

RESOLUTION NUMBER 3404

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING A NEGATIVE DECLARATION (2178) AND TENTATIVE TRACT MAP 32707 TO SUBDIVIDE ROUGHLY 36.8 ACRES OF LAND INTO 137 RESIDENTIAL LOCATED AT THE NORTHEAST CORNER OF EVANS ROAD AND NANCE STREET; AND MAKING FINDINGS IN SUPPORT THEREOF

WHEREAS, on October 18, 2004, the applicant applied to subdivide (TTM 32707) 36.8-acres of land located at the northeast corner of Evans Road and Nance Street; and

WHEREAS, on February 2, 2005 and February 16, 2005, the Planning Commission conducted duly noticed public hearings on the proposed project, considered testimony and materials in the staff report and accompanying documents, and recommended approval of the proposed project; and,

WHEREAS, on May 10, 2005, the City Council conducted a duly noticed public hearing on the proposed project, considered testimony and materials in the staff reports, accompanying documents and exhibits;

WHEREAS, the City Council considered and approved the Initial Study and Negative Declaration (2178) 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, 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 (2178) 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 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 project will not adversely affect the public health, safety and welfare.
- C. The proposed project is consistent with the purposes of the Airport Land Use Commission statute (California Public Utilities Code Section 21670), specifically:
 - 1. The proposed project provides for the orderly development of March ARB and the surrounding area, by placing residential development in an area and at densities which comply with the 1998 Air Installation Compatible Use Zone (AICUZ) Study.
 - 2. The proposed project protects the public, health, safety, and welfare by approving an infill residential project that is outside of any Accident Potential Zone or Noise Impact Contour; thereby minimizing the public's exposure to excessive noise and safety hazards within March ARB's Airport Influence Area.
 - 3. The proposed project prevents the creation of new noise and safety problems by entitling new residential development outside of Noise Impacts Contours and/or Accident Potential Zones.

Section 4. The City Council hereby adopts Negative Declaration (2178) and approves Tentative Tract Map 32707 based on the information and findings presented in the staff report dated May 10, 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 10th day of May, 2005.

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 3404 was duly and regularly adopted by the City Council of the City of Perris at a regular meeting thereof held the 10th day of May, 2005, and that it was so adopted by the following called vote:

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

City Clerk, Margaret Rey