

RESOLUTION NUMBER 3211

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, CALIFORNIA, APPROVING TENTATIVE PARCEL MAP 31743 FOR THE SUBDIVISION OF 10.83 GROSS ACRES INTO 7 INDUSTRIAL LOTS LOCATED AT THE NORTHEAST CORNER OF WILSON STREET AND PLACENTIA AVENUE AND MAKING FINDINGS IN SUPPORT THEREOF; CLASSIC PACIFIC

WHEREAS, an initial study has been prepared for Tentative Parcel Map 31743 (P03-0299) and based upon the environmental information staff finds that the project could not have a significant effect on the environment because revisions in the project have been agreed to and made by the project proponent, therefore a Negative Declaration has been prepared; and

WHEREAS, this Tentative Parcel Map has been duly noticed; and

WHEREAS, a public hearing was held by the Planning Commission on March 3, 2004, at which time all interested persons were given full opportunity to be heard and to present evidence; and

WHEREAS, the Planning Commission recommended approval to the City Council of Tentative Parcel Map 31743 based upon the findings in the staff report and subject to the conditions of approval, with the clarification that only the dedication of the right-of-way is required, along with bonding for improvements prior to recordation of the Final Map, with the remaining conditions being applicable when development plans are submitted. In addition, amending Planning Conditions of Approval No. 11, to state that the landscape improvement on the drainage lot could be improved with the 5th lot versus the 3rd lot to be consistent with City Engineer's Conditions of Approval; and

WHEREAS, a public hearing was held by the City Council on March 30, 2004, at which time all interested persons were given full opportunity to be heard and to present evidence; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF PERRIS DOES RESOLVE 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 Tentative Parcel Map will not result in a significant adverse effect on the environment.

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 judgment of the City Council.

Section 3. Based upon the information contained within the staff report and accompanying attachments, with respect to the Tentative Parcel Map, the City Council hereby finds the following:

- A. The proposed Tentative Parcel Map will not result in significant adverse environmental effects, as a Negative Declaration has been prepared. Potential environmental impacts will not be significant because revisions to the project have been made by or agreed to by the project proponent.
- B. The proposed Tentative Parcel Map is consistent with the goals and policies of the Land Use Element of the General Plan.
- C. The proposed Tentative Parcel Map and design, as conditioned, is in compliance with the applicable zoning ordinances and Subdivision Map Act.
- D. The proposed Tentative Parcel Map and design, as conditioned, is consistent with city standards, ordinances, and policies.
- E. The proposed Tentative Parcel Map is compatible with the existing land uses and zoning designations in the area, as the adjoining land uses to the north, west and east are Light Industrial, and although the zoning designation to the south is Rural Residential/Agricultural there is a 60-foot wide landscape drainage lot that will provide a buffer from residential uses to industrial uses.
- F. The proposed Tentative Parcel Map will not affect health, safety, and welfare.

Section 4. That for the foregoing reasons the City Council hereby recommends approval of Tentative Parcel Map 31743 (P03-0299), an application to subdivide 10.83 gross acres into 7 industrial lots based upon conditions attached in Exhibit A.

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 legislative, the remaining provisions,

sections, paragraphs, sentences, and words of this Resolution shall remain in full force and effect.

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

Attachment: Exhibit A (Conditions of Approval)

ADOPTED, SIGNED and **APPROVED** this 30th day of March, 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 3211 was duly and regularly adopted by the City Council of the City of Perris at a regular meeting thereof held the 30th day of March, 2004, and that it was so adopted by the following called vote:

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

City Clerk, Margaret Rey