

RESOLUTION NUMBER 3417

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING A NEGATIVE DECLARATION (2188); TENTATIVE TRACT MAP 33227 (04-0574) TO SUBDIVIDE 10.65 ACRES OF VACANT LAND INTO 12 LOTS FOR A 94 UNIT TOWNHOME SUBDIVISION IN THE R14 ZONE, LOCATED EAST ON BRADLEY ROAD, NORTH OF RIDER STREET; DEVELOPMENT PLAN REVIEW 04-0199 TO APPROVE THE PLOTTING AND BUILDING ARCHITECTURE OF THE TOWNHOME BUILDING COMPLEXES; AND MAKING FINDINGS IN SUPPORT THEREOF

WHEREAS, on November 18, 2004, the applicant applied for a Tentative Tract Map 33227 (04-0579) to subdivide 10.65 acres of vacant land into 12 lots for a 94-unit townhome subdivision located east on Bradley Road, north of Rider Street, and Development Plan Review 04-0199 to approve the plotting and building architecture of the townhome building complexes; 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 May 4, 2005, the Planning Commission conducted 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:

- ◆ The proposed barricade is no longer warranted, therefore shall be removed from all references.

Planning Conditions of Approval:

- ◆ Delete Condition No. 10.E., Condition No. 21, Condition No. 22, and Condition No. 18.c.;
- ◆ Condition No. 10.F.5 to read, “Any use involving unlawful storage of explosives or flammable materials”; and
- ◆ Condition No. 11 to add some type of language to the dam inundation area and a disclosure of the path race track noise.

Engineering Conditions of Approval:

- ◆ Condition No. 1.e.2, replace Medical Center Drive to “Lot A”;
- ◆ Condition No. 6 to read, “6’ wide concrete sidewalk shall be installed on all public streets”; and
- ◆ Condition No. 3 to add “Vravis Place will be paved, install appropriate street lighting, curb and gutter, and horse trail subject to final approval by the City

WHEREAS, on May 31, 2005, 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 Negative Declaration (2188) 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 (2188) 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. 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 (2188), Tentative Tract Map 33227 (04-0574), and Development Plan Review 04-0199 based on the information and findings presented in the staff report dated May 4, 2005.

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 31st day of May, 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 3417 was duly and regularly adopted by the City Council of the City of Perris at a regular meeting thereof held the 31st day of May, 2005, and that it was so adopted by the following called vote:

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

City Clerk, Margaret Rey