

RESOLUTION NUMBER 2887

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE STATE OF CALIFORNIA, APPROVING AN AMENDMENT TO THE McCANNA RANCH SPECIFIC PLAN (SPA 01-0096) AND MAKING FINDINGS IN SUPPORT THEREOF

WHEREAS, on January 11, 1988, the City Council of the City of Perris approved Resolution Number 1114 adopting the McCanna Ranch Specific Plan and certifying the Environmental Impact Report (Case Number 87-20, Schedule No. 87011910); and,

WHEREAS, the property owner, Barratt American, has submitted an application requesting an amendment to the McCanna Ranch Specific Plan; and,

WHEREAS, on September 11, 2001 and on October 9, 2001, the City Council conducted a duly, 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, 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 and incorporated herein.

Section 2. The City Council has reviewed and considered the environmental information included in the staff report and accompanying attachments prior to taking action on the application for the proposed amendment and finds with respect to the proposed Specific Plan Amendment, Zone Change, Tentative Parcel Map, Amended Tract Maps, and Development Plan Review, pursuant to Section 15164 of the California Environmental Quality Act Guidelines, that the proposed changes under review are not substantial changes which will require major revisions to the previously certified Final Environmental Impact Report for the McCanna Ranch Specific Plan (EIR 87-20, SCH 87011910) due to the involvement of new significant effects or a substantial increase in the severity of previously identified significant effects. An initial study has been prepared to discuss the proposed changes and their effects and based upon this information, an addendum to the EIR has been prepared and is hereby approved.

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

Section 3. Based upon the information contained within the Staff Report and accompanying attachments and exhibits the Villages of Avalon Specific Plan as described in the attached exhibits, attached hereto and incorporated herein, 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.

C. The proposed project is consistent with the objectives of the McCanna Ranch Specific Plan and with City standards, ordinances, and policies.

D. The Specific Plan Amendment provides adequate text and diagrams to adequately address the following issues:

1. The distribution, location, and extent of the uses of land, including open space, within the area covered by the Specific Plan Amendment

2. The proposed distribution, location, extent, and intensity of major component 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 Specific Plan Amendment.

3. Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of the natural resources, where applicable.

4. A program of implementation measures including regulations, 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 amends the McCanna Ranch Specific Plan changing the name to Villages of Avalon, designating revised land uses relating to R 4000 and Park and relating to new land uses of HOA Recreational Facility, Public Utility, Neighborhood Commercial, Elementary School and Middle School. The amended Villages of Avalon Specific Plan shall replace the McCanna Ranch Specific Plan document, subject to the attached conditions of approval.

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. Villages of Avalon Specific Plan (Draft on file in Planning Dept. & City Clerk)
- B. The Villages of Avalon Design Manual (On file in Planning Dept. & City Clerk)
- C. Conditions of Approval for Specific Plan Amendment

ADOPTED, SIGNED, and APPROVED this 30th day of October, 2001.

MAYOR CITY OF PERRIS

Attest:

City Clerk

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

I, Margaret Rey, duly elected City Clerk of the City of Perris, California, do hereby certify that the foregoing Resolution Number 2887 was duly and regularly adopted by the City Council of the City of Perris at a regular meeting thereof held on the 30th day of October 2001, by the following vote:

Ayes: Motte, Rogers, Yarbrough, Larios, Busch

Noes:

Absent:

City Clerk