

RESOLUTION NUMBER 5710

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING GENERAL PLAN AMENDMENT 16-05217 AND TENTATIVE TRACT MAP 36647 (15-05002) REGARDING A PROPOSAL TO AMEND THE GENERAL PLAN LAND USE DESIGNATION OF APPROXIMATELY 24.1 ACRES LOCATED AT THE NORTHWEST CORNER OF RAMONA EXPRESSWAY AND EVANS ROAD FROM SPECIFIC PLAN (GP DESIGNATION) TO R-6,000 TO FACILITATE A 90 SINGLE FAMILY SUBDIVISION WITH TWO (2) LETTERED LOTS (A AND B), AND A 30.7-ACRE LOT BURROW SITE, SUBJECT TO CONDITIONS OF APPROVAL, AND APPROVING THE RELATED FINDINGS STATED HEREIN.

WHEREAS, the applicant, *Mission Pacific Land Company* filed Tentative Tract Map 36647 (15-05002) to subdivide 24.12 gross acres into 90 single-family lot subdivision with two (2) lettered lots (A and B), and a 30.7-acre lot burrow site located at the northwest corner of Ramona Expressway and Evans Road; and

WHEREAS, the applicant, *Mission Pacific Land Company* filed General Plan Amendment (16-05217) and Zone Change (15-05003) for a proposal to amend the General Plan Land Use and Zoning designation of approximately 24.1 acres located at the northwest corner of Ramona Expressway and Evans Road from Specific Plan (GP designation) and R-10,000 (zoning designation) to R-6,000; and

WHEREAS, the applicant has submitted the proposed Tentative Tract Map 36647 (15-05002) and General Plan Amendment (16-05217) in relation to its *Stratford Ranch Residential South Project*; and

WHEREAS, the proposed General Plan Amendment (GPA) 16-05217, Zone Change (ZC) 16-05218, Tentative Tract Map 36647 (TTM 16-05216) (collectively, the “Project”) are considered a “project” as defined by the California Environmental Quality Act (“CEQA”); and

WHEREAS, between May 13, 2020 to June 15, 2020, the Initial Study/MND 2339 (SCH # 2018101050) was made available for public review and comment during a state-mandated 30-day public review period ; and

WHEREAS, on August 5, 2020, the Planning Commission public hearing regarding the Initial Study/MND 2339 (SCH # 2018101050) and the Project was continued to August 19, 2020; and

WHEREAS, August 19, 2020 Planning Commission public hearing regarding the Initial Study/MND 2339 (SCH # 2018101050) and the Project was continued to September 2, 2020; and

WHEREAS, a Planning Commission public hearing was held on September 2, 2020, regarding the Initial Study/MND 2339 (SCH # 2018101050) and the Project at which time all interested persons were given full opportunity to be heard and to present evidence for the Planning Commission's consideration, and, at the conclusion of the public hearing and after consideration thereof, the Planning Commission recommended approval of IS/MND 2339 (SCH #201801050) and Project to the City Council; and

WHEREAS, on September 29, 2020, the City Council conducted a duly noticed public hearing regarding the Initial Study/MND 2339 (SCH # 2018101050) and the Project, at which time all interested persons were given full opportunity to be heard and to present evidence for the City Council's consideration (including all oral and written testimony from members of the public and City staff, including, but not limited to, the City staff reports and accompanying documents and exhibits); and

WHEREAS, the Project site is located within the March Air Reserve Base/Inland Port Airport Influence Area (March AIA) Zone D (Flight Corridor Buffer) and Zone E (other Airport Environs) which have no residential development restrictions, therefore project complies with both the 2014 March ARB/IP Land Use Compatibility Plan (March ALUCP); and

WHEREAS, on October 11, 2018, Riverside County Airport Land Use Commission (ALUC) determined that the proposed General Plan Amendment 16-05031, Zone Change 16-05030, and Tentative Parcel Map (TPM 37181) 16-05150 applications are conditionally consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (MARB ALUCP); and

WHEREAS, prior to taking action, the City Council has heard, been presented with and reviewed all of the information and data which constitutes the administrative record for the above-mentioned Initial Study/MND 2339 (SCH # 2018101050) and the Project, including all oral and written evidence presented to the City during all Project meetings and hearings; and

WHEREAS, Chapter 19.54 of the City of Perris Municipal Code (Zoning Code, Authority and Review Procedures) authorizes the City to approve, conditionally approve, or deny requests for a General Plan Amendment and Tentative Tract Map; and

WHEREAS, all other legal prerequisites to 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 by reference.

Section 2. City Council finds that all the requirements of the California Environmental Quality Act ("CEQA"), the State CEQA Guidelines, and the City's Local CEQA Guidelines have been satisfied in the Initial Study/MND 2339 (SCH # 2018101050), which is sufficiently detailed so that all of the significant environmental effects of the Project have been

adequately evaluated, and the City Council therefore adopts the Mitigated Negative Declaration (MND) 2339 (SCH # 2018101050).

Section 3. The City Council further finds, based upon the foregoing, Initial Study/MND 2339 (SCH # 2018101050), staff report, supporting exhibits, and all written and oral testimony presented at the public hearing, with respect to the Initial Study/MND 2339 (SCH # 2018101050) and Project, the following regarding General Plan Amendment (GPA)16-05217:

A. *The General Plan Amendment is consistent with the General Plan Land Use Map and applicable General Plan objectives, policies, and programs.*

The proposed amendment will result in changing the General Plan land use designation from SP to R-6,000, which will create consistency with the proposed R-6,000 Zone Change 16-05218 action. The proposed amendment would also create compatibility with the existing adjacent General Plan residential land use designations on the north and east. Further, changing the General Plan land use designation from SP to R-6,000 further aligns the property and General Plan land use designation with the direction of the community, which seeks to provide additional housing options to meet unmet housing demands and logically extends the existing zoning pattern to the north and east of the site.

The proposed General Plan Amendment conforms to the goals of the General Plan as future development is conditioned to comply with zoning code development standards and provide for adequate services, infrastructure and facilities, which implements the General Plan goals, objectives and policies.

Furthermore, the General Plan Amendment #16-05217 is consistent with General Plan Policy I.A of the General Plan Land Use Element, which seeks to promote variety in dwelling types, densities and locations to satisfy changing demands as the community evolves and matures. It is also consistent with Goal 1 of the Housing Element, which seeks to promote and maintain a variety of housing types for all economic segments of the City. Finally, as conditioned, the project meets or exceeds the objectives of the proposed R-6,000 General Plan land use designation and as such, is consistent with the General Plan Land Use Map and applicable General Plan objectives, policies, and programs.

B. *The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City.*

The proposed amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the City. The amendment to change the General Plan land use designation from “SP” to R-6,000 will facilitate the development of single family housing, to meet demand in the City and regional housing demand which is consistent with the General Plan goals and objectives. The site is located in an urbanizing area that is surrounding by single family residential on the north and east with a similar residential density. Adequate site access and services are readily available and future development will be required to adhere to all applicable city codes, standards and policies, and thus the amendment would not be detrimental to the public interest, health, safety, convenience or welfare.

- C. *In the case of an amendment to the General Plan Land Use Map, the subject parcel(s) is physically suitable (including, but not limited to access, provisions of utilities, compatibility with adjoining land uses, and absence of physical constraints) for the requested land use designation(s) and the anticipated land use development(s).***

The proposed General Plan Amendment will bring the property into conformance with the proposed Zone Change 16-05218, which will facilitate single family residential development in the future in a manner consistent with existing neighborhood fabric, the General Plan's vision and the City's Development Code. The parcel is physically suitable for single-family residential use, as it is of adequate shape and size and utilities and city services are readily available to service the site. The property would gain access from the adjoining a public roadway and future development would be at the same density as the adjoining residential land use to the north. The site is relatively flat and does not have any physical constraints, such as steep slopes or watercourses to prevent future single-family development.

Section 4. The City Council further finds, based upon the foregoing, Initial Study/MND 2339 (SCH # 2018101050), staff report, supporting exhibits, and all written and oral testimony presented at the public hearing, with respect to the Initial Study/MND 2339 (SCH # 2018101050) and the Project, the following regarding Tentative Tract Map 36647 (PLN16-05216):

- A. *The proposed Tentative Tract Map will not result in a significant adverse effect on the environment:***

The proposed Tentative Tract Map will not result in a significant adverse effect on the environment. An Initial Study was prepared for the project, which was supported by numerous technical studies, including biological, cultural, paleontological, air quality, greenhouse gas, traffic and other studies covering the site. Because the surrounding area has been transition to an urban environment, potential adverse effects on the environment were found to be less than significant through the application of conditions of approval, mitigation measures, and design modifications.

Adequate public services and facilities are available to serve the Project and potential impacts to parks and recreation and infrastructure are mitigated to an insignificant level through the requirement for on and off-site impacts, fair share payments and participation in the City's impact fee programs. Furthermore, the application of the City's standard project conditions (i.e., Erosion Control Best Management Practices, Storm Water Best Management Practices, etc.) will prevent the Project from creating significant impacts to the environment.

- B. *As conditioned, the design of the Tract is consistent with the General Plan and the Zoning Ordinance standards for the R-6,000 zone.***

The design and improvements required for Tentative Tract Map 36647 are consistent with the City General Plan and R-6,000 zoning, with respect to minimum required development standards, including lot width, depth and size. The lots created by Tentative Tract Map 36674 will provide an adequate building site, appropriate vehicular access, and recreational opportunities at a density that is compatible with existing surrounding residential uses.

Further, necessary water and sewer services are available to serve the site and the development is required through conditions and approval and mitigation measures to pay its fair share and construct transportation, drainage and other improvements to serve the site. Therefore, the Tentative Tract Map 36674 is consistent with the City's General Plan and Zoning Ordinance.

C. The project site is physically suitable for type and density of the proposed residential development.

The site for Tentative Tract Map 36647 is physically suited to create a subdivision for future development for single-family residential development. The lots created by proposed project proposed are consistent with the development standards established for the R-6,000 zone, in terms of size, shape, width and depth and can readily accommodated future residential development. All future development is required to undergo additional administrative review to ensure that it meets all City code requirements for architecture, grading, and plotting.

Furthermore, Tentative Tract Map 36647 proposes 90 single family lots at a gross density of 4 dwelling units per acre, which is consistent with the density permitted by the R-6,000 zoning regulations. As such, the Project site is physically suitable for the proposed density of development.

D. As conditioned, the proposed Tentative Tract Map is consistent with City standards, ordinances, and policies.

As designed and conditioned, the Tentative Tract Map 36647 is compatible with the surrounding land uses and R-6,000 zoning designation as it meets or exceeds the development standards outlined for the R-6,000 zoning district and applicable provisions of the City's Subdivision and Zoning Codes (Title 18 & 19). The proposed Project is also consistent with applicable policies and plans related to drainage, recreation and transportation improvements.

E. The Project is a subdivision for future residential development that is compatible with the surrounding land use and zoning designations.

As designed and through the application of the conditions of approval, the proposed subdivision, Tentative Tract Map 36647 is compatible with the design of the surrounding future and existing land uses and zoning designations. The proposed subdivision is compatible with the entitled Stratford Ranch Residential North (TM36648) project and the existing two residential neighborhoods immediately across Evans Road in density, zoning, and product type. Therefore, the proposed subdivision is compatible with surrounding land uses and zoning designations.

F. The proposed Tentative Tract Map will not have a negative effect on public health, safety, or general welfare.

The proposed Tentative Tract Map will not have a negative effect on public health, safety, or general welfare. The design of the subdivision is in conformance with the City's General

Plan, Zoning Code, and Subdivision Ordinance. As conditioned, the applicant is required to pay its fair share towards or construct improvements in order to comply with all applicable City ordinances, codes, and standards, which are intended to protect the public safety, health and welfare. Adequate services are available and in close proximity to serve the subdivision and no hazardous situations are created through the subdivision. As such, Tentative Tract Map 36647 will not have a negative effect on public health, safety or the general welfare of the City of Perris residents.

G. *Tentative Tract Map is in compliance with the Subdivision Map Act.*

The design of subdivision, Tentative Tract Map 36647, is in compliance with the Subdivision Map Act as the lots created by the subdivision are of adequate size to support future single-family residential development as intended and the proposed subdivision is consistent with the standards outlined for R-6,000 zoning district and all applicable provisions of the City's Subdivision and Zoning Codes Title 18 & 19). Therefore, Tentative Tract Map 36647 is in compliance with the Subdivision Map Act.

Section 5. The City Council hereby approves Tentative Tract Map 36647 (16-05216) and General Plan Amendment (GPA16-05217) for the *Stratford Ranch Residential South Project*, (as provided in Attachments 6 and 8) based upon the foregoing, information and findings presented in the staff report and supporting exhibits, as well as all written and oral testimony presented at the public hearing, and subject to the attached Conditions of Approval (as provided in Attachment 3).

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 this Resolution and the City Clerk shall certify to the adoption of this Resolution.

ADOPTED, SIGNED and APPROVED this 29th day of September 2020.

Michael M. Vargas, Mayor

ATTEST:

City Clerk, Nancy Salazar

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

I, Nancy Salazar, CITY CLERK OF THE CITY OF PERRIS, CALIFORNIA, DO HEREBY CERTIFY that the foregoing Resolution Number 5710 was duly and regularly adopted by the City Council of the City of Perris at a regular meeting held the 29th day of September 2020 by the following called vote:

AYES: ROGERS, MAGAÑA, CORONA, RABB, VARGAS

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

City Clerk, Nancy Salazar

Attachments: Attachment 3. Conditions of Approval
Attachment 6. General Plan Amendment Exhibit
Attachment 8. Tentative Tract Map 36647