

RESOLUTION NUMBER 3849

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING NEGATIVE DECLARATION 2229; TENTATIVE TRACT MAP 33608 (05-0445) TO SUBDIVIDE 27-ACRES OF LAND INTO 78 LOTS FOR SINGLE-FAMILY RESIDENTIAL DEVELOPMENT AND ONE LETTERED LOT, LOCATED ON THE NORTHEAST CORNER OF PLACENTIA AVENUE AND EL NIDO; AND MAKING FINDINGS IN SUPPORT THEREOF

WHEREAS, an initial study has been prepared for Tentative Tract Map 33608, 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 (2229) has been prepared; and

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

WHEREAS, on November 15, 2006, the Planning Commission conducted a duly noticed public hearing on the proposed project, considered testimony and materials in the staff report and accompanying documents and exhibits, and recommended approval of the proposed project and conditions of approval, subject to the following amendments:

Planning Conditions of Approval:

- Condition 4 was modified to cite “November 15” rather than November 1.
- Condition 25.c was modified to add the City’s wood fencing standard and now reads:

5’-6” high, U.V. protected vinyl fencing shall be installed on all interior side and rear property lines. Where a side yard retaining wall or rear slope occurs, 5 foot high, U.V. protected vinyl fencing or suitable alternate may be installed. As an alternative, interior wood fencing may be utilized subject to the following standards:

- i. 12”x 12” minimum post holes filled with concrete, 2000 PSI Strength;
- ii. 4”x 4” post not to exceed 8’ ft horizontally, 4”x 4” post shall be either treated lumber or redwood;
- iii. A minimum of two horizontal supports provided every 8’ ft supported by mechanical connection; and

- iv. Any variations proposed shall be approved by the Planning Manager and Building Official.

Engineering Conditions of Approval:

- Condition 22 was modified to delete the reference to “Railroad Ties.”

WHEREAS, on November 15, 2006, the Planning Commission considered and approved the Initial Study and Negative Declaration (2229) 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 12, 2006, 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; and

WHEREAS, on December 12, 2006, the City Council considered and approved the Initial Study Negative Declaration (2229) for the proposed 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 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 Tract 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 Planning Commission determinations reflect the independent judgment of the City.

Section 3. The City Council finds that:

- A. The proposed Tentative Tract Map will not result in significant adverse environmental effects, and 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 Tract Map is consistent with the goals and policies of the Land Use Element of the General Plan.
- C. The proposed Tentative Tract Map and design, as conditioned, is in compliance with the applicable zoning ordinances and Subdivision Map Act.
- D. The proposed Tentative Tract Map and design, as conditioned, is consistent with city standards, ordinances, and policies.
- E. The proposed Tentative Tract Map is compatible with the existing land uses and zoning designations in the area.
- F. The proposed Tentative Tract Map will not affect health, safety, and welfare.

Section 4. The City Council hereby adopts Negative Declaration (2229) and approves Tentative Tract Map 33608 (05-0445), an application to subdivide 27 acres into 78 lots for single-family residential development based on the information and findings presented in the Planning Commission staff report dated November 15, 2006.

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 12th day of December, 2006.

Mayor, Daryl R. Busch

ATTEST:

City Clerk, Judy L. Haughney

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) §
CITY OF PERRIS)

I, Judy L. Haughney, CITY CLERK OF THE CITY OF PERRIS, CALIFORNIA, DO HEREBY CERTIFY that the foregoing Resolution Number 3849 was duly and regularly adopted by the City Council of the City of Perris at a regular meeting thereof held the 12th day of December, 2006, and that it was so adopted by the following called vote:

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

City Clerk, Judy L. Haughney