

RESOLUTION NUMBER 3346

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ADOPTING MITIGATED NEGATIVE DECLARATION 2170 AND APPROVING TENTATIVE TRACT MAPS 32262, 32249 AND 30780 WITHIN THE MAY RANCH SPECIFIC PLAN, AND MAKING FINDINGS IN SUPPORT THEREOF

WHEREAS, on December 27, 1988, the City Council of the City of Perris approved Planning Case No. 88-20 adopting the May Ranch Specific Plan and certifying the Specific Plan's Environmental Impact Report (SCH No. 88012503); and

WHEREAS, on May 28, 2002, the City Council of the City of Perris approved Planning Case No. 02-0081 to change the density within Planning Areas 12 through 19 and 21; eliminate the "Loop Road" (May Ranch Parkway) south of Morgan Street; change the boundaries of Planning Areas 3 and 11 through 21; and increase Planning Area 25 (R-40) from 29.1 acres (232 D.U.) to 34.5 acres (265 D.U.); and approve minor changes to the development standards and other sections; and

WHEREAS, on May 28, 2002, the City Council of the City of Perris also approved a General Plan Amendment (GPA 02-0091), Development Agreement Amendment (DA 02-0092), and three Tentative Tract Maps (TTM 02-0078, 02-0079, and 02-0080) in conjunction with this requested Specific Plan Amendment; and

WHEREAS, on December 1, 2004, the Planning Commission adjourned to December 6, 2004, continuing the legally noticed public hearing on the proposed Specific Plan Amendment and Tentative Tract Maps 32262, 32249, and 30780, considered testimony and materials in the staff report and accompanying plans, documents, and exhibits; and recommended to the City Council adoption of the Mitigated Negative Declaration and approval of the three tentative tract maps; and

WHEREAS, the City has prepared an Initial Study regarding this proposed project and complied with the California Environmental Quality Act; 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 information for the project prior to taking action on all applications associated with the proposed project. Based on the analysis contained in the initial study and associated information, the City Council adopted Negative Declaration No. 2171 in conjunction with the associated Specific Plan Amendment (SPA 04-0539), and Tentative Tract Maps 32262 (04-0144), 32249 (04-0332) and 30780 (04-0331), finding that the proposed project, as a whole, will not significantly impact the environment.

The City Council further finds that the City has complied with the California Environmental Quality Act (CEQA), and that the determinations of the City Council reflect the independent judgment of the Council.

Section 3. Based on the information contained within the Project Report and the accompanying attachments and exhibits, the City Council further finds that:

- A. The proposed tract maps are consistent with applicable general and specific plans;
- B. The design or improvement of the proposed subdivisions is consistent with applicable general and specific plans;
- C. The sites are physically suitable for the type of development;
- D. The sites are physically suitable for the proposed density of development;
- E. The design of the subdivisions 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 subdivisions 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 subdivisions 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 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 and the City Clerk shall certify to the passage and adoption of this Resolution.

ADOPTED, SIGNED and **APPROVED** this 14th day of December, 2004.

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 3346 was duly and regularly adopted by the City Council of the City of Perris at a regular meeting thereof held the 14th day of December, 2004, and that it was so adopted by the following called vote:

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

City Clerk, Margaret Rey

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CONDITIONS OF APPROVAL