

ORDINANCE NUMBER 1351

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA APPROVING ZONE CHANGE 15-05003 TO RE-ZONE THE TENTATIVE TRACT MAP PROJECT AREA FROM R-10,000 TO R-6,000 AND FUTURE DETENTION BASIN AREA FROM R10,000/CN (COMMERCIAL NEIGHBORHOOD) TO P (PUBLIC), THE TENTATIVE TRACT MAP AREA REZONE IS LOCATED WEST ALONG EVANS ROAD, EAST OF THE PERRIS VALLEY STORM CHANNEL, NORTH OF RAMONA EXPRESSWAY, AND SOUTH OF MORENO VALLEY CITY LIMITS, AND THE DETENTION BASIN REZONE IS LOCATED AT THE NORTHWEST CORNER OF RAMONA EXPRESSWAY AND EVANS ROAD AND MAKING FINDINGS IN SUPPORT THEREOF.

WHEREAS, the applicant filed Zone Change 15-05003 to 1) to rezone approximately 29.2 acres of land from R-10,000/CN to “P” (Public), and 2) to re-zone the project area from R-10,000 to R-6,000 to allow a higher density located west along Evans Road, east of the Perris Valley Storm Channel, North of Ramona Expressway and South of Moreno Valley City Limits; and

WHEREAS, the proposed Zone Change (“ZC”) is consistent with the goals, policies, and implementation measures set forth in the City of Perris General Plan (2030); and

WHEREAS, the proposed Zone Change 15-05003 (collectively, the “Project”) is considered a “project” as defined by the California Environmental Quality Act (“CEQA”); and

WHEREAS, On July 10, 2014, Zone Change 15-05003 (“ZC”) was considered by the Riverside County Airport Land Use Commission (ALUC) and determined to be consistent 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 complies with the 2014 March ARB/IP Land Use Compatibility Plan (March ALUCP); and

WHEREAS, on July 19, 2017, the Planning Commission conducted a duly noticed public hearing on Zone Change 15-05003 and at the meeting recommended approval of the Zone Change after considering public testimony and materials in the staff report and accompanying documents; and

WHEREAS, on August 29, 2017, the City Council conducted a duly noticed public hearing on the project, at which time all interested persons were given full opportunity to be heard to present evidence; and

WHEREAS, prior to taking action, the City Council has heard, been presented with, and/or 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, all other legal prerequisites to the adoption of this Ordinance 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 are incorporated herein as if set forth in full.

Section 2. The City Council finds that all of the requirements of the California Environmental Quality Act (“CEQA”), the State CEQA Guidelines and the City’s Local CEQA significant environmental effects of the Project have been adequately evaluated.

Section 3. The City Council further finds, based upon the information contained within the staff report and accompanying attachments, as well as all oral and written testimony made at the public hearing, with respect to the Stratford Ranch Residential North project, the following regarding Zone Change 15-05003:

- A. The proposed Specific Plan Amendment will not result in a significant adverse effect on the environment and will not affect public health, safety and welfare.
- B. The proposed project is consistent with the goals and policies of the Land Use Element of the General Plan, whereas the proposed change in land use designation is compatible with the surrounding area (Goal 1) and adjoining land uses to develop a community identity (Goal 3).
- C. The proposed project is compatible with the existing dominant land uses in the project area and in the surrounding properties, whereas the adjoining land uses are currently designated R-6,000 to the east, and existing single family neighborhood to the north (Moreno Valley City Limits) and Specific Plan to the south.
- C. The proposed project is a logical extension of the existing zoning pattern, whereas the abutting property to the east is designated residential.

Section 4. The City Council hereby approves Zone Change 15-05003 to 1) to rezone approximately 29.2 acres of land from R-10,000/CN to “P” (Public), and 2) to re-zone the project area from R-10,000 to R-6,000 to allow a higher density located west along Evans Road, east of the Perris Valley Storm Channel, North of Ramona Expressway and South of Moreno Valley City Limits.

Section 5. 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 6. 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 12th day of September, 2017.

Mayor, Michael M. Vargas

ATTEST:

City Clerk, Nancy Salazar

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

I, Nancy Salazar, City Clerk of the City of Perris, do hereby certify that the foregoing Ordinance Number 1351 was duly and regularly introduced by the City Council of the City of Perris at a regular meeting thereof held on the 29th day of August and regularly and duly adopted by the City Council of the City of Perris at a regular meeting thereof held on the 12th day of September 2017, by the following vote:

AYES: CORONA, RABB, ROGERS, BURKE, VARGAS

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

City Clerk, Nancy Salazar

Attachment: Zone Change Exhibit