

RESOLUTION NUMBER 4408

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING MASTER TENTATIVE TRACT MAP 35103 (07-07-0034) SUBJECT TO CONDITIONS OF APPROVAL AND MAKING FINDINGS IN SUPPORT THEREOF.

WHEREAS, the City of Perris also received an application for Tentative Tract Map 35103 to subdivide approximately 336.5 acres into 18 numbered lots and 3 lettered lots in order to accommodate residential and commercial development, parks, a lake, and detention basins as part of the Harvest Landing Specific Plan; and

WHEREAS, Government Code Section 66473 through 66498 (The Subdivision Map Act) specifies procedures for preparation and approval of a Tentative Tract Map; and

WHEREAS, City of Perris Municipal Code Section 18.18, Vesting Tentative Maps, specifies the purpose, requirements, regulations and procedures for preparation and approval of a Tentative Tract Map; and

WHEREAS, an Environmental Impact Report (State Clearinghouse No. 2006011029) was certified by City Council on April 28, 2009 for Tentative Tract Map 35103 (07-07-0034); and

WHEREAS, on March 16, 2011, the Planning Commission conducted a duly noticed public hearing on the proposed Harvest Landing project including approval of Tentative Tract Map 35103, considered testimony and materials in the staff report and accompanying documents, and recommended that the City Council approve Tentative Tract Map 35103; and

WHEREAS, a public hearing conducted by the City Council on May 10, 2011 to consider facts as presented in the staff report prepared for this request, and to accept public testimony regarding approval of Tentative Tract Map 35103; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF PERRIS based upon the facts and analysis presented below, the staff report and accompanying attachments, public testimony received and subject to Conditions of Approval, does resolve as follows:

Section 1. The above recitals are true and correct.

Section 2. Based on the information contained within the staff report, Conditions of Approval, and the accompanying attachments and exhibits, the City Council hereby finds in regard to Master Tentative Tract Map 35103 (07-07-0034) that it: A) Has been processed in accordance with the applicable provisions of the California Government Code and the California Environmental Quality Act (CEQA); B) Consistent with the General Plan Land Use

Map and applicable General Plan objectives, policies and programs; C) Physically suitable for the type and density of development; D) Compatible with adjacent land uses; and E) Not detrimental to the public health, safety and welfare:

- A.** The City has complied with the California Environmental Quality Act in preparing the Final EIR for the project. The proposed Master Tentative Tract Map has been processed in accordance with the California Government Code Section 65350-65362. In conformance with the California Environmental Quality Act (CEQA), and the State CEQA Guidelines, the City conducted an extensive environmental review. Based on Findings of Facts and Statement of Overriding Considerations, an Environmental Impact Report (State Clearinghouse No. 2006011029) was certified by City Council on April 28, 2009 for the proposed Master Tentative Tract Map (*refer to Exhibit 5, Resolution 4212*).
- B.** As conditioned, the design of the proposed Master Tentative Tract Map will be consistent with the General Plan and Zoning Map, the development standards of the Specific Plan, and other applicable City standards, ordinances, and policies.
- C.** The site is physically suitable for the type and density of the proposed development. The land is currently flat and undeveloped. The proposed project conforms to all City requirements regarding density and use.
- D.** The proposed Master Tentative Tract Map is compatible with the surrounding land uses in the area. As noted above, light industrial uses are located to the north, across Placentia Avenue. The Perris Plaza with theaters, restaurants, and retail uses is immediately to the south, and to the southeast is the proposed Perris Marketplace commercial development. Valley Plaza Doctor's Hospital, several retail centers and residential development (the homes face away from the project site and from Perris Boulevard) are to the east, across Perris Blvd and the Perris Valley Spectrum commercial center is located to the northeast, at the northeast corner of Orange and Barrett. Val Verde Elementary School is adjacent to the northwestern portion of the project site. A mix of uses surrounds the Subject Property and the proposed Specific Plan land use designation/zone also provides for a variety of uses including residential, multiple business use, and parks and open space. Thus, the proposed Master Tentative Tract Map is compatible with the surrounding uses.
- E.** The proposed Tentative Tract Map will not have a negative affect on public health, safety, or general welfare. The Subject Property is appropriately designated for a mix of uses within the Harvest Landing Specific Plan. While the project will attract additional residents and customers, the project consists of improvements to infrastructure and public services and is designed with safety considerations. The improvements will conform to all requirements of the City Police and Fire Departments.

Section 3. The City Council hereby approves Tentative Tract Map 35103 (07-07-0034) based on the findings listed above.

Section 4. 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 5. The Mayor shall sign this Resolution and the City Clerk shall certify to the adoption of this Resolution.

ADOPTED, SIGNED and APPROVED this 10th day of May 2011.

Daryl R. Busch, Mayor

ATTEST:

Judy L. Haughney, C.M.C., City Clerk

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

I, Judy Haughney, City Clerk of the City of Perris, do hereby certify that the foregoing Resolution Number 4408 was duly adopted by the City Council of the City of Perris at a regular meeting thereof held on the 10th day of May 2011, by the following vote:

AYES: ROGERS, YARBROUGH, LANDERS, EVANS, BUSCH

NOES: NONE

ABSTAIN: NONE

ABSENT: NONE

Judy L. Haughney, C.M.C., City Clerk