

RESOLUTION NUMBER 3131

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING A REQUEST TO ADJUST THE LOT LINES OF AN APPROVED FINAL MAP TO ALLOW THE PRODUCT TYPE THE APPLICANT IS PROPOSING, AMENDED FINAL MAP 22842 (P03-0118), LOCATED ON 17.76 ACRES NORTH OF AVALON PARKWAY, BETWEEN CAMLANN WAY AND BRADLEY ROAD AND MAKING FINDINGS IN SUPPORT THEREOF

WHEREAS, on March 24, 2003, the applicant, Barratt American, Incorporated, submitted an application, requesting approval to adjust the lot lines of an approved final map to allow the product type the applicant is proposing, Amended Final Map 22842 (P03-0118); and,

WHEREAS, on June 24, 2003, the City Council conducted a duly noticed public hearing on the proposed project and considered public testimony and materials in the staff report and accompanying plans, documents, and exhibits; 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 and incorporated herein.

Section 2. The City Council has reviewed and considered the environmental information included in the staff report and accompanying attachments prior to taking action on the application for the proposed project and finds that the addendum to EIR 87-20 and SCH 87011910, which was approved by the City Council on October 9, 2001, adequately addressed the proposed project as there is no increase in number of lots nor has the project boundary changed, therefore no subsequent or supplemental Environmental Impact Report or Negative Declaration is needed. Pursuant to Section 15162 of the California Environmental Quality, the project does not require any further environmental review or Negative Declaration.

The City Council further finds and determines that the City has complied with the California Environmental Quality Act and the City Council determinations reflect the independent judgement of the City Council.

Section 3. Based upon the information contained within the Staff Report and accompanying attachments, with respect to Amended Final Map 22842 (P03-0118) the City Council hereby finds the following:

- A. The proposed lot line adjustments will not result in significant adverse environmental effects, as no additional lots will be added nor will the project boundary be altered, therefore pursuant to Section 15162 of the California Environmental Quality Act, the project does not require any further environmental review or Negative Declaration.
- B. The proposed lot line adjustments are consistent with the goals and policies of the Land Use Element of the Villages of Avalon Specific Plan in that the project design will still be consistent with the minimum lot dimension and lot sizes of the R-3600 designation, in addition to the fact that the product type will be a continuation of the neighboring tract.
- C. There are changes in circumstances in the project, which makes the approved lotting no longer appropriate, as the arrangement of current lotting does not allow the proposed product type.
- D. The proposed lot line adjustments will not impose any undue burden on the present fee owner as the proposed lot line adjustments are requested by the owner to develop his product type.
- E. The modifications to the lotting does not alter any right, title or interest in real property reflected on the recorded map as the project boundary has not changed, nor has the owner, since none of the lots have been sold.
- F. The proposed project and design, as conditioned, is in compliance with the applicable zoning ordinances and Subdivision Map Act.
- G. The project will not affect health, safety, and welfare.

Section 5. Based on the information and findings contained in the staff report and accompanying exhibits, the City Council hereby approves Amended Final Map 22842, a request to adjust the lot lines of an approved final map to allow the product type the applicant is proposing, located north of Avalon Parkway, between Camlann Way and Bradley Road in the City of Perris subject to the recommended conditions of approval (see **Exhibit A**).

Section 6. 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 7. The Mayor shall sign and the City Clerk shall certify to the passage and adoption of this Resolution.

ADOPTED, SIGNED, and APPROVED this 24th day of June, 2003.

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 3131 was duly and regularly adopted by the City Council of the City of Perris at a regular meeting thereof held on the 24th day of June, 2003, and that it was so adopted by the following called vote:

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

City Clerk, Margaret Rey