

**RESOLUTION NUMBER 2954**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE STATE OF CALIFORNIA, APPROVING SPECIFIC PLAN AMENDMENT NO. 02-0081 (MAY RANCH SPECIFIC PLAN) TO CHANGE THE DENSITY WITHIN PLANNING AREAS 12 THROUGH 19 AND 21, ELIMINATE THE LOOP ROAD (MAY RANCH PARKWAY), CHANGE THE BOUNDARIES OF PLANNING AREAS 3 AND 11 THROUGH 21, APPROVE AN ALTERNATIVE LAND USE MAP, AND APPROVE MINOR CHANGES TO THE DEVELOPMENT STANDARDS AND OTHER SECTIONS WITHIN THE MAY RANCH SPECIFIC PLAN 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); and

**WHEREAS**, KB Home Coastal, Inc. has filed a Specific Plan Amendment application (Case No. 02-0081) to change the density within Planning Areas 12 through 19 and 21; eliminate the "Loop Road" (May Ranch Parkway) south of Morgan Street; change the boundaries of Planning Areas 3 and 11 through 21; approve an alternative land use plan to allow for a future change Planning Area 3A (R-40) to commercial, reduce the size of Planning Area 27 (Commercial) from 15.7 acres to 10.5 acres, and increase Planning Area 25 (R-40) from 29.1 acres (232 D.U.) to 34.5 acres (265 D.U.); and approve minor changes to the development standards and other sections; and

**WHEREAS**, KB Home Coastal, Inc. has filed for a General Plan Amendment (GPA 02-0091), Development Agreement Amendment (DA 02-0092), and three Tentative Tract Maps (TTM 02-0078, 02-0079, and 02-0080) in conjunction with this requested Specific Plan Amendment; and

**WHEREAS**, on May 28, 2002, the City Council conducted a legally noticed public hearing on the proposed Specific Plan Amendment and considered testimony and materials in the staff report and accompanying plans, documents, and exhibits; and,

**WHEREAS**, the City has prepared an Initial Study regarding this proposed project and complied with the California Environmental Quality Act; and,

**WHEREAS**, all legal prerequisites for the adoption of this Resolution 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 information for the project prior to taking action on all applications associated with the proposed project. Based on the analysis contained in the initial study and associated information, the City Council adopted Negative Declaration No. 2108 in conjunction with the associated General Plan Amendment (GPA 02-0091), finding that the proposed project, as a whole, will not significantly impact the environment.

The City Council further finds that the City has complied with the California Environmental Quality Act (CEQA), and that the determinations of the City Council reflect the independent judgement of the Council.

Section 3. Based upon the information contained within the Staff Report, the accompanying attachments and exhibits, and conditions of approval, the City Council hereby finds the following:

- A. The proposed Specific Plan Amendment will not result in a significant adverse effect on the environment.
- B. The proposed Specific Plan Amendment is consistent with the General Plan Land Use Map and applicable General Plan objectives, policies, and programs.

Section 4. The City Council hereby amends with conditions of approval the May Ranch Specific Plan and modifying the land use map (shown in Exhibit "A" attached and incorporated hereto) and land use tables of the May Ranch Specific Plan.

Section 5. 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 6. The Mayor shall sign and the City Clerk shall certify to the passage and adoption of this Resolution.

Exhibits:

- "A": Revised May Ranch Specific Plan
- "B": Conditions of Approval

***ADOPTED, SIGNED and APPROVED*** this 28<sup>th</sup> 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 Resolution Number 2954 was duly and regularly adopted by the City Council of the City of Perris at a regular meeting thereof held the 28<sup>th</sup> 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

**EXHIBIT "A"**  
**(RESOLUTION NUMBER 2954)**

**EXHIBIT “B”**  
**(RESOLUTION NUMBER 2954)**

**CITY OF PERRIS**  
**DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT**

CONDITIONS OF APPROVAL

**REVISED MAY RANCH SPECIFIC PLAN AMENDMENT #2**  
**(SPA 02-0081)**

**May 28, 2002**

---

PROJECT: An amendment to the May Ranch Specific Plan which changes residential densities within Planning Areas 12 through 19 and 21; eliminates the “Loop Road” (May ranch Parkway) south of Morgan Street; changes boundaries of Planning Areas 3 and 11 through 21; creates an alternative land use plan to allow land use transfers between targeted development areas; and makes minor changes to the development standards.

---

1. All conditions, requirements, and standards of the original May Ranch Specific Plan not explicitly modified by these conditions, approval and conditions of May Ranch Specific Plan Amendment No. 1, or the May Ranch Specific Plan Amendment No. 2 text shall remain in full force and effect and any proposed development shall comply with all these conditions, requirements, and standards, except as amended.
2. The maximum number of dwelling units within each Planning Area shall be revised pursuant to Table 1 of the May Ranch Specific Plan Amendment No. 2 Staff Report; and Revised Page I-4 of the adopted Specific Plan. The revised total number of dwellings for the entire May Ranch Specific Plan shall not exceed 3,320 units.
3. The developer shall adhere to and conform with all conditions of approval for (Revised) Tract Map 29994 (TTM 02-0080), Tract Map 30490 (TTM 02-0078), and Tract Map 30518 (TTM 02-0079).
4. Approval of this specific plan amendment is subject to an approval of the revised development agreement (May Ranch Development Agreement Amendment No. 3 – case no. DA 02-0092).
5. All development shall conform with the approved May Ranch Development Agreement (DA 02-0092).
6. The applicant shall provide to the City of Perris Planning and Community Development Department 10 sets of the final Specific Plan Amendment No. 2, including any modifications or revisions required by these conditions and as part of the City Council’s approval.

7. Revise the Community Wall and Fence Plan (Figure 50) to provide view fencing on both sides of the MWD Linear Park, and include a note to the Wood and View Fencing Plan (Figure 52) that reads, "These elevations represent standard fencing for the May Ranch Specific Plan. Modification to these standard designs shall be permitted with review and approval by the Department of Planning and Community Development".
8. Future design and layout considerations for the Planning Area 3B park shall mitigate impacts of sport field lighting and activities on adjacent single-family residential areas.
9. Process a street name application for "Sherman Road" before or concurrent with Phase 5 development.
10. The Alternative Land Use Plan shall be graphically corrected to represent an increase of Planning Area 25 to 34.3 acres.
11. The minimum street frontage of lots in the R-40 zone shall be 50 feet, except knuckle and cul-de-sac lots shall have a minimum street frontage of 30 feet.
12. The minimum street frontage of lots in the R-45 zone shall be 45 feet, except knuckle and cul-de-sac lots shall have a minimum street frontage of 35 feet.
13. The applicant shall provide a letter from Urban Crossroads verifying whether the Traffic Analysis prepared for the Specific Plan Amendment No. 2 has been based on the proposed Master Circulation Plan contained within Amendment No. 2.
14. The May Ranch Specific Plan Amendment No. 2 Traffic Analysis shall be re-evaluated to address any outstanding concerns of the City Engineer, and that the document shall be appended to address these concerns. Any potential impacts or changes in the traffic study shall be mitigated to the satisfaction of the City Engineer and Community Development Department.
15. Changes to landscaping and landscape palettes shall be reviewed by the City of Perris' Landscape Architect for appropriateness with Perris' climate and the proposed use/location prior to issuance of any Phase 3 building permits.