

RESOLUTION NUMBER 3879

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING NEGATIVE DECLARATION (2232) AND TENTATIVE TRACT MAP 33549 (05-0204) FOR A 127 RESIDENTIAL LOT SUBDIVISION LOCATED ON THE NORTHEAST CORNER OF PERRIS BOULEVARD AND COMMERCIAL STREET; AND MAKING FINDINGS IN SUPPORT THEREOF

WHEREAS, the applicant applied for Tentative Tract Map 33549 (05-0203) for a 127 residential lot subdivision located on the northeast corner of Perris Boulevard and Commercial Street; 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 December 6, 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:

- Planning Condition No. 14, to add disclosure of proximity of an active railroad tract;
- Planning Condition No. 19, to replace 72 hours to read 48 hours;
- Planning Condition No. 33, to amend language regarding construction practices;
- Engineer Condition No. 5, to add language regarding reimbursement agreement; and
- Engineer Condition No. 14, to modify and indicate Myrtle Street from Street F to G Street will be improved, and to delete sentence regarding the intersection of Commercial Street with Perris Boulevard.

WHEREAS, on December 6, 2006, the City Council conducted a duly noticed public hearing on the proposed project, considered testimony and materials in the Staff Report, accompanying documents and exhibits; and

WHEREAS, the City Council considered and approved the Initial Study and Negative Declaration (2232) 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, California, 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 (2232) 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. Tentative Tract Map
 - 1. The project site is physically suitable for type and density of the proposed residential development.
 - 2. The project is a subdivision for future residential development that is compatible with the surrounding land uses and zoning designations in the area.
 - 3. The proposed project, as conditioned, is in compliance with the Subdivision Map Act.
 - 4. The proposed Tentative Tract Map, as conditioned, is consistent with City standards, ordinance and policies.
 - 5. The proposed Tentative Tract Map will not result in an adverse effect on the environment.

6. The proposed Tentative Tract Map will not adversely affect the public health, safety and general welfare.

Section 4. The City Council hereby adopts Negative Declaration (2232), and Tentative Tract Map 33549 (05-0204), 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.

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 3879 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:

City Clerk, Judy L. Haughney