

RESOLUTION NUMBER 5158

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ADOPTING MITIGATED NEGATIVE DECLARATION 2315, AND APPROVING TENTATIVE TRACT MAP 36648 TO SUBDIVIDE 65.80 GROSS ACRES INTO 270 SINGLE FAMILY LOTS AND SIX LETTERED LOTS, GENERAL PLAN AMENDMENT 15-05004 TO AMEND THE TENTATIVE TRACT MAP PROJECT AREA FROM SP (SPECIFIC PLAN) TO R-6,000 AND AMEND THE FUTURE DETENTION BASIN AREA FROM SP (SPECIFIC PLAN) TO P (PUBLIC) FROM THE CITY OF PERRIS GENERAL PLAN LAND USE ELEMENT, AND ELIMINATE A SECTION OF HARLEY KNOX BLVD (FROM PERRIS VALLEY STORM CHANNEL TO EVANS ROAD) FROM THE GENERAL PLAN CIRCULATION ELEMENT. THE TENTATIVE TRACT MAP 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 Stratford Ranch Investors, LLC filed Tentative Tract Map 36648 (15-05002) to subdivide 65.80 gross acres into 270 single family lots and six (6) lettered lots (A, B, C, D and E) located west along Evans Road, east of the Perris Valley Storm Channel, north of Ramona Expressway (“Project”); and

WHEREAS, the applicant filed General Plan Amendment 15-05004 to amend the Tract Map area from “SP” (Specific Plan) to R-6,000, and amend 30.3 acre area for a future detention basin from SP (Specific Plan) to P (Public) from the City of Perris General Plan Land Use Element. Also, the General Plan Amendment includes eliminating a section of Harley Knox (from Perris Storm Channel to Evans Rd) from the City of Perris General Plan Circulation Element (2030); and

WHEREAS, the proposed TTM 36648 and GPA 15-05004 (collectively, the “Project”) are considered a “project” as defined by the California Environmental Quality Act (“CEQA”); and

WHEREAS, this Tentative Tract Map and General Plan Amendment has been duly noticed; and

WHEREAS, on July 19, 2017, the Planning Commission conducted a public hearing on TTM36648 (15-05002) and General Plan Amendment 15-05004 and considered public testimony and materials in the staff reports and accompanying document and exhibits; and approval of the

Project subject to amending Engineering Condition No. 4 be modified to specify street lighting to consist of LS3, LED and plans prepared by Registered Electrical Engineer and Engineering Condition No. 2 (last bullet) to provide in-roadway lights along all crosswalks on Evans Road; 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 heard and 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 Resolution have occurred.

NOW, THEREFORE, BE IT RESOLVED by the City Council ion 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 accompanying environmental information, the City Council finds that:

- A. No potentially significant environmental impacts were identified and a Mitigated Negative Declaration (2315) 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 upon the information contained within the staff report and accompanying attachments, with respect to the General Plan Amendment, the City Council hereby finds the following:

- A. 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).
- B. 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. Based upon the information contained within the staff report and accompanying attachments, with respect to Tentative Tract Map 36648 (15-05002), the City Council finds that:

- A. The proposed Tentative Tract Map will not result in a significant adverse effect on 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.
- C. The project site is physically suitable for type and density of the proposed residential development.
- D. As conditioned, the proposed Tentative Tract Map is consistent with City standards, ordinances, and policies.
- E. The project is a subdivision for future residential development that is compatible with the surrounding land use and zoning designations in to the east.
- F. The proposed Tentative Tract Map will not have a negative effect on public health, safety, or general welfare.
- G. Tentative Tract Map is in compliance with the Subdivision Map Act.

Section 5. The City Council hereby adopts Mitigated Negative Declaration 2315, and approve Tentative Tract Map 36648 (15-05002), General Plan Amendment 15-05004 to subdivide 65.80 gross acres into 270 single family lots and six (6) lettered lots (A, B, C, D and E). A General Plan Amendment to amend the Tentative Tract Map project area from SP (Specific Plan) to R-6,000 and amend the future detention basin area from SP (Specific Plan) to P (Public) from the City of Perris General Plan land use element, and eliminate a section of Harley Knox (from Perris Storm Channel to Evans Rd) from the General Plan Circulation Element. The Tentative Tract Map 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, based on the information and findings presented in the staff report and subject to the attached Conditions of Approval and Mitigation Monitoring Program. The City Council further finds that these documents adequately addressed the impacts of the proposed project were prepared in accordance with the California Environmental Quality Act, and reflects the independent judgment of the City Council; and

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

ADOPTED, SIGNED, and APPROVED this 29th day of August 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 Resolution Number 5158 was duly and regularly adopted by the City Council of the City of Perris at a regular meeting held on the 29th day of August 2017, by the following vote:

AYES: BURKE, CORONA, RABB, ROGERS, VARGAS
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

City Clerk, Nancy Salazar

Attachments: GPA Exhibit, Harley Knox Circulation Exhibit, Final Conditions of Approval
(Planning, Engineering, Public Works, Fire, Community Services)