

**RESOLUTION NUMBER 4075**

***A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING MITIGATED NEGATIVE DECLARATION (2264), TENTATIVE TRACT MAP (TTM) 34267, AND DEVELOPMENT PLAN REVIEW DPR 05-0424, TO ALLOW THE DEVELOPMENT OF 60 TOWNHOUSE UNITS ON A 5.4-ACRE SITE LOCATED ON DUNLAP DRIVE, BETWEEN NUEVO ROAD AND SAN JACINTO AVENUE; AND MAKING FINDINGS IN SUPPORT THEREOF.***

**WHEREAS**, Tentative Tract Map (TTM) 34267 and Development Plan Review DPR 05-0424 were filed by the applicant to allow the subdivision and development of the 5.4-acre site for 60 residential townhouses; 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**, the proposed Tentative Tract Map (TTM) 34267 and Development Plan Review DPR 05-0424 are consistent with the permitted land uses and applicable zoning regulations of the R-14 zone in which the site is located; and

**WHEREAS**, on December 5, 2007, 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 revised Conditions of Approval:

***Planning Conditions of Approval:***

- Condition 15.d: “North **or** South Perris Community Facilities Assessment District.”
- Condition 19.d: New item “d” added: Sales Notice: Any leasing office or sales office used onsite shall prominently identify the location of the March Air Reserve Base/March Inland Port Airport on an aerial photo clearly visible to prospective renters/buyers within the facility. The office shall also display a Notice of Airport in Vicinity disclosure in an area clearly visible and in a manner clearly legible to prospective renters/buyers.
- Condition 24.c: New item “c” added to condition: Unit Address Identification. Lighted unit address identification shall be provided at alley entrances and at front door of unit; if feasible, address light will be solar powered, pursuant to Planning review and approval.
- Condition 24.d: New item “d” added to condition: Sidewalks. Sidewalks around each side of the development shall be meandering, pursuant to Planning Division review and approval.
- Condition 24.e.iv: Add to end of sentence:, including soils moisture sensor.
- Condition 25: New condition: “C” Street Access. Access at “C” Street shall provide full vehicular and pedestrian access, pursuant to Planning Division review and approval.

***Engineering Conditions of Approval:***

- Condition 1.h, first sentence: Change San Jacinto River to San Jacinto River Master Plan.
- Condition 8. New sentence added to end of condition: The driveway onto Street “C” shall be gated and shall be designed such that egress is freely provided at all times and ingress is restricted to emergency situations only.
- Condition 10: New condition: Prior to issuance of any permit or map recordation, the applicant shall pay its fair share of the cost of Nuevo Bridge ultimate widening at Perris Valley Channel as determined by City.

**WHEREAS**, on February 12, 2008 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 Mitigated Negative Declaration (2264) 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, subject to mitigation, and a Mitigated Negative Declaration (2264) has been prepared.
- B. The City has complied with the California Environmental Quality Act (CEQA).
- C. Determinations of the City Council 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 (2264), and approves Tentative Tract Map (TTM) 34267 and Development Plan Review DPR 05-0424 based on the information and findings presented in the staff report dated December 5, 2007.

**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 12th day of February 2008.***

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Mayor, Daryl R. Busch

ATTEST:

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City Clerk, Judy L. Haughney

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

I Judy Haughney, duly elected CITY CLERK OF THE CITY OF PERRIS, CALIFORNIA, DO HEREBY CERTIFY that the foregoing Resolution Number 4075 was duly and regularly adopted by the City Council of the City of Perris at a regular meeting thereof held on the 12<sup>th</sup> day of February 2008, by the following vote:

AYES:	COUNCILMEMBERS:	ROGERS, YARBROUGH, LANDERS, MOTTE, BUSCH
NOES:	COUNCILMEMBERS:	NONE
ABSENT:	COUNCILMEMBERS:	NONE
ABSTAIN:	COUNCILMEMBERS:	NONE

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City Clerk, Judy L. Haughney