Department.~~

***Habib Motlagh***

Habib Motlagh  
City Engineer