

ORDINANCE NUMBER 1100

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AMENDING TITLE 19 OF THE PERRIS MUNICIPAL CODE RELATING TO THE NEW HORIZONS SPECIFIC PLAN ZONING DESIGNATION (ZONE CHANGE 01-0179)

WHEREAS, the City Council approved Zone Change 01-0179 to change the zoning designation of the subject site to R-7 (Residential 7 dwelling units per acre);

WHEREAS, the City Council of the City of Perris has adopted an official Zoning Ordinance and corresponding Zoning Map; and

WHEREAS, the Zoning Ordinance and corresponding Zoning Map apply zoning districts to the incorporated area of the City and unincorporated territories bearing a relationship to the City; and

WHEREAS, Perris Partners has filed a Zone Change application (01-0179) to remove a 37 acre parcel of land from the New Horizons Specific Plan; and

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

WHEREAS, the City Council of the City of Perris, after due notice, held a public hearing on May 14, 2002, on proposed changes to the zoning distribution within the City and considered testimony and materials in the project report and accompanying documents and exhibits; and

WHEREAS, the City has prepared an Initial Study regarding this proposal and complied with the California Environmental Quality Act (CEQA); and

WHEREAS, all legal prerequisites for the adoption of this Ordinance have occurred;

NOW, THEREFORE, the City Council of the City of Perris does ordain as follows:

Section 1. The above recitals are true and correct

Section 2. An Initial Study has been prepared for the proposed project in accordance with the California Environmental Quality Act (CEQA). Based on the analysis contained in the Initial Study and the accompanying environmental information, the City Council has determined that any impact that the proposed project may have will be mitigated to a level of insignificance and a Mitigated Negative Declaration (No. 2106) has been prepared.

Section 3. THE CITY COUNCIL HEREBY FINDS AND DETERMINES THAT:

- A. The proposed zoning is consistent with the General Plan Land Use Map is consistent with the applicable objectives, policies and programs of the General Plan.
- B. The proposed zoning is compatible with adjacent land uses.
- C. The proposed zoning is a logical extension of the existing zoning pattern.

Section 4. The City Council **HEREBY AMENDS** the Zoning Map by removing the following parcel from the New Horizon Specific Plan and adding it to the Residential 7 dwelling units per acre (R-7) zoning designation:

In the City of Perris, County of Riverside, State of California, the parcel known as Assessor's Parcel Number 303-200-001 shown in the attached Exhibit "A".

Section 5. The City Council of the City of Perris **HEREBY DECLARES** that no vested right to develop shall accompany this amendment to the Zoning Map.

Section 6. The Mayor of the City of Perris shall sign and the City Clerk shall certify passage and adoption of the 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 (30) days after its final passage.

Attachments: Exhibit "A"

ADOPTED, SIGNED and **APPROVED** this 28th day of May, 2002.

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, CALIFORNIA, DO HEREBY CERTIFY that the foregoing Ordinance Number 1100, introduced at a regular meeting of the City Council of the City of Perris held on the 14th day of May, 2002, was duly and regularly adopted by the City Council at a regular meeting thereof held on the 28th day of May, 2002, and that it was so adopted by the following called vote:

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

City Clerk, Margaret Rey