

RESOLUTION NUMBER 4406

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING GENERAL PLAN AMENDMENT 08-03-0007 SUBJECT TO CONDITIONS OF APPROVAL AND MAKING FINDINGS IN SUPPORT THEREOF.

WHEREAS, the City of Perris received an application for General Plan Amendment 08-03-007 to change the existing land use designations from BP (Business Park) and CC (Community Commercial) to SP (Specific Plan); and

WHEREAS, Government Code Section 65350-65362 specifies procedures for preparation, adoption and amendment of a General Plan; and

WHEREAS, an Environmental Impact Report (State Clearinghouse No. 2006011029) was certified by City Council on April 28, 2009 for General Plan Amendment 08-03-0007; and

WHEREAS, on March 16, 2011, the Planning Commission conducted a duly noticed public hearing on the proposed Harvest Landing project including approval of General Plan Amendment 08-03-0007, considered testimony and materials in the staff report and accompanying documents, and recommended that the City Council approve General Plan Amendment 08-03-0007; and

WHEREAS, a public hearing conducted by the City Council on May 10, 2011 to consider facts as presented in the staff report prepared for this request, and to accept public testimony regarding approval of General Plan Amendment 08-03-0007; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF PERRIS based upon the facts and analysis presented below, the staff report and accompanying attachments, public testimony received and subject to Conditions of Approval, does resolve as follows:

Section 1. The above recitals are true and correct.

Section 2. Based on the information contained within the staff report, Conditions of Approval, and the accompanying attachments and exhibits, the Planning Commission hereby finds in regard to General Plan Amendment 08-03-0007 that it is, A) Consistent with the General Plan Land Use Map and applicable General Plan objectives, policies and programs; B) Compatible with adjacent land uses; C) Has been processed in accordance with the applicable provisions of the California Government Code and the California Environmental Quality Act (CEQA); and D) Not detrimental to the public health, safety and welfare:

A. The proposed project is partially inconsistent with the General Plan Land Use Map. The General Plan has designated the project area Business

Park, Community Commercial and Specific Plan. Upon approval of General Plan Amendment 08-03-0007, associated with adoption the Harvest Landing Specific Plan, the General Plan designation for the entire Property will be Specific Plan which will make the proposed project consistent with the General Plan Land Use Map. Also, with approval of the General Plan Amendment, the project would be consistent with the intent of the General Plan through designation of the site as Specific Plan. Consistency with General Plan policies pertaining to the proposed project area are assessed in Table 2 of the Harvest Landing Specific Plan Findings of Fact and Statement of Overriding Considerations.

- B.** The proposed General Plan Amendment is compatible with the adjacent land uses. The Harvest Landing Specific Plan area is surrounded by a variety of uses, including educational uses, residential uses, commercial uses, public facilities, a hospital, light industrial uses and a freeway. The Specific Plan designation provides for a variety of uses including residential, multiple business use, and parks and open space.
- C.** The proposed General Plan Amendment has been processed in accordance with the California Government Code Section 65350-65362. In conformance the California Environmental Quality Act (CEQA), and the State CEQA Guidelines, the City conducted an extensive environmental review. Based on Findings of Facts and Statement of Overriding Considerations, an Environmental Impact Report (State Clearinghouse No. 2006011029) was certified by City Council on April 28, 2009 for the proposed General Plan Amendment.
- D.** The proposed General Plan Amendment will not have a negative effect on public health, safety, or general welfare. The Subject Property is appropriately designated for a mix of uses within the Harvest Landing Specific Plan. While the project will attract additional residents and customers, the project consists of improvements to infrastructure and public services and is designed with safety considerations. The improvements will conform to all requirements of the City Police and Fire Departments.

Section 3. The City Council hereby approves General Plan Amendment 08-03-0007 based on the findings listed above.

Section 4. 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 5. The Mayor shall sign this Resolution and the City Clerk shall certify to the adoption of this Resolution.

ADOPTED, SIGNED and ***APPROVED*** this 10th day of May 2011.

Daryl R. Busch, Mayor

ATTEST:

Judy L. Haughney, C.M.C., City Clerk

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

I, Judy L. Haughney, City Clerk of the City of Perris, do hereby certify that the foregoing Resolution Number 4406 was duly adopted by the City Council of the City of Perris at a regular meeting thereof held on the 10th day of May 2011, by the following vote:

AYES: ROGERS, YARBROUGH, LANDERS, EVANS, BUSCH

NOES: NONE

ABSTAIN: NONE

ABSENT: NONE

Judy L. Haughney, C.M.C., City Clerk

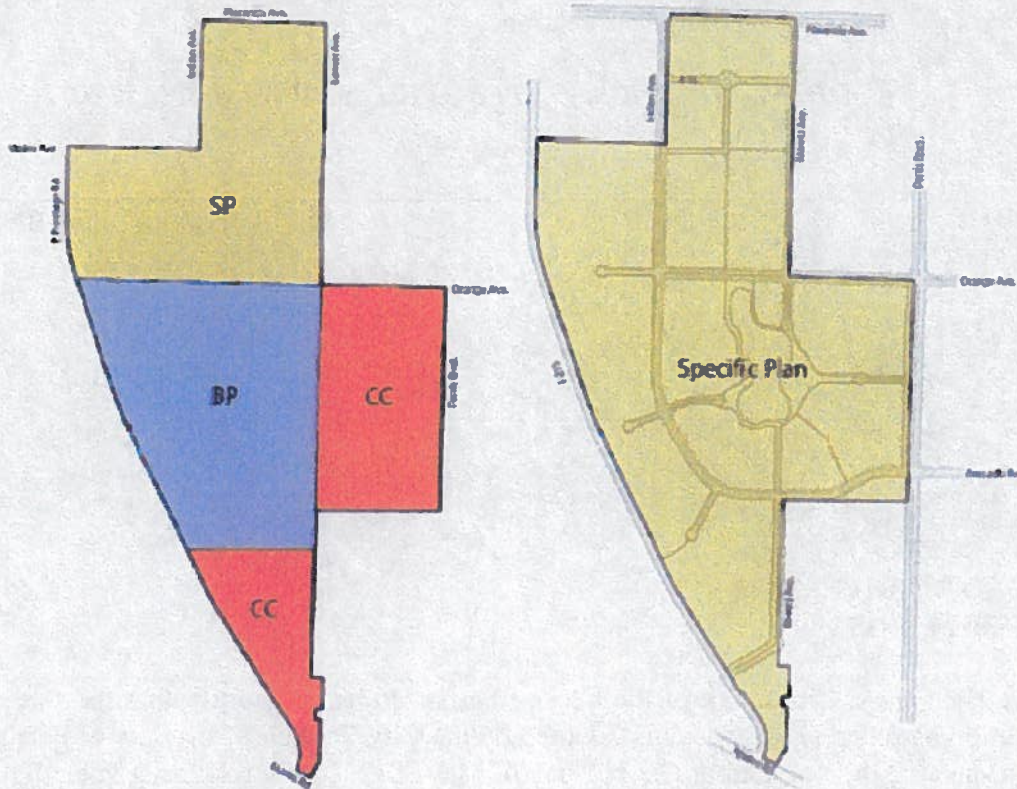
Resolution Exhibits:

Exhibit A: General Plan Map

**CITY OF PERRIS
DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION**

EXHIBIT C: Existing & Proposed General Plan Designations

CASE NUMBERS: SP 05-0423, GPA 08-03-0007, ZC 08-03-0008, TTM 35103 and TPM 35087



Existing General Plan Land Use

- Specific Plan
- Business Park
- Community Commercial

Proposed General Plan Land Use

- Specific Plan

Assessor's Parcel Numbers: 305-070-003; 090-015 to 018, 019, 026, 028, 030, 032, 055 to 059; 100-008, 009, and 028; 170-018; 220-011, 049 to 052; 110-001 to 007, 015, 016, 021 to 027, 032 to 035; 140-012, 024 to 034; 150-011, 027 to 038; 120-004 to 008, 020, 022 to 026; 130-001 to 006, 009; 160-001 to 003, 022 to 030; 190-014, 019, 028 to 032.

APPLICANT:
Coudures Family Limited
Partnership
1688 Perris Blvd., Perris, CA 92571

PROPOSAL: The proposed 341-acre Harvest Landing Specific Plan includes residential, business, and recreation and open space land uses. The plan contains 11 different land use categories: four residential, one multiple business use, one commercial, four open space/recreation, and one residential overlay. The proposed project includes up to 1,860 residential units on approximately 170 acres, 1.3 million square feet of multiple business use on about 88 acres, and recreation and open space including a 16.5-acre sports park, and a lake, park, and recreation center on approximately 44 acres. Although the Specific Plan Area is 341 acres, only 336.6 acres of the site would be cleared for project development.



Exhibit A