

RESOLUTION NUMBER 3880

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING NEGATIVE DECLARATION 2240 AND TENTATIVE TRACT MAP 33882 (04-0339) TO SUBDIVIDE 12.59 ACRES OF LAND INTO 53 LOTS FOR SINGLE-FAMILY RESIDENTIAL DEVELOPMENT AND ONE DETENTION BASIN LOT AT THE NORTHEAST CORNER OF A STREET AND SAN JACINTO AVENUE, AND MAKING FINDINGS IN SUPPORT THEREOF

WHEREAS, an Initial Study has been prepared for Tentative Tract Map 33882 (04-0339), and based upon the environmental information, staff finds that the project could not have significant effects on the environment because revisions in the project have been agreed to and made by the project proponent; therefore, a Negative Declaration has been prepared; and

WHEREAS, this Tentative Tract map has been duly noticed; and

WHEREAS, a public hearing was held on December 20, 2006, at which time all interested persons were given full opportunity to be heard and to present evidence; and

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 information included in the staff report and accompanying attachments prior to taking action on the applications for the proposed projects and finds that, based on the Initial Study prepared for the project, the project could not have a significant effect on the environment because all potentially significant adverse impacts identified in the assessment are readily and feasibly offset by standard City practices and Conditions of Approval that will reduce each impact to less than significant levels; therefore, a Negative Declaration has been prepared.

The City Council further finds and determines that the City has complied with the California Environmental Quality Act, and the City Council determinations reflect the independent judgment of the City.

Section 3. Based on the information contained in the staff report and supporting exhibits and plans, this Council finds:

- A. That the granting of the Tentative Tract Map will not be detrimental to the public health or welfare, or injurious to the property or improvements in such zone or vicinity.

- B. The proposed project will not result in a significant adverse effect on the environment.
- C. The proposed project is consistent with the existing land uses and zoning designations in the area.
- D. The proposed project has been found to be consistent with city standards, ordinances and policies.
- E. The proposed project is consistent with the General Plan.
- F. The proposed project is consistent with the R-6,000 Residential Zone.

Section 4. The City Council approves Negative Declaration 2240 and Tentative Tract Map 33882 (04-0339) based on the information and findings presented in the staff report and subject to the attached Conditions of Approval.

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 and the City Clerk shall certify to the passage and adoption of this Resolution.

Attachment: Conditions of Approval

ADOPTED, SIGNED and APPROVED this 30th day of January, 2007.

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 3880 was duly and regularly adopted by the City Council of the City of Perris at a regular meeting thereof held the 30th day of January, 2007, and that it was so adopted by the following called vote:

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

Judy Haughney, City Clerk

CITY OF PERRIS
DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION

CONDITIONS OF APPROVAL
(RESOLUTION NUMBER 3880)

Planning Commission
December 20, 2006

Tentative Tract Map No. 33882 (TTM 04-0339)

PROJECT: Tentative Tract Map proposal to subdivide 12.59 gross acres of land into 53 lots for single-family residential development. The project site is vacant land characterized by a rocky knoll and numerous boulder outcroppings, with one vacant house on the north parcel. The proposed average lot size is 6,932 square feet, and the minimum lot size is 6,000 square feet. The proposed tract map includes a 13,900 square foot drainage lot (Lot E) to accommodate the drainage requirements of the site. Access is provided from B Street and A Street, and street improvements will complete the east side of A Street, the north side of San Jacinto Avenue, and the west side of B Street. (311-100-024 & -026). The applicant is San Dieguito Engineering.

- 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 for 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 the approval date of the Tentative Map.
- 2. Approved Plans.** This approval is granted for a tentative tract map with 53 lots and one detention basin lot (Lot E) for single-family development in the R-6,000 Zone. The Final Map shall substantially conform to the Tentative Tract Map prepared by San Dieguito Engineering, date-stamped December 12, 2006, consisting of one (1) sheet, except as may be modified by the conditions of approval contained herein.
- 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 R-6,000 Residential zoning district regulations:
 - Minimum Lot Size: 6,000 square feet
 - Maximum Lot Coverage: 40 percent
 - Minimum Lot Width: 60 feet (corner lots: 65 feet)
 - Minimum Lot Depth: 100 feet
 - Minimum Lot Frontage: 60 feet (cul-de-sac/knuckle: 45 feet)

4. **City Engineer.** The proposed project shall adhere to the requirements of the City Engineer as indicated in the Revised Conditions of Approval dated December 1, 2006.
5. **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.
6. **Required Plans, Approvals and CC&Rs.** The Planning Division shall verify all relevant Conditions of Approval have been met. Prior to the approval of the Final Map by City Council, the developer shall obtain the following clearances or approvals:
 - a. Approval from the City Engineer of the public improvement plans, and payment of required bonds.
 - b. Completion of all required annexation processes.
 - c. Planning Commission approval of all proposed street names.
 - d. Approval of Covenants, Conditions, and Restrictions (CC&Rs), if any, by the Development Services Department and the City Attorney's office. Approved CC&Rs shall be recorded with the final map
 - e. Any other required approval from an outside agency.
7. **Southern California Edison.** Prior to issuance of building permits, the applicant shall contact the area service planner (951 928-8323) for Southern California Edison (SCE) to complete the required forms prior to commencement of construction.
8. **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. Covenants, Conditions, and Restrictions (CC&Rs), if applicable, to the Planning Division for approval by 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.

- 9. Administrative Development Plan Review.** An Administrative Development Plan Review (ADPR) is required for the review of building architecture, unit plotting, conceptual landscaping and fencing of all production units within the tract.

 - a. In addition to the building pad, the minimum dimensions of 15 feet by 50 feet (750 square feet) shall be provided for useable rear yards.
 - b. In addition to the building pad and useable rear yard areas, a 20-by-20-foot (400 square feet) minimum driveway parking area shall be provided in front of each garage.
 - c. Driveways shall not exceed a maximum drive slope of 6%.
 - d. The applicant shall 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).
 - e. Side entry garages are encouraged and shall be incorporated as feasible and as approved through the development plan review process.
 - f. 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.
 - g. 360-degree architecture is encouraged for all homes. In all cases, side and rear elevations that are visible from the right of way or public areas shall receive enhanced architectural treatments, including, but not limited to, shutters, moldings, popouts, etc.
 - h. 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.
 - i. Spark arresters shall be provided for each unit and shall be screened by sheet metal enclosures, or other material acceptable to the Building Official, and painted to match the main stucco building color.
- 10. Model Homes, Sales and Construction Trailers.** The physical development of all lots shall be reviewed and approved by the City. 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 or construction trailer, or model

homes shall require separate review and approval by the City.

11. **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.
12. **Tract Identification.** The developer shall provide community entry statements, including theme walls, monumentation, and enhanced landscaping at street corners and entrances to the tract. Theme walls and monuments shall not occur within the public right-of-way. The design of entry statements shall be subject to the review and approval of the Planning Division.
13. **Unit Identification.** Each unit in the tract shall include a lighted address fixture. This fixture shall allow for replacement of the bulbs, or as otherwise approved by the Development Services Department.
14. **Graffiti.** Graffiti located on site shall be removed within 48 hours. The site shall be maintained in a graffiti-free state at all times.
15. **City-Approved Waste Hauling.** Only the City-approved waste hauler shall be used for all construction and other waste disposal. Resolution Number 1948 designates CR&R as the sole contractor for solid waste collection, disposal and recycling within the City.
16. **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.
17. **Street Vacation.** The westerly portion of the B Street right-of-way shall be vacated, as it impacts Lot 54 south of the northern tract boundary.
18. **Landscape Plans.** 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; include the location, number, genus species, and container size of the

plants; and shall be consistent with the approved Landscape Concept Plans and Section 19.70 of the Perris Municipal Code. The cover page shall identify the total square footage of landscaped area and note that it shall be maintained in accordance with Section 19.70 of the City Code. Use of water efficient fixtures and drought tolerant plants is required. In addition, the following is required:

- a. **Detention Basin.** The landscaping of the detention basin, including grading, fencing, plant material, irrigation, and other aspects of landscape design, shall integrate the basin into the residential neighborhood. Fencing shall be set back a suitable distance from the interior street to form a landscaped area which allows for groundcover, low- and mid-height shrubs, and street trees. The plant materials used in this area shall include species used in front yards throughout the project to further integrate this facility into the neighborhood. Fencing along the streetscape shall consist of high-quality tubular steel or decorative wrought iron which allows for view into this facility. Planting within the detention basin should include trees and low-growing shrubs such as prostrate rosemary to stabilize slopes, and red fescue at the base of the basin to facilitate drainage percolation.
 - b. **The corner of San Jacinto Avenue and B Street** shall receive enhanced landscaping with a corner-cut to the open fencing of the detention basin.
 - c. **Split Wall.** Slopes along the right of way shall not exceed a maximum ration of 3:1. In areas where a split wall combination is required, adequate planting areas shall be provided behind each wall section. The area at the front of the low wall will be planted with a mix of groundcover, shrubs, and street trees planted at maximum 30-foot intervals. The upper level will be planted with a combination of trailing groundcover and low shrubs.
 - d. **Slopes over 3 feet** in height anywhere on the property shall require landscaping to control erosion, and be provided with automatic irrigation.
 - e. **The corner of San Jacinto Avenue and “A” Street** shall receive enhanced landscaping, and incorporate the tract monumentation.
 - f. **Indigenous Rock.** Landscape design for the tract shall incorporate natural rock materials from the site, including outcroppings and boulders to the extent possible.
19. **Landscape Inspections.** The project applicant shall be aware of and inform the on-site 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, after all plants are installed and the irrigation system is fully operational.
- 20. Walls and Fences.** Prior to issuance of building permits, the developer shall submit and obtain approval from the Planning Division for a wall and fence plan for the proposed development. At a minimum, this plan shall include the following items:
- a. A maximum five-foot-high decorative block wall with pilaster and cap elements shall be provided at the south and west perimeters of the project site. A maximum five-foot-high split decorative block wall with cap shall be provided at the north perimeter of the tract.
 - b. A maximum six-foot-high decorative block wall with pilaster and cap elements shall be provided at all end block locations and along side yards of entry drives into the tract.
 - c. A six-foot-high block wall shall be provided on the side property line between the storm drain facility (detention basin) and the residence (Lot 2), with fencing along the streetscape (San Jacinto Avenue, B Street, and Lot A) consisting of high quality tubular steel or decorative wrought iron. Access gates shall be of the same material.
 - d. Six-foot-high, white, U.V.-protected vinyl fencing shall be installed on all interior side and rear property lines.
 - e. Where retaining walls are necessary for slope conditions along the right-of-way, a split wall system shall be utilized. If necessary, a landscape easement may be required to provide adequate planting area.

Environmental Safeguards

- 21. Burrowing Owl Habitat Assessment for Added 3.25 Acre Parcel (APN 311-100-024).** A burrowing owl habitat assessment shall be conducted by a qualified biologist from the approved Riverside County MSHCP list, and the results submitted to the Planning Division prior to grading permit issuance. As necessary, the applicant shall comply with the biologist's requirements to avoid any impacts to the burrowing owl as a result of the project. If the habitat assessment indicates a focused survey is required, and burrowing owls are identified, they shall be relocated in accordance with the Burrowing Owl Consortium Survey protocol by a qualified biologist prior to the commencement of grading activities. No disturbance of on-site burrowing owls shall be permitted during the nesting season for this species (February 1 through August 31). Conversely, if the burrowing owl is absent from the project site, no mitigation is required.
- 22. Paleontological Requirements.** In accordance with the findings of the Initial Study, a Paleontological Resource Impact Mitigation Program (PRIMP) for the site may be required. The following requirements shall be implemented **if** excavation to a depth 5

feet below the existing grade will occur during the construction excavation phase of the project:

- a. A trained paleontological monitor will be present during ground-disturbing activities within the project area in sediments determined likely to contain paleontological resources. The monitoring for paleontological resources will be conducted on a half-time basis. If paleontological resources are located during excavation, the monitoring program will change to full-time. The monitor will be empowered to temporarily halt or redirect construction activities to ensure avoidance of adverse impacts to paleontological resources. The monitor will be equipped to rapidly remove any large fossil specimens encountered during excavation. During monitoring, samples will be collected and processed to recover microvertebrate fossils. Processing will include wet screen washing and microscopic examination of the residual materials to identify small vertebrate remains.
- b. Upon encountering a large deposit of bone, salvage of all bone in the area will be conducted with additional field staff and in accordance with modern paleontological techniques.
- c. All fossils collected during the project will be prepared to a reasonable point of identification. Excess sediment or matrix will be removed from the specimens to reduce the bulk and cost of storage. Itemized catalogs of all material collected and identified will be provided to the museum repository along with the specimens.
- d. A report documenting the results of the monitoring and salvage activities and the significance of the fossils will be prepared.
- e. All fossils collected during this work, along with the itemized inventory of these specimens, will be deposited in a museum repository for permanent curation and storage.

23. **Archeological Requirements.** In accordance with the findings of the Initial Study, the applicant shall retain a certified archeologist to determine if the site has the potential for discovery of cultural resources, as follows:

- a. **Records Search.** A certified archaeologist shall conduct a historical records review and literature search through the Eastern Information Center (EIC) of the California Historical Resources Information System, located at the University of California, Riverside. The EIC houses the pertinent archaeological and historic site and survey information necessary to determine whether cultural resources are known to exist within the property. The objectives of this archival research will be (1) to establish the extent and status of cultural resources previously documented within the project area; and (2) to note what site types might be

expected to occur within the project area based on the existing data from known cultural resource sites located within a one-half-mile radius.

- b. **Prior to Grading Plan.** Prior to approval of a grading plan by the City Engineer, the property owner/developer shall submit a letter to the Public Works Department, the Engineering Department, and the Planning Division, Development Services Department, identifying the certified archaeologist that has been hired to ensure that the following actions are implemented:
- c. The archaeologist must be present at the pregrading conference in order to establish procedures for temporarily halting or redirecting work to permit the sampling, identification, and evaluation of artifacts if potentially significant artifacts are uncovered. Monitoring will be conducted during construction activities if those activities are in native, undisturbed sediments. Monitoring will not exceed, and may be less than, 20 hours per week. The monitoring archaeologist will determine when monitoring is necessary by keeping in close communication with the construction supervisor as to the scheduling and location of earth-moving activities within the project area. If artifacts are uncovered and determined to be significant, the archaeological observer shall determine appropriate actions in cooperation with the property owner/developer for exploration and/or salvage.
- d. Specimens that are collected prior to or during the grading process will be curated at an appropriate educational or research institution.
- e. Any archaeological work at the site shall be conducted under the direction of the certified archaeologist. If any artifacts are discovered during grading operations when the archaeological monitor is not present, grading shall be diverted around the area until the monitor can assess the find.
- f. A final report detailing the findings and disposition of the specimens shall be submitted to the Planning Division. Upon completion of the grading, the archaeologist shall notify the Planning Division as to when the final report will be submitted.

23. Construction Practices. To reduce potential noise and air quality nuisances, the following requirements below shall be observed and 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. As required by Zoning Ordinance Section 7.34.060, Noise Control, it is unlawful for any persons between the hours of 7:00 p.m. of any day and 7:00 a.m. of the following day, or on a legal holiday, or on Sundays, to erect, construct, demolish, excavate, alter or repair any building or structure in a manner as to create disturbing, excessive or offensive noise. Construction activity shall not exceed 80 dBA in residential zones of the City.

- b. Stationary construction equipment that generates noise in excess of 65 dB CNEL 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 or as otherwise approved by the City Engineer.
- d. Water trucks or sprinkler systems shall be used during clearing, grading, earth moving, excavation, or transportation of cut and 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, 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 hookups for electric hand tools such as saws, drills, and compressors as practical to eliminate the need for diesel powered electric generators, or provide evidence that electrical hookups at construction sites are prohibitively expensive.

24. Blasting and Drilling Requirements. Blasting shall be performed in accordance with the following specifications, and in such a manner that noise, ground and air vibrations, and dust are maintained at levels which satisfy Federal, State and County standards:

- a. Blasting shall only be conducted between the hours of 10:00 a.m. and 4:00 p.m., Monday through Friday, except Federal holidays. If an emergency situation related to safety or weather conditions should occur, blasting may occur outside of these hours with prior approval of the Fire Marshal.
- b. Blasting shall be conducted by a trained and licensed blasting contractor.
- c. Seismic monitoring of each blast shall be performed by an independent, qualified consultant.
- d. The licensed blasting contractor shall inform the Development Services Department, Fire Department and Sheriff's Department, prior to 4:30 p.m., of the intention to blast the following day. Verification of department contact shall be provided to the Development Services Department.

- e. Notify neighbors within 1,000 feet prior to a blasting episode a minimum of 24 hours in advance. Verification of neighbor contact shall be provided to the Development Services Department.
- f. Prior to a blasting episode, the site shall be cleared of people, all vehicles shall be either stored undercover or at a safe distance, all surplus explosives and materials shall be stored in a safe place, warning signals shall be sounded, and visual inspection of the site shall be made to assure there are no unauthorized people in the vicinity of the blast.
- g. Blasting signals shall be posted at one or more conspicuous locations on the blasting site, and all employees shall be familiar with the signals and instructed as to the safety procedures.
- h. Following a blasting episode, the area shall be inspected to assure that the blast went as planned. The “all clear” signal shall not be sounded until the licensed blasting contractor has made a thorough visual inspection of the blast area for misfires.
- i. Vibratory ground motion from mine blasting shall not peak particle velocities of one inch per second.
- j. Drilling shall be conducted between the hours of 8:00 a.m. to 6:00 p.m., any day, Monday through Friday, except Federal holidays.
- k. Air blast at any residential structure shall not exceed 129 dBL, as measured by a sound instrument with a 6 Hz of lower flat response or 105 dBL peak, as measured by an A-weighted sound level meter.
- l. Acoustic blankets shall be used around drilling operations to reduce potential drilling noise.

25. Detention Basin and Storm Water Facilities. The nuisance and storm water detention basin shall be installed and operational prior to occupancy of the first unit.

26. 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 Community Facilities District (Police, Fire, and Parks Maintenance);
 - e. Ramona Mobility Group District (Transportation Improvements); and
 - f. Road and Bridge Benefit District (Transportation Improvements).
- 27. Fees.** The following fees shall be paid prior to the issuance of building permits:
- a. Stephen's Kangaroo Rat Mitigation Fee
 - b. Current Development Impact Fees
 - c. Current Transportation Uniform Mitigation Fees (TUMF)
 - d. Current Multiple-Species Habitat Conservation Plan fees (MSHCP)
 - e. Statutory school fees as applicable to all appropriate school districts
 - f. Any outstanding development processing fees
 - g. Any lien owed to the City of Perris
 - h. Compliance with City Ordinance No. 953 regarding park land dedication or payment of fees in lieu of.
- 28. State Fish and Game Fees.** Within three days of Planning Commission approval, applicant shall submit a check to the City, payable to Riverside County, in the amount of \$1,314.00 for payment of State Fish and Game fees and County documentary handling fee. In accordance with Section 711.4 of the State Fish and Game Code, no project shall be operative, vested, or final until the filing fees have been paid.
- 29. Conditions of Approval.** These Conditions of Approval shall be copied onto the Building Plans prior to final plan check approval.
- 30. Water Quality Management Plan (WQMP).** The development shall be subject to all provisions of Ordinance No. 1018, which establishes stormwater/urban runoff management and discharge controls to improve water quality and comply with federal regulations, and any subsequent amendments, revisions, or ordinances pertaining thereto.
- 31. Required Approval of Preliminary Water Quality Management Plan 04-0339.** The Preliminary Water Quality Management Plan for Tentative Tract Map 33882 (04-0339)

shall be approved prior to scheduling for City Council hearing.

- 32. Final Water Quality Management Plan 04-0339.** The owner/developer shall submit a final WQMP including plans and details for the elevations, slopes and other details for the proposed structural source control BMPs, including vegetative swales and detention basins. The Public Works Department shall review and approve the final WQMP text, plans and details.

APPROVAL DATE

PROJECT PLANNER