

**ORDINANCE NUMBER 1417**

***AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING ZONE CHANGE 21-05039, A PROPOSAL TO CHANGE ZONING DESIGNATION OF APPROXIMATELY 48.6 ACRES LOCATED AT THE NORTHEAST CORNER OF RAMONA EXPRESSWAY AND EVANS ROAD FROM R-10,000 (ZONING DESIGNATION) TO R-6,000 TO FACILITATE A 188 SINGLE-FAMILY SUBDIVISION WITH SEVEN (7) LETTERED LOTS, BASED UPON THE FINDINGS HEREIN AND SUBJECT TO CONDITIONS OF APPROVAL.***

***WHEREAS***, the applicant, *Mission Pacific Land Company*, filed Tentative Tract Map 38071 and Tentative Tract Map 38071-1 (TTM21-05032) to subdivide 48.6 acres into 188 single-family lot subdivision located at the northwest corner of Ramona Expressway and Evans Road; and

***WHEREAS***, the applicant, *Mission Pacific Land Company*, filed General Plan Amendment (21-05040) and Zone Change (21-05039) for a proposal to amend the General Plan Land Use and Zoning designation of approximately 48.6 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***, Tentative Tract Map 38071 and Tentative Tract Map 38071-1 (TTM21-05032), General Plan Amendment (21-05040), and Zone Change (21-05039) (collectively the “Project”) have been duly noticed; and

***WHEREAS***, the proposed Project is considered a “project” as defined by the California Environmental Quality Act (“CEQA”); and

***WHEREAS***, an Initial Study/Mitigated Negative Declaration (“MND”) 2370 were prepared for the Project;

***WHEREAS***, between January 12, 2022, and February 11, 2022, the Initial Study/MND 2370 was made available for public review and comment during the state-mandated 30-day public review period (SCH # 2022010121); and

***WHEREAS***, said proposed Zone Change (21-05039) is consistent with the General Plan Amendment; and,

***WHEREAS***, a duly noticed Planning Commission public hearing was held on April 4, 2022, at which time all interested persons were given full opportunity to be heard and to present evidence, and, after considering all oral and written testimony from members of the public and City staff, including, but not limited to, City staff presentations and staff reports, and

accompanying documents and exhibits, the Planning Commission recommended denial of the proposed Project to the City Council; and

**WHEREAS**, on May 10, 2022, the City Council conducted a duly noticed public hearing on the proposed Project at which time all interested persons were given full opportunity to be heard and to present evidence, and the City Council considered all oral and written testimony and materials from members of the public and City staff, including, but not limited, to presentations and staff reports, 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, the Project complies with both the 2014 March ARB/IP Land Use Compatibility Plan (March ALUCP); and

**WHEREAS**, on August 12, 2021, Riverside County Airport Land Use Commission (“ALUC”) determined that the proposed General Plan Amendment (“GPA”) 21-05040, Zone Change (“ZC”) 21-05039, Tentative Tract Maps 38071 and 38071-1 (“TTM21-05032”) 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 approvals, including all oral and written evidence presented to the City during all Project meetings and hearings; and

**WHEREAS**, Chapter 19.54.20(A.) of the City of Perris Municipal Code (Zoning Code, Authority and Review Procedures) authorizes the City to approve, conditionally approve, or deny requests for Zone Changes; and

**WHEREAS**, all other legal prerequisites to the adoption of this Resolution have occurred.

**NOW, THEREFORE**, City Council of the City of Perris hereby ordains as follows:

**Section 1.** The above recitals are all true and correct and incorporated herein by reference.

**Section 2.** The City Council hereby determines pursuant to Section 15070 of the CEQA Guidelines that based upon the forgoing, Initial Study, staff report, supporting exhibits, and all written and oral testimony (including, but not limited to, testimony from members of the public and City staff) presented at the May 10, 2022, public hearing and prepared for the Project in accordance with City of Perris guidelines for implementing the CEQA, all potential significant effects on the environment can be reduced to a less than significant level through mitigation measures, the design of the Project, the requirements of the City’s Zoning Code, and standard requirements of the City; therefore, an MND 2370 has been prepared, with findings that:

- A. No significant environmental effects would occur, and there is no substantial evidence, in light of the whole record, that the Project as revised may have a significant effect on the environment. Therefore, an MND 2370 has been prepared.
- B. The City has complied with CEQA.
- C. Determinations of the City Council reflect the independent judgment of the City.

**Section 3.** Based upon the forgoing, Initial Study/MND 2370, staff report, supporting exhibits, and all written and oral testimony presented (including, but not limited to testimony by members of the public and City staff) at the May 10, 2022, public hearing and prepared for the Project in accordance with City of Perris guidelines for implementing the CEQA, the City Council further finds, with respect to the Project, the following regarding Zone Change 21-05039:

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

The proposed R-6,000 zoning will create consistency with the proposed R-6,000 General Plan land use designation and facilitate future single-family residential development at a density of 4-7 dwelling units per acre, which is consistent with the density proposed.

As designed and conditioned, the proposed Zone Change 21-05039 is consistent with the proposed General Plan Amendment 21-05040 and the R-6,000 zoning district, with respect to the minimum required development standards, including lot width, depth, and size. Therefore, as designed and conditioned, the TTM 38071 and TTM38071-1 are consistent with the City's General Plan Land Use Map.

The proposed Zone Change 21-05039 is consistent with the proposed R-6,000 General Plan Land Use Designation and Map and conforms to the goals of the General Plan by complying with the subdivision and zoning code development standards, which implements the General Plan goals, objectives, and policies. Additionally, the Project provides adequate services, infrastructure, and facilities for the site and mitigates potential environmental impacts.

Furthermore, the proposed Zone Change 21-05039 is consistent with General Plan Policy I.A of the General Plan Land Use Element to promote variety in dwelling types, densities, and locations to satisfy changing demands as the community evolves and matures. The proposed Zone Change 21-05039 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, the proposed Zone Change 21-05039 is consistent with the General Plan Land Use Map and applicable General Plan objectives, policies, and programs.

**B. *The proposed zoning is compatible with or provides adequate buffering of adjoining uses.***

The proposed R-6,000 zoning is compatible with the adjoining zoning designation of R-6,000 to the north and west of the Project site.

**C. *The proposed zoning is a logical extension of the existing zoning pattern.***

The proposed Zone Change 21-05039 is a logical extension of the existing approved zoning pattern provide din the immediate west and north of the site, which is zoned as R-6,000, as well as surrounding residential uses to the east that are also designated as R-6,000. The proposed Zone Change 21-05039 would also facilitate the development of more affordable, smaller lot residential housing to address unmet market demand in the City. Future development is required to be designed in conformance with the R-6,000 zoning district, and the City’s Zoning Code, and applicable standards, codes, and policies.

**Section 4.** Based upon the forgoing, Initial Study/MND 2370, staff report, supporting exhibits, and all written and oral testimony presented (including, but not limited to testimony by members of the public and City staff) at the May 10, 2022, public hearing and prepared for the Project in accordance with City of Perris guidelines for implementing the CEQA, the City Council hereby approves and adopts Zone Change 21-05039, as provided in the attached Zone Change Exhibit which is incorporated herein by this reference, for the Project to change 48.6 acres located at the northeast corner of Ramona Expressway and Evans Road from Specific Plan and R-10,000 to R-6,000, based on the 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.

**Section 6.** The City Council declares that should any provision, section, paragraph, sentence, or word of this Ordinance 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 Ordinance shall remain in full force and effect.

**Section 7.** The Mayor shall sign this Ordinance and the City Clerk shall certify to the adoption of this Ordinance and shall cause the same to be published and posted pursuant to the provisions of law in this regard, and this Ordinance shall take effect thirty days after its final passage.

***ADOPTED, SIGNED, and APPROVED*** this 31<sup>st</sup> day of May 2022.

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Michael M. Vargas, Mayor

ATTEST:

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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 Ordinance Number (next in order) was duly and regularly introduced by the City Council of the City of Perris at a regular meeting held the 10<sup>th</sup> day of May 2022 and was adopted by the City Council of the City of Perris at a regular meeting held the 31<sup>st</sup> day of May 2022 by the following called vote:

AYES: NAVA, CORONA, RABB, ROGERS, VARGAS

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

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City Clerk, Nancy Salazar

**Attachments:** Zone Change Exhibit