

**RESOLUTION NUMBER 3474**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING A TENTATIVE TRACT MAP 32032 TO SUBDIVIDE ROUGHLY 37.5 ACRES OF LAND INTO 108 RESIDENTIAL LOTS LOCATED AT THE SOUTHWEST CORNER OF ELLIS AVENUE AND "A" STREET; AND MAKING FINDINGS IN SUPPORT THEREOF**

**WHEREAS**, on April 6, 2005, the Planning Commission conducted a duly noticed public hearing on the proposed Tentative Tract Map, considered testimony and materials in the staff report and accompanying documents, and recommended denial of the proposed project to the City Council;

**WHEREAS**, on June 28, 2005, after the Map had been considered and denied by the City Council and a revised Map had been submitted for reconsideration, the City Council held a de novo public hearing to consider the revised Tentative Tract Map; 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 (2163) 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, revised map and the accompanying attachments and exhibits regarding Tentative Tract Map 32032 (04-0182) dated June 28, 2005, the City Council hereby finds that:

- A. The proposed Tract Map is consistent with the Title 18 for subdivisions;
- B. The proposed Tract Map is consistent with the general plan;
- C. The proposed Tract Map is consistent with the R-14 zoning standards and requirements;
- D. The site is physically suitable for the proposed density of development;
- E. The design of the subdivision or the proposed improvements will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat;
- F. The design of the subdivision or the type of improvements will not cause serious public health problems;
- G. The design of the subdivision or the type of improvements will not conflict with easements of record or easements established by court judgment, acquired by the public at large, for access through or use of, property within the proposed subdivision;
- H. All requirements of California Environmental Quality Act (CEQA) have been met;
- I. The discharge of waste from the proposed subdivision into an existing community sewer system will not result in violation of existing requirements prescribed by a California regional water quality control board pursuant to Division 7 (commencing with Section 13000) of the Water Code.

**Section 4.** The City Council hereby approves Tentative Tract Map 32032 dated June 28, 2005, based on the information and findings presented in the staff report dated June 28, 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.

Attachment: Conditions of Approval

**ADOPTED, SIGNED** and **APPROVED** this 12<sup>th</sup> day of July, 2005.

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Mayor, Daryl R. Busch

ATTEST:

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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 3474 was duly and regularly adopted by the City Council of the City of Perris at a regular meeting thereof held the 12<sup>th</sup> day of July, 2005, and that it was so adopted by the following called vote:

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

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City Clerk, Margaret Rey