

ORDINANCE NUMBER 1148

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING SPECIFIC PLAN AMENDMENT NO. 04-0539 TO CHANGE THE RESIDENTIAL DENSITY, LAND USES AND PLANNING AREA BOUNDARIES WITHIN PHASE 5 AND 6, RELOCATING PARK AREAS AND APPROVE MINOR CHANGES TO THE R-54 ZONE DEVELOPMENT STANDARDS WITHIN THE 745.3 ACRE MAY RANCH SPECIFIC PLAN GENERALLY LOCATED SOUTH AND WEST OF RAMONA EXPRESSWAY, EAST OF THE PERRIS VALLEY STORM DRAIN, AND NORTH OF PLACENTIA AVENUE, AND MAKING FINDINGS IN SUPPORT THEREOF

WHEREAS, on December 27, 1988, the City Council of the City of Perris approved Planning Case No. 88-20 adopting the May Ranch Specific Plan and certifying the Specific Plan's Environmental Impact Report (SCH No. 88012503) to establish land use designations and development standards as a means of implementing the vision set forth in the General Plan; and,

WHEREAS, on December 6, 2004, the applicant applied to amend the May Ranch Specific Plan for the third time; and,

WHEREAS, said Specific Plan Amendment is consistent with the General Plan Update; and,

WHEREAS, on December 1st and 6th, 2004, the Planning Commission conducted a duly noticed public hearing on the proposed Specific Plan Amendment, considered testimony and materials in the staff report and accompanying documents, and unanimously recommended approval of the proposed project to the City Council; and,

WHEREAS, on December 14, 2004, the City Council conducted a duly noticed public hearing on the proposed Specific Plan Amendment, considered testimony and materials in the staff reports, accompanying documents and exhibits; and,

WHEREAS, the City Council considered the Initial Study and Mitigated Negative Declaration (2170) 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 Ordinance 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.

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 Mitigated Negative Declaration (2148) 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 Specific Plan is consistent with the General Plan Land Use Map and applicable General Plan objectives, policies, and programs.
- B. The Specific Plan provides adequate text and diagrams to adequately address the following issues in detail:
 - 1. The distribution, location and extent of the uses of land, including open space, within the area covered by the Plan.
 - 2. The proposed distribution, location and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the Plan and needed to support the land uses described in the Plan.
 - 3. Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.

- C. A program of implementation measures including regulation, programs, public works projects, and financing measures necessary to carry out the provisions contained in paragraphs 1, 2 and 3 above.

Section 4. The City Council hereby approves the third amendment to the May Ranch Specific Plan (SPA 04-0539), based on the information and findings presented in the staff report, and subject to the attached conditions of approval, dated December 6, 2004.

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 passage and 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.

Attachments: May Ranch Specific Plan Amendment No. 3
Conditions of Approval for SPA 04-0539

ADOPTED, SIGNED and **APPROVED** this 8th day of February, 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, DO HEREBY CERTIFY that the foregoing Ordinance Number 1148, introduced at a regular meeting of the City Council held on the 14th day of December, 2004, was duly and regularly adopted by the City Council at a regular meeting thereof held on the 8th day of February, 2005, and that it was so adopted by the following called vote:

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

City Clerk, Margaret Rey