

RESOLUTION NUMBER 3342

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING A MITIGATED NEGATIVE DECLARATION (2169) AND TENTATIVE TRACT MAP 32666 (04-0386) TO SUBDIVIDE ROUGHLY 227-ACRES OF LAND, GENERALLY SOUTH OF MAPES ROAD INTO 663 RESIDENTIAL LOTS, AND MAKING FINDINGS IN SUPPORT THEREOF

WHEREAS, on July 28, 2004, Benchmark Pacific applied to subdivide roughly 227 acres of land into 663 lots for single-family residential development; and,

WHEREAS, the City Council of the City of Perris adopted a General Plan to guide development throughout the City and the Riverwoods Specific Plan to implement the vision set forth in the General Plan; and,

WHEREAS, all interested persons were given full opportunity to be heard and present evidence regarding the proposed Tentative Tract Map at two public hearings; and,

WHEREAS, the City Council considered the Initial Study and Mitigated Negative Declaration (2169) 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, on December 14, 2004, the City Council conducted a duly noticed public hearing on the proposed Tentative Tract Map, and considered testimony and materials in the staff report and accompanying documents;

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 documentation for the project prior to taking action on the application. 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 Mitigated Negative Declaration (2169) 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 Tentative Tract Map, as conditioned, is consistent with the Riverwoods Specific Plan and the Subdivision Map Act.
- C. The proposed project will not adversely affect the public health, safety and welfare.
- D. The proposed project will not result in a significant adverse effect on the environment.

Section 4. The City Council hereby approves the proposed Mitigated Negative Declaration (2169) and Tentative Tract Map (TTM 04-0386), based on the information and findings presented in the staff report, and subject to the attached conditions of approval, dated December 14, 2004.

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 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, DO HEREBY CERTIFY that the foregoing Resolution Number 3342 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: Yarbrough, Landers, Motte, Rogers, Busch
NOES:
ABSENT:
ABSTAIN:

City Clerk, Margaret Rey