

RESOLUTION NUMBER 3529

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING TENTATIVE PARCEL MAP 30646 FOR THE SUBDIVISION OF A .51 ACRE PARCEL INTO THREE LOTS WITH AN EXISTING SINGLE-FAMILY HOME AT THE NORTHEAST CORNER OF CITRUS AVENUE AND MEDICAL CENTER DRIVE; AND MAKING FINDINGS IN SUPPORT THEREOF

WHEREAS, on May 10, 2005, the applicant applied for approval of Tentative Parcel Map 30646 (TPM 05-0189) to subdivide .51 acre into three (3) parcels at the northeast corner Citrus Avenue and Medical Center Drive; and

WHEREAS, this Tentative Parcel Map has been duly noticed; and

WHEREAS, a public hearing was held on November 8, 2005, 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, as follows:

Section 1. The above recitals are all true and correct and incorporated herein.

Section 2. The City Council has reviewed and considered the CEQA exempt project included in the staff report and accompanying attachments prior to taking action on the application for the proposed project and finds that the project could not have a significant impact on the environment as the project is exempt; and

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 Council.

Section 3. Based upon the information contained within the Staff Report and accompanying attachments, with respect to Tentative Parcel Map 05-0189, the City Council hereby finds the following:

- A. That the proposed project will not be detrimental to the public health safety, or welfare.
- B. That the proposed is in compliance with the provisions of the Subdivision Map Act.

- C. The proposed project is consistent with the MFR-14 zoning ordinance.
- D. The proposed project is consistent with existing land uses and zoning designations in the area.
- E. The proposed project is consistent with city standards, ordinances, and policies, including Title 18 and Title 19 of the Perris Municipal Code.
- F. The proposed project is consistent with the General Plan.

Section 4. Based on the information contained within the Staff Report and accompanying attachments, the Council hereby adopts Resolution Number 3529 and approves Tentative Parcel Map 30646 for the subdivision of .51 acre lot into three (3) parcels, subject to the recommended 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 adoption and passage of this resolution.

Attachment: Conditions of Approval

ADOPTED, SIGNED and **APPROVED** this 8th day of November, 2005.

Mayor, Daryl R. Busch

ATTEST:

City Clerk, Margaret Rey

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) §
CITY OF PERRIS)

I, Margaret Rey, CITY CLERK OF THE CITY OF PERRIS, CALIFORNIA, DO HEREBY CERTIFY that the foregoing Resolution Number 3529 was duly and regularly adopted by the City Council of the City of Perris at a regular meeting thereof held the 8th day of November, 2005, and that it was so adopted by the following called vote:

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

City Clerk, Margaret Rey

ATTACHMENT
(RESOLUTION NUMBER 3529)

CITY OF PERRIS
DEPARTMENT OF COMMUNITY DEVELOPMENT
PLANNING DIVISION

CONDITIONS OF APPROVAL

Tentative Parcel Map 05-0189

October 5, 2005

PROJECT: A proposal to subdivide a .5 acre parcel into three (3) residential lots at the Northeast corner of Citrus Avenue and Johnson Avenue (Medical Center Drive). *APPLICANT: Marcos Orozco*

1. **Approval Period.** In accordance with the Subdivision Map Act, the recordation of the final map shall occur within two (2) years from the approval date unless an extension is granted. The applicant may apply for a maximum of five (5) one-year extensions, to permit additional time to record the final map. A written request for extension shall be submitted to the Department of Planning and Community Development at least thirty (30) days prior to the expiration of Tentative Map approval.
2. **Final Parcel Map Submittal.** A final map application shall be submitted to the Planning Division with payment of appropriate fees for review and approval concurrently with application to the City Engineer.
3. **City Codes.** The project shall comply with all disabled access requirements of the American with Disabilities Act and Title 24 of the State Code, and all local requirements of the City of Perris Municipal Code Titles 18 and 19, including all of the following MFR-14 Residential that implements single-family detached units in the MFR-14 zone comply with the R-6,000 development standards, which are as follows:
 - Minimum Lot Size: 6,000 square feet
 - Minimum Lot Width: 60 feet
 - Minimum Lot Width (corner lots): 65 feet
 - Minimum Lot Depth: 100 feet
 - Minimum Lot Depth (cul-de-sacs and street knuckles): 90 feet
 - Minimum Lot Frontage: 60 feet
 - Minimum Lot Frontage (cul-de-sac and street knuckles): 45 feet
4. **Approved Plans.** This approval is to subdivide a .5 acre parcel into three (3) residential

lots at Northeast corner of Citrus Avenue and Johnson Avenue (Medical Center Drive) as noted in the project description (above).

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. **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.
7. **Residential Use and Development Restrictions.** 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 trailer or a model home shall require separate review and approval by the City.
8. **School District.** The proposed project shall adhere to the standard requirements of the Val Verde Unified School District.
9. **Required Approvals.** Prior to recordation of the Final Tract Map, the developer shall obtain the following clearances or approvals:
 - a. Verification from the Planning Department that all pertinent conditions of approval have been met, as mandated by the Perris Municipal Code;
 - b. If applicable, any other required approval from an outside agency.
10. **Plans.** Prior to recordation of the Final Map, the developer shall submit and obtain approvals on the following items:
 - a. Any 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 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.

11. **Landscaping.** The applicant will need to provide during MSFR (Minor Single Family Review) submittal landscaping and irrigation consistent with “Landscaping” section 19.02.130.
12. **Disclosure Statements – Dam Inundation/March Air Reserve Base.** Developer shall record a disclosure on each lot and provide a disclosure to the purchaser of each lot that the project is within a dam inundation area and is subject to flooding in the event of a dam failure and shall provide an acknowledgement of this disclosure by each purchaser to the City. A similar disclosure shall be recorded and provided to each purchaser regarding potential noise impacts from March Air Reserve Base and the avigation easement granted to the City of Perris and to the March Inland Port Airport Authority.
13. **City-Approved Waste Hauling.** The developer shall use only the City-approved waste hauler for all construction and other waste disposal.
14. **Water Resources Control Board.** Prior to issuance of Building Permits, the applicant shall submit a copy of the State Water Resources Control Board permit letter with the WDID number.
15. **Underground Utilities.** All utilities such as cable TV and electrical distribution lines (including those which provide direct service to the project site and/or currently exist along public right-of-ways) adjacent to the site shall be placed underground, except for electrical utility lines rated at 65kv or larger.
16. **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 Department of Planning and Community Development and the Police Department.
17. **Application Submittal.** If the Department of Planning and Community Development finds that the proposed Parcel Map creates a side yard setback deficiency (less than 5 feet) for Parcel 1, the applicant will need to submit for a Minor Adjustment for the existing house.
18. **Walls and Fences.** Prior to issuance of building permits, the developer shall submit and obtain approval from the Department of Planning and Community Development of a block wall/vinyl fence plan. At a minimum, this plan shall include the following items:
 - a. A six-foot high, decorative block wall on all property lines where side or rear yards adjoin a public street.
 - b. A six-foot high block wall for the rear property lines of lots 2 and 3.
 - c. Six-foot high, UV protected vinyl fences on all other side and rear property lines

throughout the project.

- 19. 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. The developer shall pay all development impact fees, including parks and recreation fees in accordance with Ordinance Number 953. Such fees shall be based on a ratio of five acres per thousand residents.
- 20. Assessment Districts.** Prior to recordation of the Final Map, the applicant shall sign consent and waiver forms to join the following City of Perris assessment and maintenance districts [as appropriate]:
- a. The North Perris Community Facilities Assessment District
 - b. The Landscape Maintenance District
 - c. The Street Lighting Maintenance District
 - d. The Flood Control Maintenance District
 - e. The Park Maintenance District
 - f. The future Street Maintenance Community Facilities District
- 21. 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.

22. 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.

23. Compatibility with March Air Reserve Base (March ARB). The project is located in March ARB Airport Influence Zone II and shall, therefore, comply with the following measures:

- A. **The project shall provide an executed aviation easement to the March Joint Powers Authority as a condition of project approval. Aviation easement forms are available on the March Joint Powers Website, www.marchjpa.com. Instructions for the submittal of an executed easement are available on the website.**
- B. Any model home complex used in conjunction with the sale of homes shall prominently identify the location of the March Air Reserve Base/March Inland Port Airport on an aerial photo clearly visible to prospective buyers within the model home complex sales office. The model home complex shall also display a "Notice of Airport in Vicinity" disclosure in an area clearly visible and in a manner that is clearly legible to prospective buyers.

NOTICE OF AIRPORT IN VICINTIY

“This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyance, if any are associated with the property before you complete your purchase and determine whether they are acceptable to you”.

C. Buyers shall also be provided the “Notice of Airport in Vicinity” disclosure at the time of closing for the purchase of a home or residential lot.

24. 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, 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, concerning the proposed project. The City shall promptly notify the developer/applicant of any claim, action, or proceedings for which indemnification is sought and shall further cooperate fully in the defense of action.

APPROVAL DATE

PROJECT PLANNER