

ORDINANCE NUMBER 1371

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA APPROVING SPECIFIC PLAN AMENDMENT 17-05074 TO THE PERRIS VALLEY COMMERCE CENTER SPECIFIC PLAN (PVCCSP) TO CHANGE THE LAND USE DESIGNATION OF APPROXIMATELY 35 ACRES FROM BUSINESS PROFESSIONAL OFFICE (BPO) TO LIGHT INDUSTRIAL (LI) TO FACILITATE THE APPROVAL OF AN INDUSTRIAL WAREHOUSE PROJECT ON 55 ACRES LOCATED ON PERRIS BOULEVARD BETWEEN MARKHAM STREET AND PERRY STREET, AND MAKING FINDINGS IN SUPPORT THEREOF.

WHEREAS, a Specific Plan Amendment application was submitted to enable an industrial development known as the Duke Warehouse at Perris Blvd and Markham Street Project to amend the land use designation of 35 acres from Business Professional Office (BPO) to Light Industrial (LI); and

WHEREAS, the proposed Specific Plan Amendment (“SPA”) will not conflict with the goals, policies, and implementation measures set forth in the General Plan; and

WHEREAS, by Resolution Number 5361, the City Council certified the Environmental Impact Report (EIR/*State Clearinghouse No. 2017081059*) for SPA 17-05074; and

WHEREAS, at a special meeting on May 9, 2018, the Planning Commission conducted a duly noticed public hearing on SPA 17-05074 and recommended denial of the SPA after considering public testimony and materials in the staff report and accompanying documents; and

WHEREAS, on May 29, 2018, the City Council conducted a duly noticed public hearing on the project, at which time all interested persons were given full opportunity to be heard to present evidence and at the meeting declined to certify the EIR after considering public testimony and materials in the staff report and accompanying documents for the Statement of Overriding Consideration of Environmental Impact Report 17-05100 (*State Clearinghouse No. 2017081059*), Specific Plan Amendment 17-05074, Tentative Parcel Map 17-05060 (TPM 37304) and Development Plan Review 17-00002; and

WHEREAS, on July 31, 2018 a request was made by a Council member to reconsider the Project; and

WHEREAS, on August 6, 2018, Duke Realty submitted a revised Development Plan for reconsideration by City Council that reduces the overall square footage of light industrial buildings on-site from 1,189,363 square feet in one building to 1,077,230 square feet in two buildings, a reduction of 9.4 % overall, and does not change the project Specific Plan

Amendment zone change of 35 acres BPO zoning to LI zoning or the Tentative Parcel Map (the “Modified Project”); 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 Ordinance have occurred.

NOW, THEREFORE, City Council of the City of Perris hereby ordains as follows:

Section 1. The above recitals are all true and correct and are incorporated herein as if set forth in full.

Section 2. City Council Resolution Number 5362 found that all the requirements of the California Environmental Quality Act (“CEQA”), the State CEQA Guidelines, and the City’s Local CEQA Guidelines have been satisfied in the EIR, which is sufficiently detailed so that all of the significant environmental effects of the Project have been adequately evaluated, and thereby certified the EIR.

Section 4. The City Council further finds, based upon the information contained within the staff report and accompanying attachments, as well as all oral and written testimony made at the public hearing, with respect to the Duke Warehouse at Perris Blvd and Markham Street Project, the following regarding Specific Plan Amendment 17-05074:

1. *The Specific Plan is consistent with the General Plan Land Use Map and applicable General Plan objectives, policies, and programs.*

The PVCCSP sets specific goals to achieving the vision established by the Perris General Plan Policy III.A which states, “Commerce and industry to provide jobs for residents at all economic levels” with Policy III.A adding: “Accommodate diversity in the local economy”. The proposed Light Industrial land use and operation will help to insure that adequate jobs are available at all skill levels of employment in the City of Perris. The pay for warehouse jobs ranges from minimum wage to above \$50 per hour. Warehouse jobs are available to City of Perris residents at any time, and public transportation is also available. Employees living close to the Project have the option to bicycle to work, and bicycle racks are a mandatory requirement for the Project.

2. *The Specific Plan Amendment provides adequate text and diagrams to address the following issues in detail:*
 - a. *The distribution, location, and extent of the uses of land, including open space, within the area covered by the Plan.*

The proposed Specific Plan Amendment is a logical extension of the existing Light Industrial zoning pattern to the east and west, which are developed with similar warehouse facilities. To the west is the 700,000 square foot Ross distribution center, at the southwest corner of Perris Blvd. and Markham Street, completed in 2013. To the east is the 460,000 square foot Markham East cross-dock warehouse, currently under construction at the southwest corner of Markham Street and Redlands Avenue. The provision for open space is not applicable to industrial or business park development, and there is no land set aside for parks in the PVCCSP. However, park fees have been adopted for industrial development, and will be collected at issuance of building permits for an industrial project in the PVCCSP to pay for renovation and expansion of parks that, through their attraction of workers, may indirectly contribute to population growth in the City and necessitate additional park construction.

- b. *The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the Plan area and needed to support the land uses described in the Plan.*

The Specific Plan contains an Infrastructure Plan for major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities. The Infrastructure Plan identifies necessary improvements for development. Since Light Industrial is a less intense use than Business Professional Office, the infrastructure plan is designed to accommodate the proposed land use change.

The PVCCSP Amendments will modify Figure 2.0-1 Specific Plan Land Use Designation, and Table 2.0-1, Land Use Comparison to reflect a change in land use designation of 35 acres from Business Professional Office (BPO) to Light Industrial (LI) for the properties bound by Perry Street to the south, Perris Boulevard to the west, and Markham Street to the north. In addition, all appropriate exhibits will be updated to reflect the vacation of three unimproved paper streets on the property: Goldenview Drive, Johnson Avenue, and Via Verona Street between Markham Street to the north and Perry Street to the south.

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

The Specific Plan contains standards and criteria by which development will proceed and standards for the conservation, development, and utilization of natural resources. An Environmental Impact Report with a Mitigation, Monitoring and Reporting Plan (MMRP) was prepared for the Project and adequately provides for the conservation, development, and utilization of natural resources, as applicable, and the proposed Specific Plan Amendment is subject to compliance with these requirements.

- d. *A program of implementation measures including regulation, programs, public works projects, and financing measures necessary to carry out the provisions contained in paragraphs a, b, and c above.*

Development under the proposed land use change will require implementation measures including regulation, programs, public works projects, and financing measures necessary to carry out the provisions contained in paragraphs a, b, and c above.

Section 4. The City Council hereby approves Specific Plan Amendment 17-05074 to amend the land use designation of 35 acres from Business Professional Office to Light Industrial in the Perris Valley Commerce Center (PVCC) Specific Plan to facilitate the Duke Warehouse at Perris Blvd and Markham Street Project.

Section 5. The City Council declares that should any provision, section, paragraph, sentence, or word of this Ordinance 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 Ordinance shall remain in full force and effect.

Section 6. The Mayor shall sign this Ordinance and the City Clerk shall certify to the adoption of this 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 days after its final passage.

ADOPTED, SIGNED and APPROVED this 25th day of September, 2018.

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, CALIFORNIA, DO HEREBY CERTIFY that the foregoing Ordinance Number 1371 was duly and regularly introduced at a regular meeting held the 28th day of August 2018 of the City Council of the City of Perris and regularly and duly adopted by the City Council of the City of Perris at a regular meeting held the 25th day of September 2018, by the following called vote:

AYES: RABB, ROGERS, BURKE

NOES: CORONA, VARGAS

ABSENT: NONE

ABSTAIN: NONE

City Clerk, Nancy Salazar

Attachment: Revised Pages in Specific Plan Amendment No. 9

**REVISED PAGES IN SPECIFIC PLAN
AMENDMENT #9**



Perris Valley Commerce Center Specific Plan Amendment No. **89**

City of Perris

Prepared by:
Albert A. Webb Associates
3788 McCray Street
Riverside CA 92506

Approved: January 10, 2012, Ordinance No. 1284
Amendment No. 1 Approved: September 25, 2012, Ordinance No. 1288
Amendment No. 2 Approved: November 27, 2012, Resolution No. 4538
Amendment No. 3 Approved: February 9, 2016, Ordinance No. 1324
Amendment No. 4 Approved: February 9, 2016, Ordinance No. 1323
Amendment No. 5 Approved: September 13, 2016, Ordinance No. 1331
Amendment No. 6 Approved: February 14, 2017, Ordinance No. 1337
Amendment No. 7 Approved: June 13, 2017, Ordinance No. 1346
Amendment No. 8 Approved: April 10, 2018, Ordinance No. 1361
Amendment No. 9 Approved: TBD

Document Updates



This document reflects all amendments to April 2018

| Amendment No. | Case No. | Details of Amendment | Approval Date |
|---------------|------------|---|--------------------------------|
| 1 | 12-04-0010 | The purpose of Amendment No. 1 is to modify Table 12.0-1, Land Use Restrictions to clarify allowable industrial land uses particularly related to storage in Airport Potential Zone 1 (APZ-1). | 9/25/2012 Ordinance #1288 |
| 2 | 11-12-0005 | The purpose of Amendment No. 2 is to update all graphics to reflect the street vacation of Nance and Markham Streets between Redlands Avenue and the Perris Valley Storm Channel. This amendment also reflects the street vacation and general plan amendment (GPA 12-02-0001) to the circulation element for the removal of Harley Knox Blvd. from Redland Avenue to Perris Valley Storm Channel. | 11/27/2012 Resolution #4538 |
| 3 | 12-10-0006 | The purpose of Amendment No. 3 is to modify Figure 2.01-1, Specific Plan Land Use Designation and Figure 4.0-16, Residential Buffer, Figure 3.0-1, Circulation Plan, Figure 3.01-2 Truck Route Plan, and Table 2.0-1, Land Use Comparison to reflect the change in the land use designation of approximately 68.99 acres from Commercial (C)[49.14 acres] and Business Professional Office (BPO) [19.85 acres] to Light Industrial (LI) located south of Markham Street, north Ramona Expressway, west N. Webster Avenue, and east of the Patterson Avenue; and to modify the circulation of Patterson Avenue which traverses in an east west direction between Markham Street and Ramona Expressway in the northwestern portion of the Project site. | 02/09/2016 Ordinance #1324 |
| 4 | 14-04-0001 | The purpose of Amendment No. 4 is to modify Figure 2.01-1, Specific Plan Land Use Designation and Figure 4.0-16, Residential Buffer, and Table 2.0-1, Land Use Comparison to reflect the change in land use designation of approximately 16 acres from General Industrial (GI) to Light Industrial (LI) located just north of Markham Street, south of Nance Street, west of North Webster Avenue, and east of Patterson Avenue in the northwestern portion of the Project site for the properties. | 02/09/2016 Ordinance #1323 |

Document Updates



| Amendment No. | Case No. | Details of Amendment | Approval Date |
|---------------|------------|--|-------------------------------|
| 5 | 16-0525 | The purpose of Amendment No. 5 is to modify section 12, the Airport Overlay Zone to update the 2014 March Air Reserve Base/Inland Port Airport Compatibility Plan. | 09-13-2016 Ordinance #1331 |
| 6 | 14-04-0001 | The purpose of Amendment No. 6 is to modify Figure 2.0-1, Specific Plan Land Use Designation, Figure 4.0-16, Residential Buffer, and Table 2.0-1, Land Use Comparison to reflect a change in land use designation from Commercial-Retail (C) to Light Industrial (LI), for the properties bound by Interstate 215 to the east, Harley Knox Boulevard to the south and west, and W. Oleander Avenue to the north consisting of approximately 23.66 acres. | 02/14/2017 Ordinance #1337 |
| 7 | 16-05077 | The purpose of Amendment No. 7 is to modify Figure 2.0-1, Specific Plan Land Use Designation, Figure 4.0-16, Residential Buffer, and Table 2.0-1, Land Use Comparison to reflect a change in land use designation of 7.48 acres from Commercial-Retail (C) to Light Industrial (LI). | 6/13/2017 Ordinance # 1346 |
| 8 | 17-05242 | The purpose of Amendment No. 8 is to modify Figure 2.0-1, Specific Plan Land Use Designation, Figure 4.0-16, Residential Buffer, and Table 2.0-1, Land Use Comparison to reflect a change in land use designation of 16.22 acres from Business Professional Office (BPO) to Light Industrial (LI), for four parcels located at the southwest corner of Markham Avenue and Webster Avenue. | 4/10/2018 Ordinance #1361 |

Document Updates



| Amendment No. | Case No. | Details of Amendment | Approval Date |
|---------------|--------------------------|--|---------------|
| 9 | 17-05074 | <p>The purpose of Amendment No. 9 is to modify Figure 2.0-1 Specific Plan Land Use Designation, Figure 4.0-16 Residential Buffer, and Table 2.0-1, Land Use Comparison to reflect a change in land use designation of 35 ACRES from Business Professional Office (BPO) to Light Industrial (LI), for the properties bound by Johnson Avenue to the east, Perry Street to the south, Perris Boulevard to the west, and Markham Street to the north. Amendment No. 8 also modifies Figure 3.0-1 Circulation Element, Figure 3.0-4 Mass Transit, Figure 3.0-7 Existing Water, Figure 3.0-8, Existing Sewer, Figure 3.0-9, Existing Recycled Water, Figure 3.0-12 Existing Natural Gas, Figure 3.0-13, Existing Electric, Figure 3.0-14, Existing Telephone, Figure 3.0-15 Existing Cable, Figure 5.0-7 Perris Valley Storm Channel Trail, and Figure 5.0-8 Ramona Expressway Trail to reflect the vacation of three streets: Goldenview Drive, Johnson Avenue, and Via Verona Street between Markham Street to the north and Perry Street to the south.</p> | TBD |



new residential development, schools or churches. It should be noted that there is some existing residential development in this area.

Accident Potential Zone II (APZ-II): This zone prohibits many uses that involve hazardous materials (such as gas stations), and those uses that have higher densities of people per acre. Non-residential development will be limited to those uses that have not more than 50 persons per acre at any time, including hotels and motels. This zone prohibits new residential development, schools or churches.

2.2 Summary of Perris Valley Commerce Center Land Use Comparison

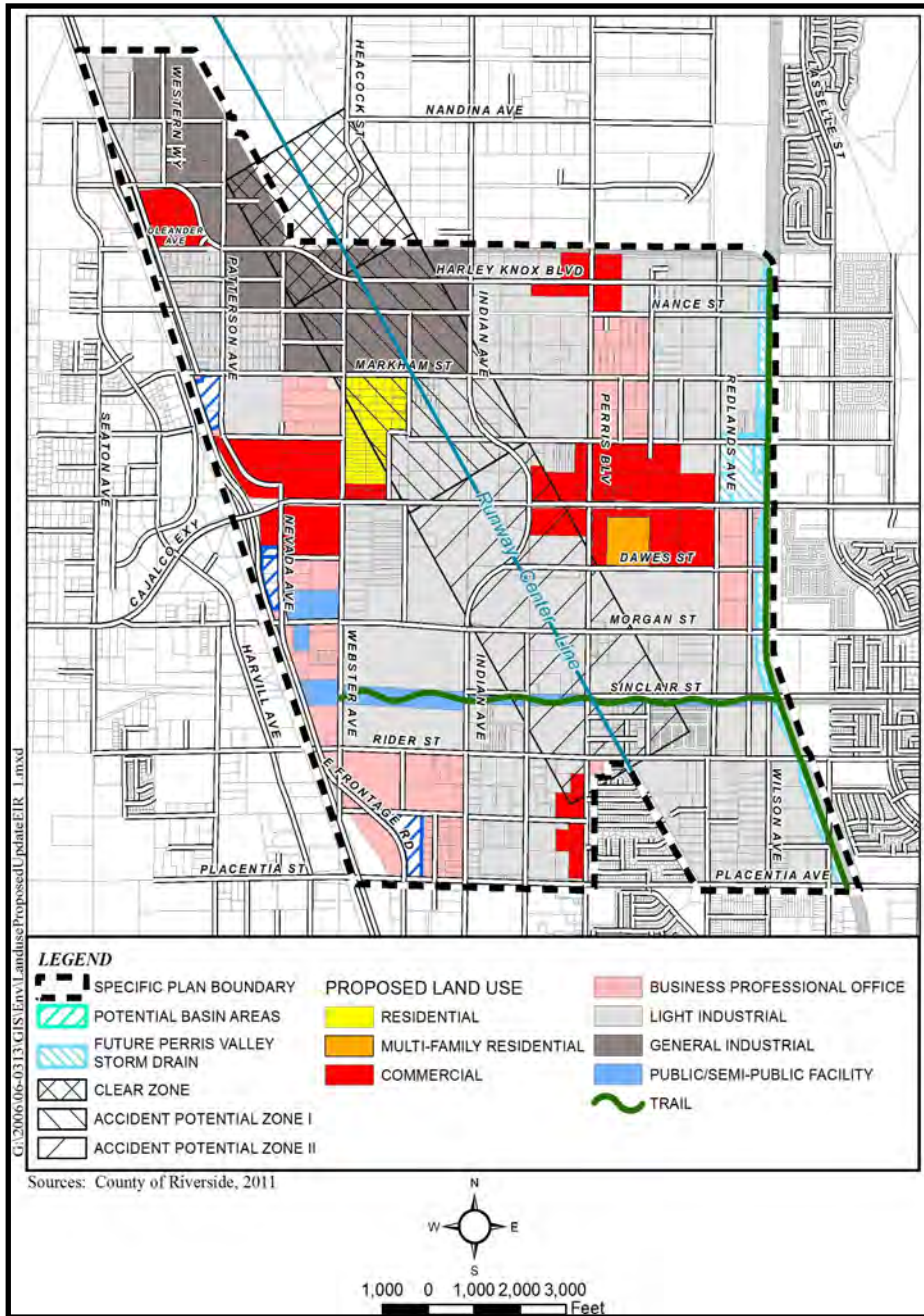
Generally, the City of Perris General Plan Land Use designations correspond with the Perris Valley Commerce Center Specific Plan land use designations with the following exceptions. The Community Commercial (CC) and Neighborhood Commercial (NC) have been combined into one designation – Commercial (C). Business Park (BP) and Professional Office (PO) have been combined to form one designation – Business/Professional Office (BPO). Public/Semi-Public/Utilities (P) and Park, Recreational, and Natural Open Space (OS) have been combined to Public (P). Table 2.0-1 as shown below, provides a comparison of the land use between the City of Perris existing General Plan designations and the Perris Valley Commerce Center Specific Plan designations.

Table 2.0-1, Land Use Comparison

| General Plan Land Use | Existing Acres Prior to PVCC SP | Acres Adopted by 2012 PVCCSP | Proposed Acres (SPA1-SPA9) |
|--|---------------------------------|------------------------------|----------------------------|
| Business Park/Professional Office (BPO) Professional Office (PO) Business Park (BP) | 317 | 343 | 343 272 |
| Commercial (C) Community Commercial (CC) Neighborhood Commercial (NC) | 462 | 349 | 349 269 |
| General Industrial (GI) | 423 | 408 | 408 392 |
| Light Industrial (LI) | 1,620 | 1,866 | 1,866 2,033 |
| Multi-Family Residential Residential (Multi-Family) (MFR-14) | 22 | 22 | 22 |
| Public (P) Public/Semi-Public/Utilities Park, Recreational and Natural Open Space (OS) | 120 | 194 | 194 |
| Residential (R) Residential (Single-Family) (R-6,000) | 59 | 0 | 0 |
| Residential (R) Residential (Single-Family)(R-20,000) | 63 | 60 | 60 |
| Specific Plan (SP) | 190 | 0 | 0 |
| Other (ROW, Basin, etc.) | 307 | 341 | 341 |
| Total Acres | 3,583 | 3,583 | 3,583 |

**LAND USE RELATED EXHIBIT
CHANGES**

2012 Approved Land Use Plan



Current Land Use Plan

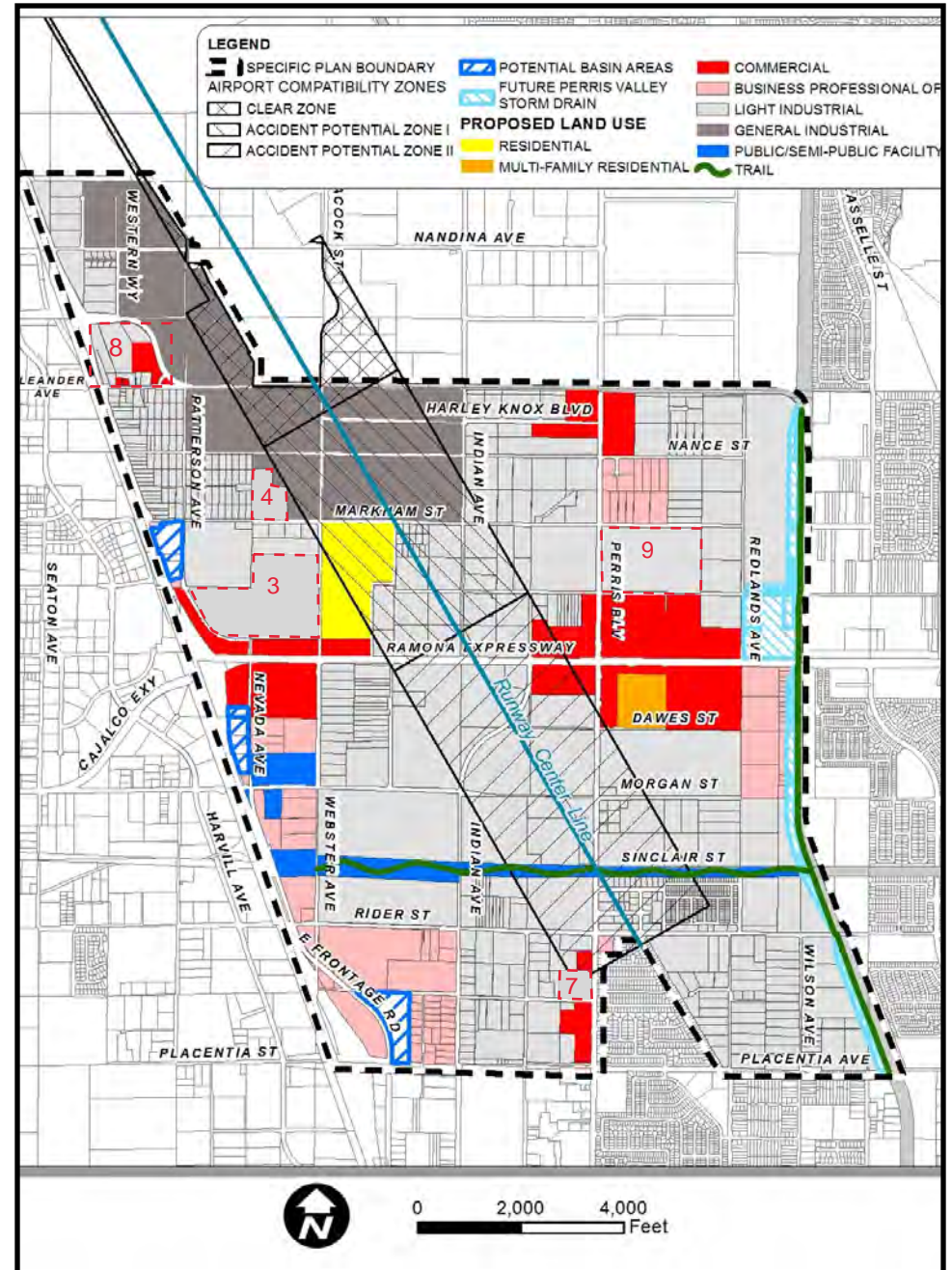


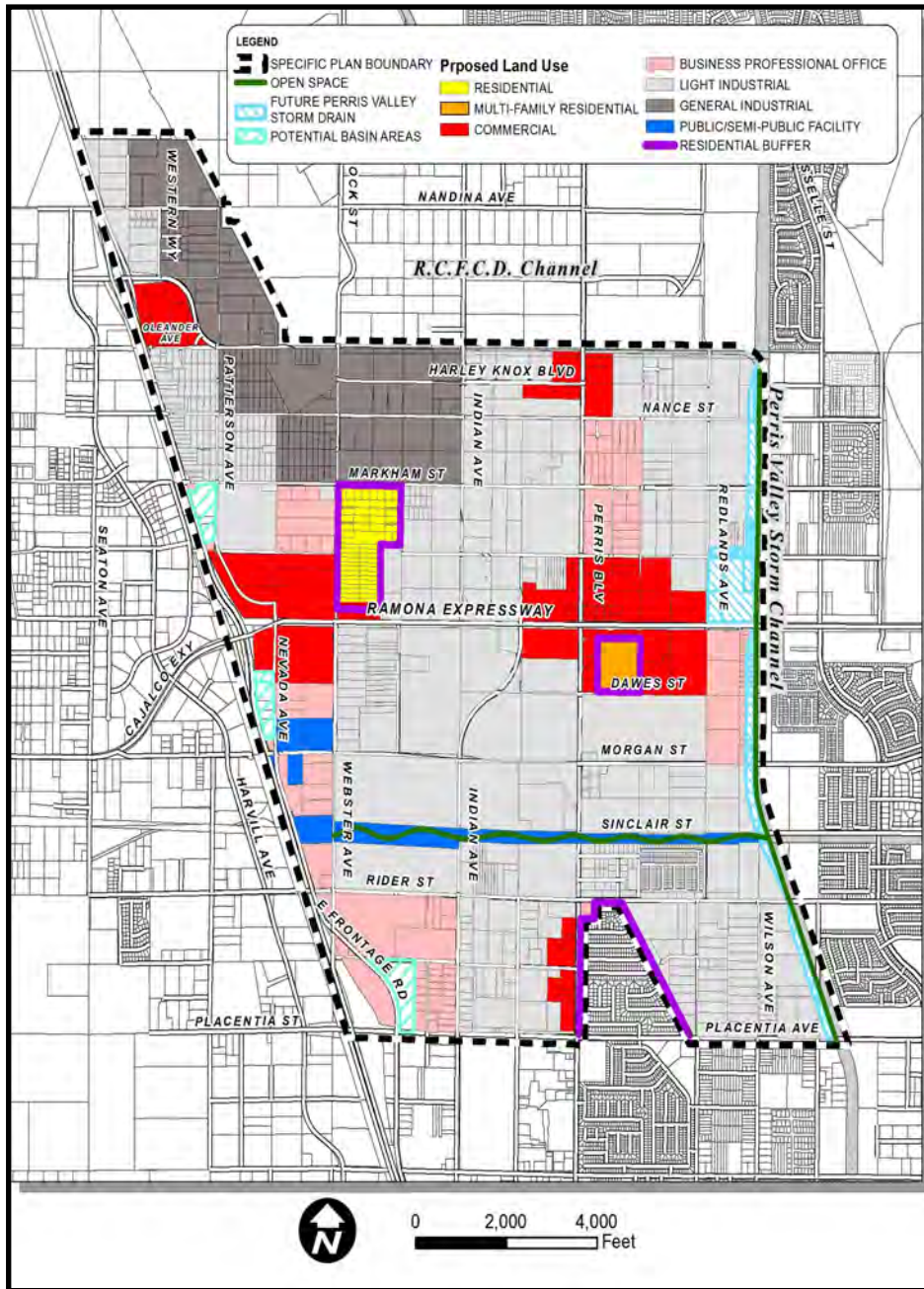
Table 2.0-1 Land Use Comparison

| General Plan Land Use | Existing Acres Prior to PVCC SP | Acres Adopted with 2012 PVCCSP | Proposed Acres (SPA1- SPA9) |
|--|---------------------------------|--------------------------------|-----------------------------|
| Business Park/Professional Office (BPO) Professional Office (PO) Business Park (BP) | 317 | 343 | 252 |
| Commercial (C) Community Commercial (CC) Neighborhood Commercial (NC) | 462 | 349 | 267 |
| General Industrial (GI) | 423 | 408 | 392 |
| Light Industrial (LI) | 1,620 | 1,866 | 2,046 |
| Multi-Family Residential Residential (Multi-Family) (MFR-14) | 22 | 22 | 22 |
| Public (P) Public/Semi-Public/Utilities Park, Recreational and Natural Open Space (OS) | 120 | 194 | 194 |
| Residential (R) Residential (Single-Family) (R-6,000) | 59 | 0 | 0 |
| Residential (R) Residential (Single-Family)(R-20,000) | 63 | 60 | 60 |
| Specific Plan (SP) | 190 | 0 | 0 |
| Other (ROW, Basin, etc) | 307 | 341 | 341 |
| Total Acres | 3,583 | 3,583 | 3,583 |

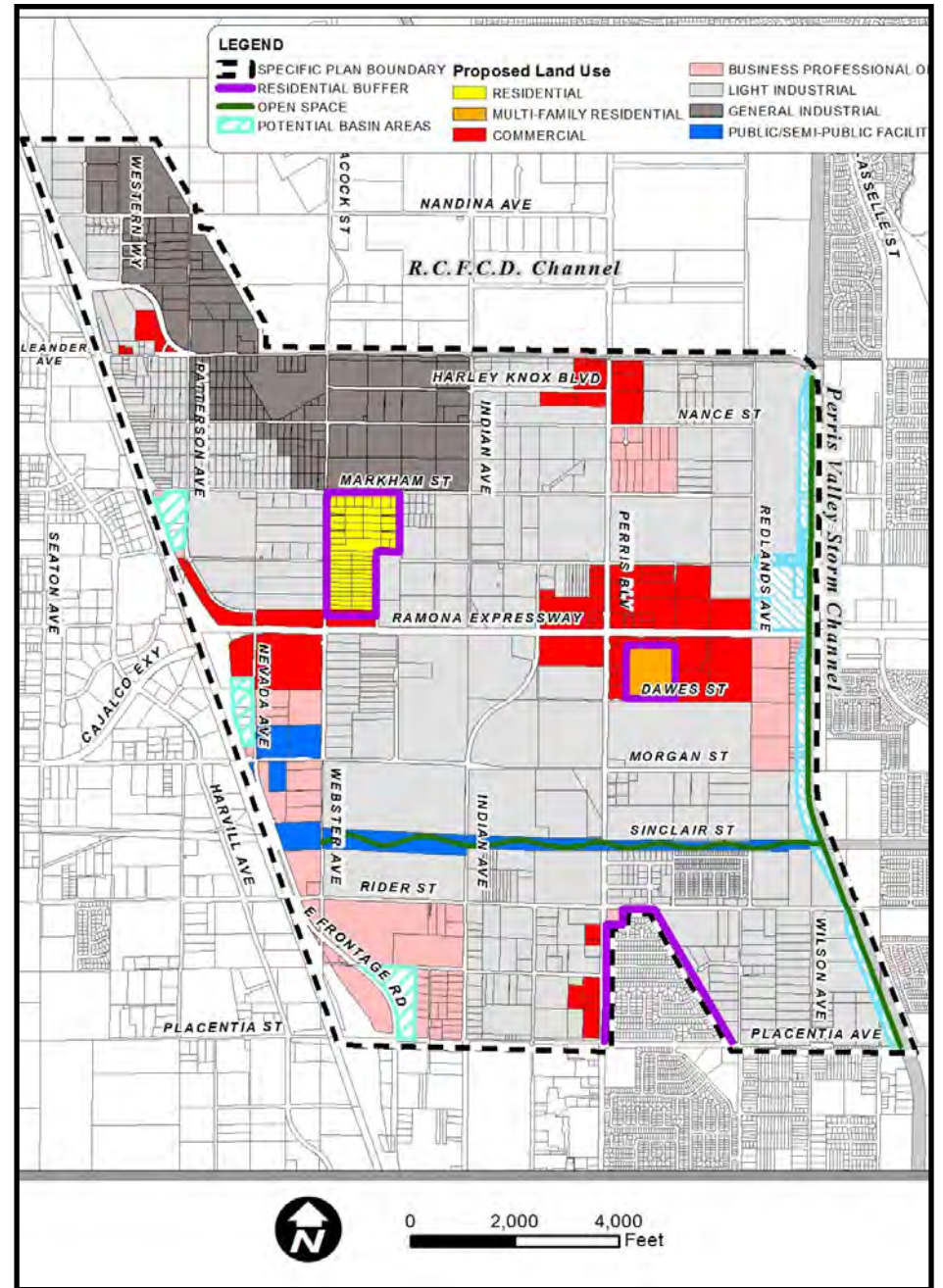
AMENDMENTS TO THE PERRIS VALLEY COMMERCE CENTER SPECIFIC PLAN DOCUMENT

| Amendment No. | Project Name | Land Use Changes |
|---------------|----------------------------|--|
| 1 | H&M Architects/Engineers | <i>No land use changes</i> |
| 2 | Stratford Ranch | <i>No land use changes</i> |
| 3 | Optimus Logistics Center | 49.14 acres from C to LI 19.85 acres from BPO to LI |
| 4 | Optimus Logistics Center 2 | 16 acres from GI to LI |
| 5 | City/Riverside ALUC | <i>No land use changes</i> |
| 6 | Perris Gateway Investors | 23.66 acres from C to LI |
| 7 | Perris Self-Storage | 9.15 acres from C to LI |
| 8 | Mike Naggar | 16.22 acres from BPO to LI |
| 9 | Duke | 54.71 acres from BPO to LI |

2012 Approved Residential Buffers

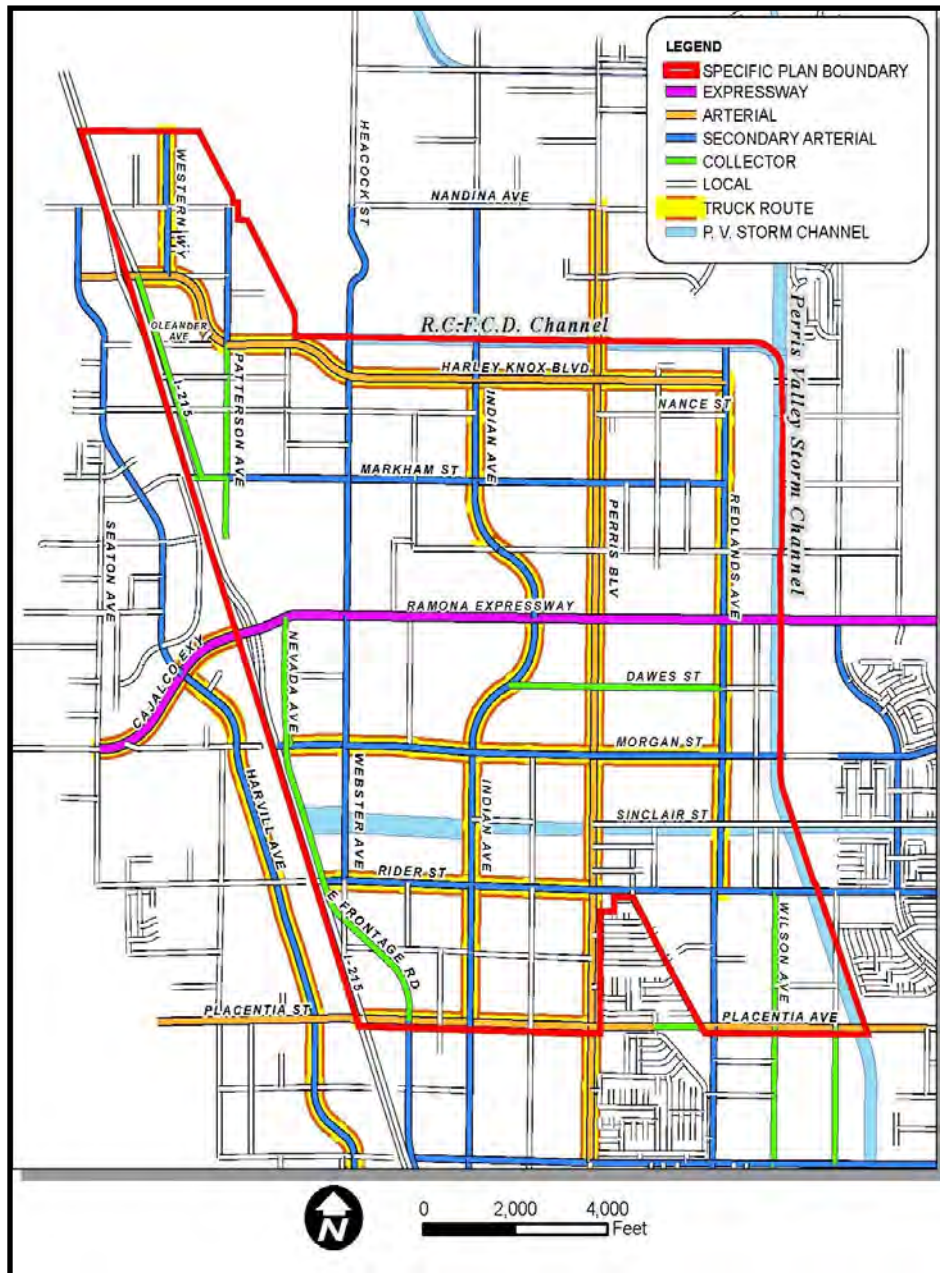


Current Residential Buffers

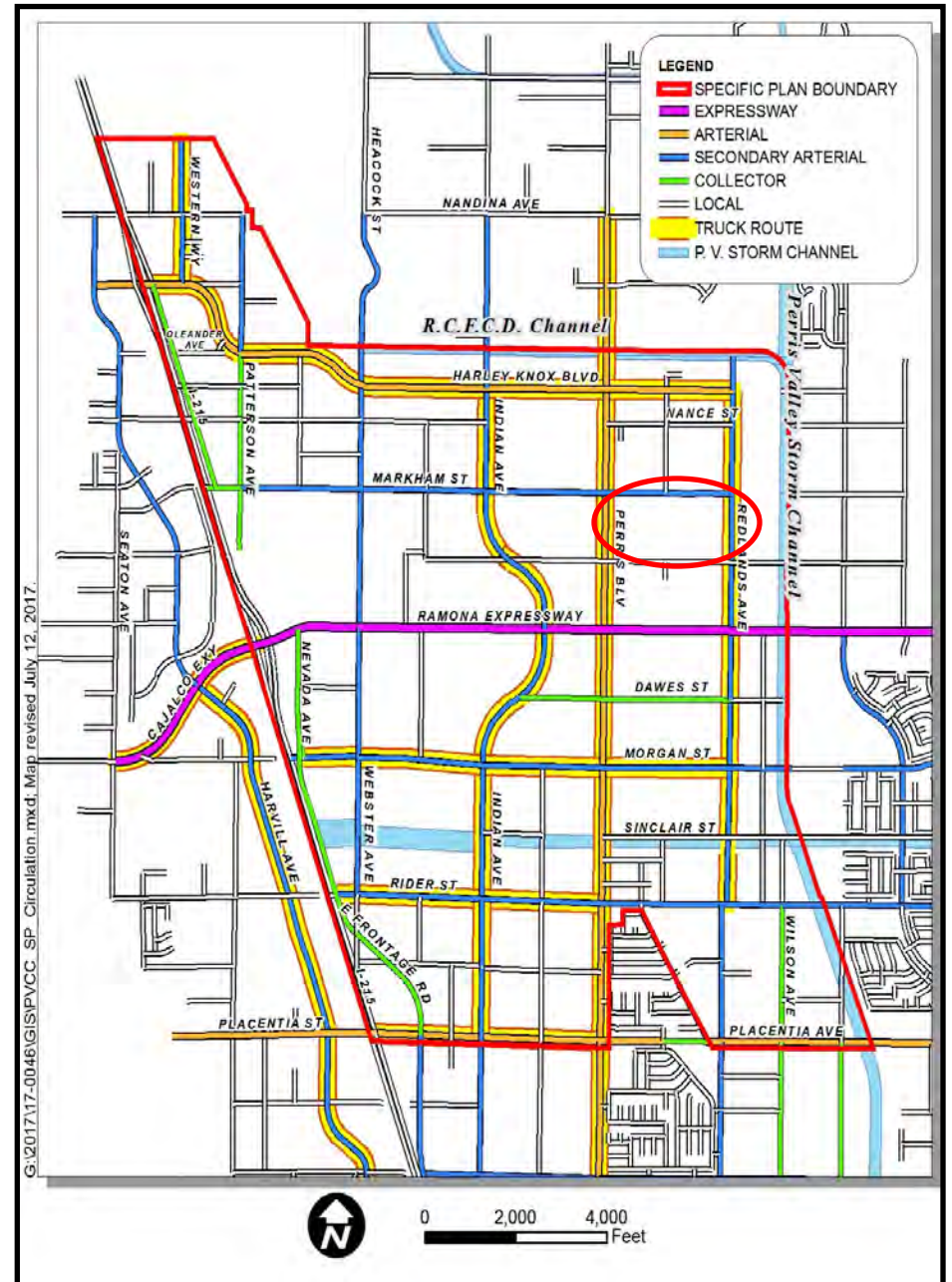


**UPDATED EXHIBITS AS A RESULT OF
STREET VACATIONS**

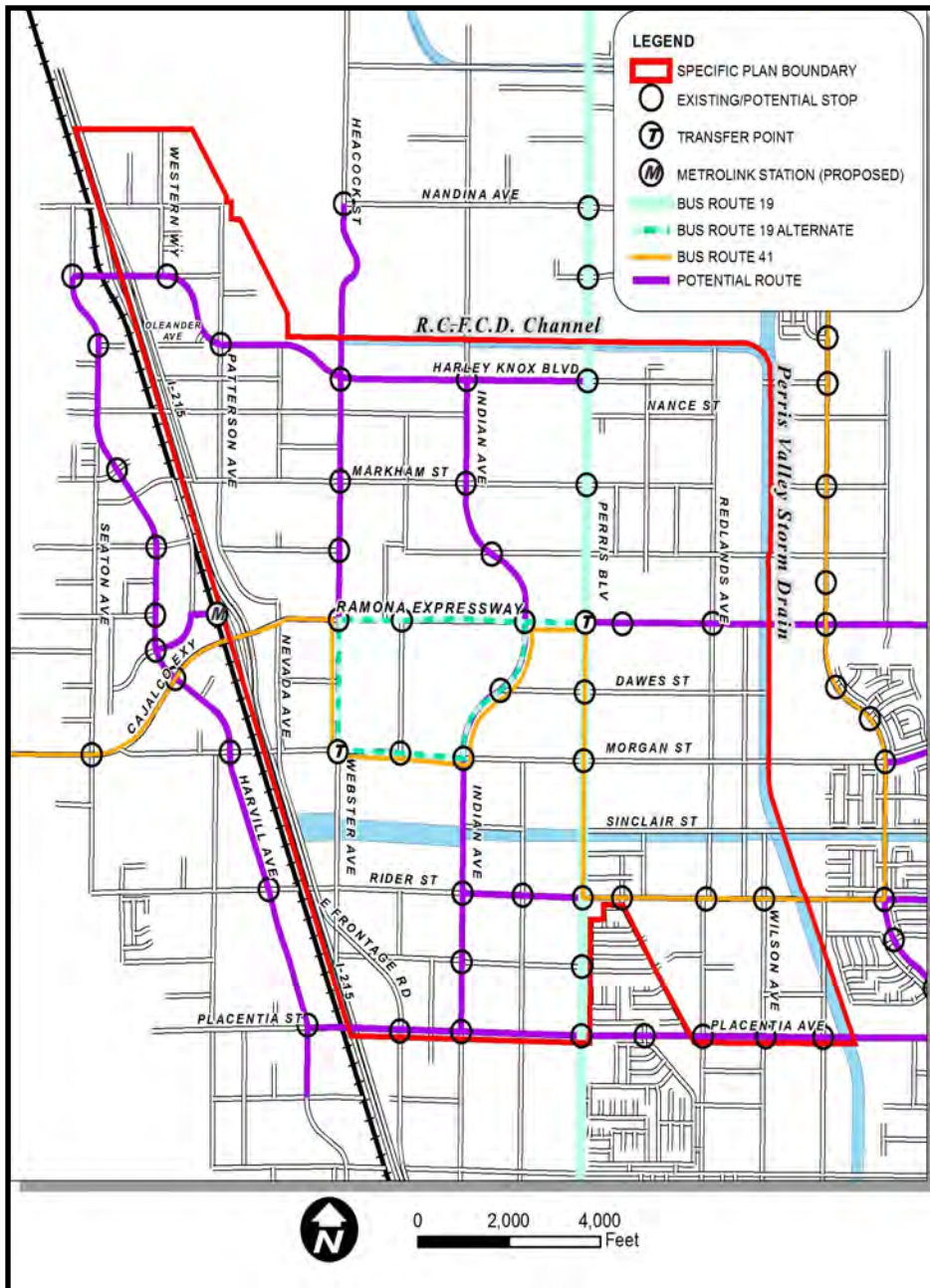
2012 Adopted Circulation Plan



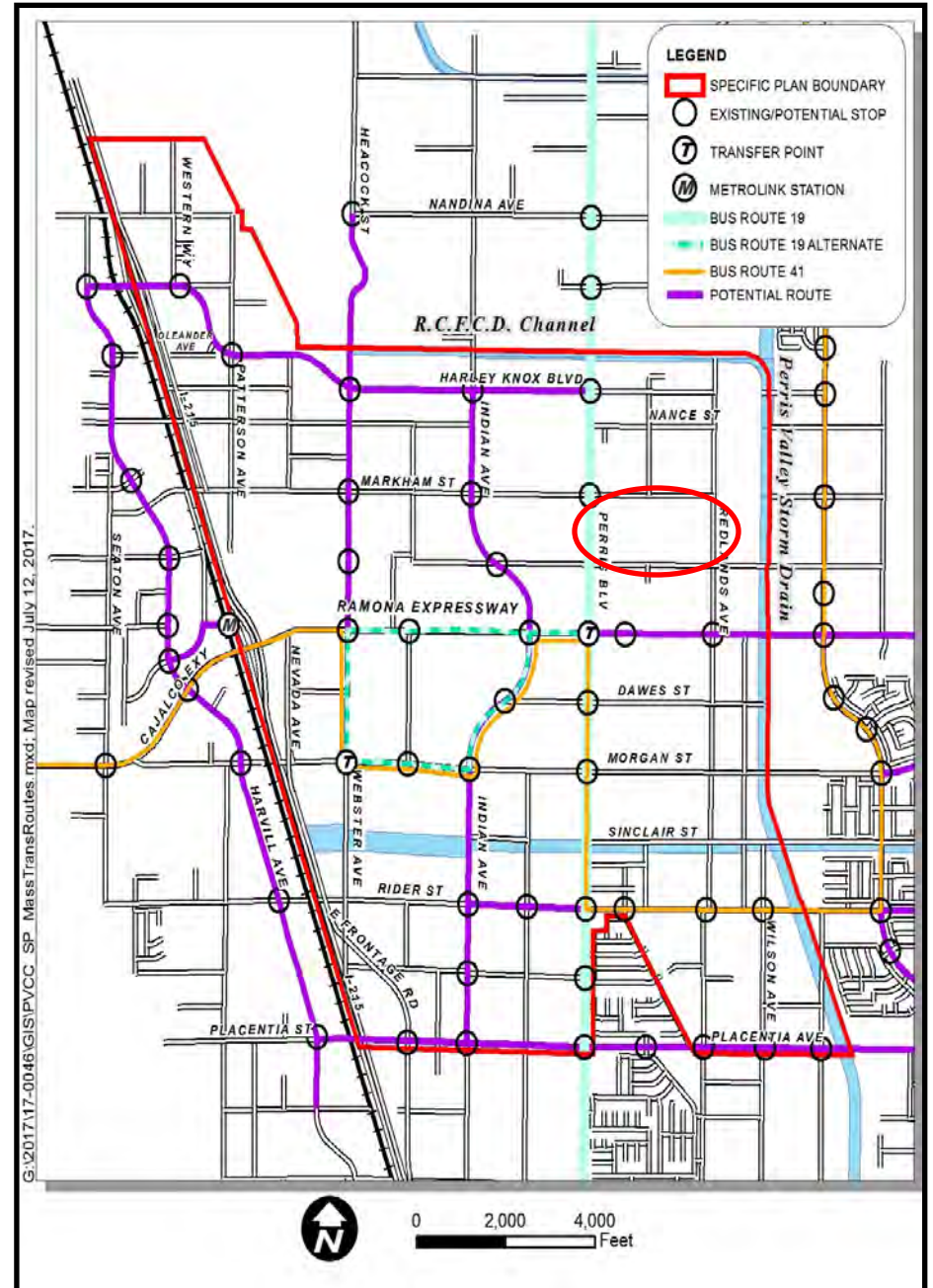
Current Circulation Plan



2012 Approved Mass Transit Map

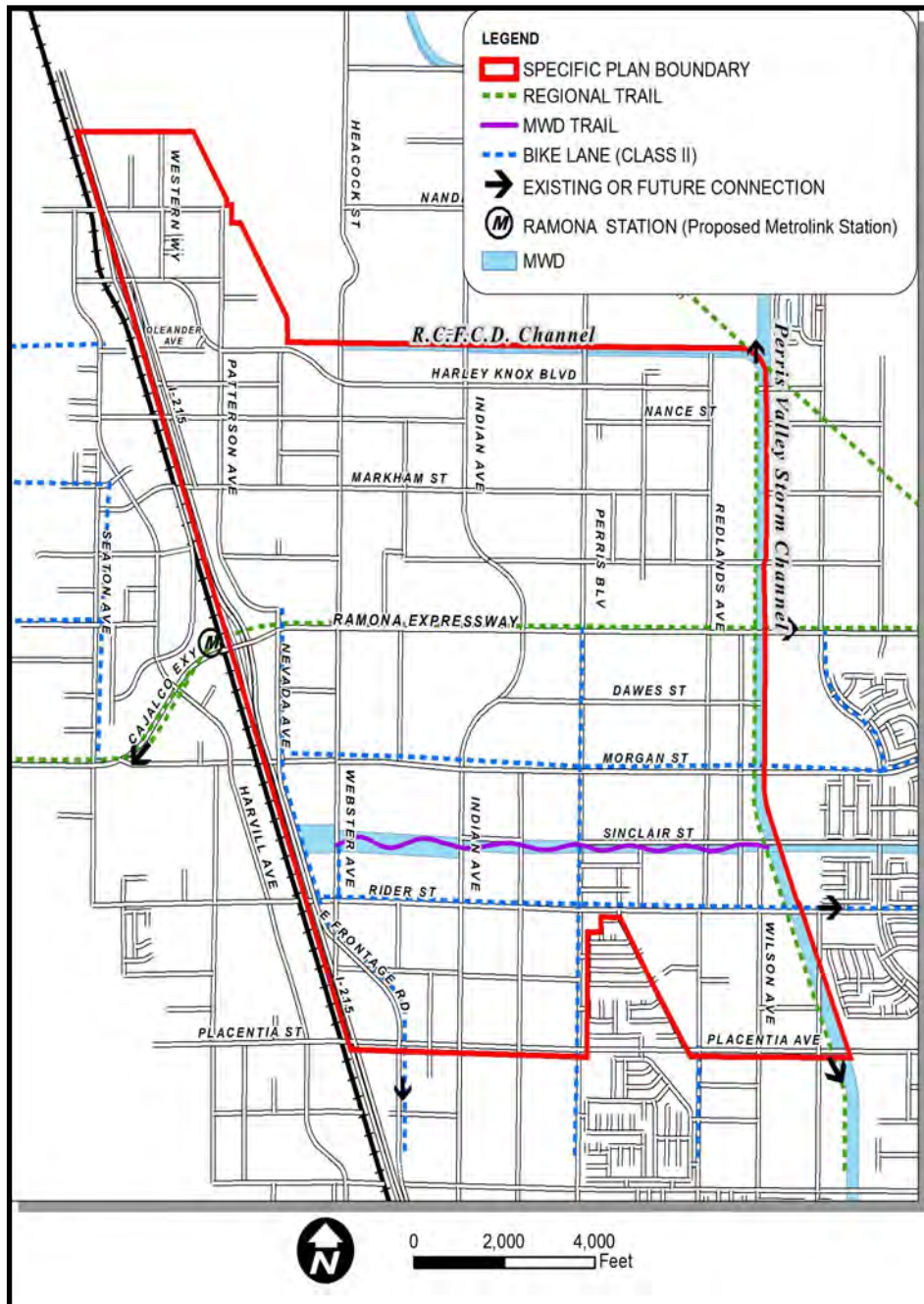


Current Mass Transit Map

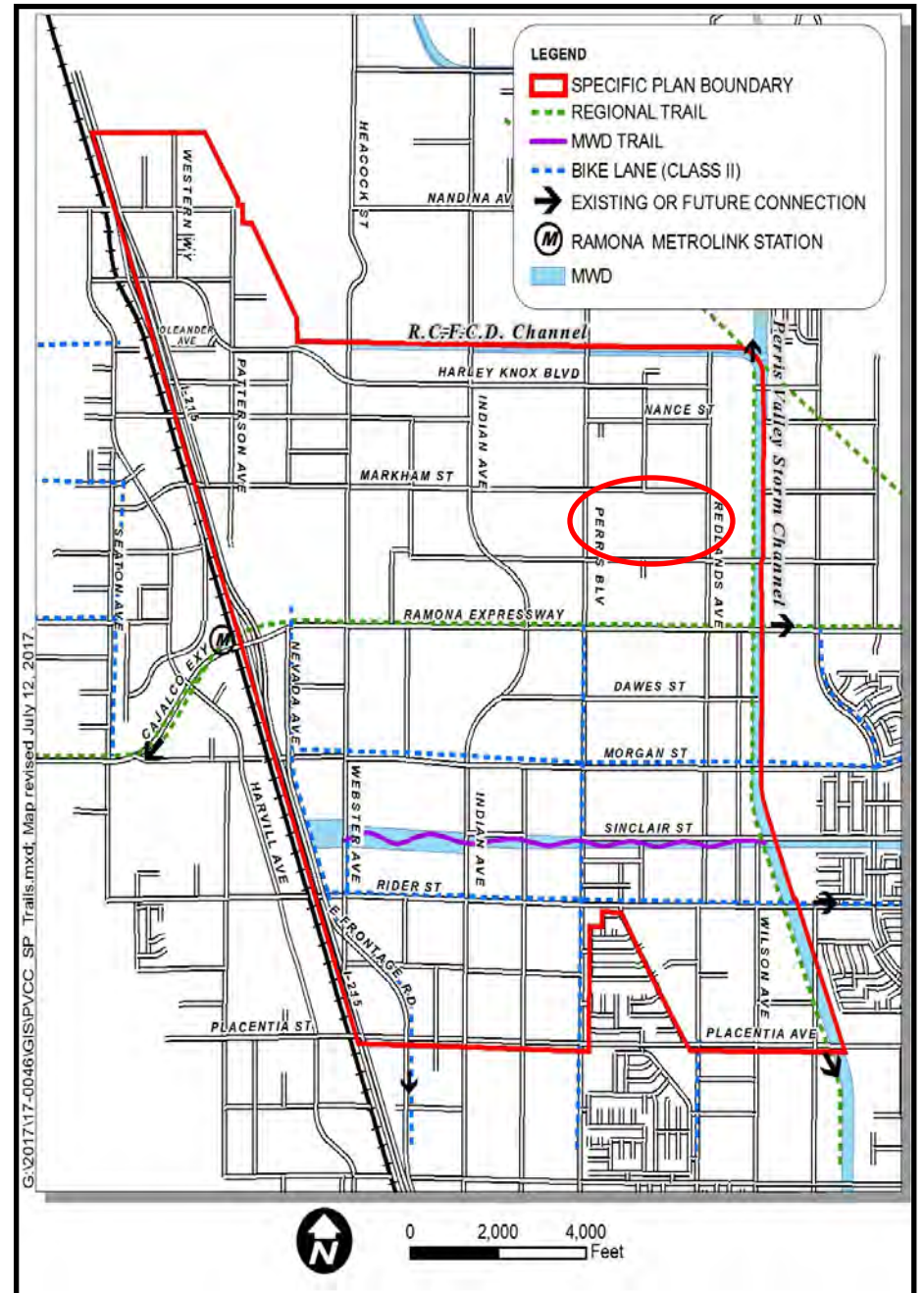


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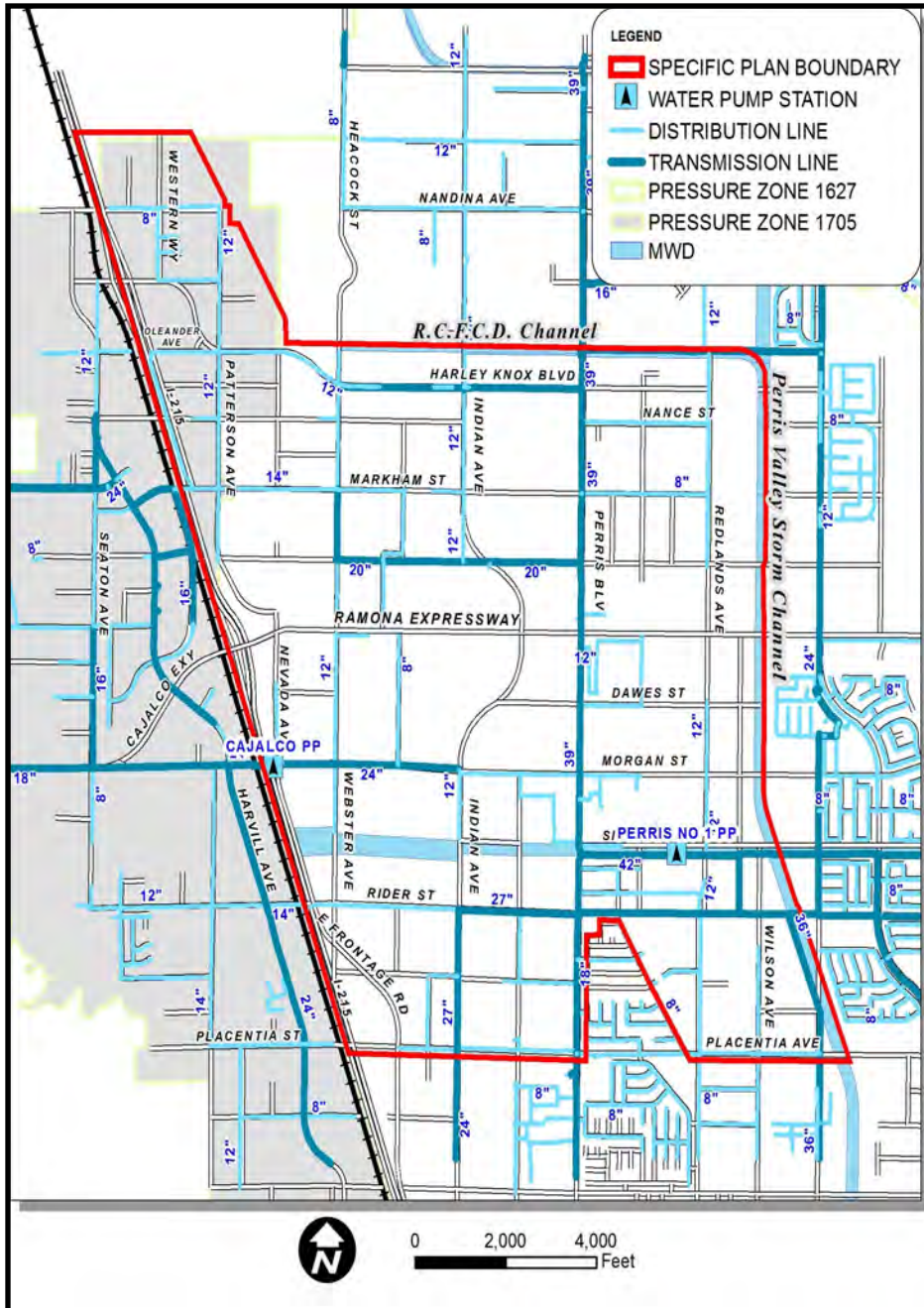
2012 Approved Trails System Map



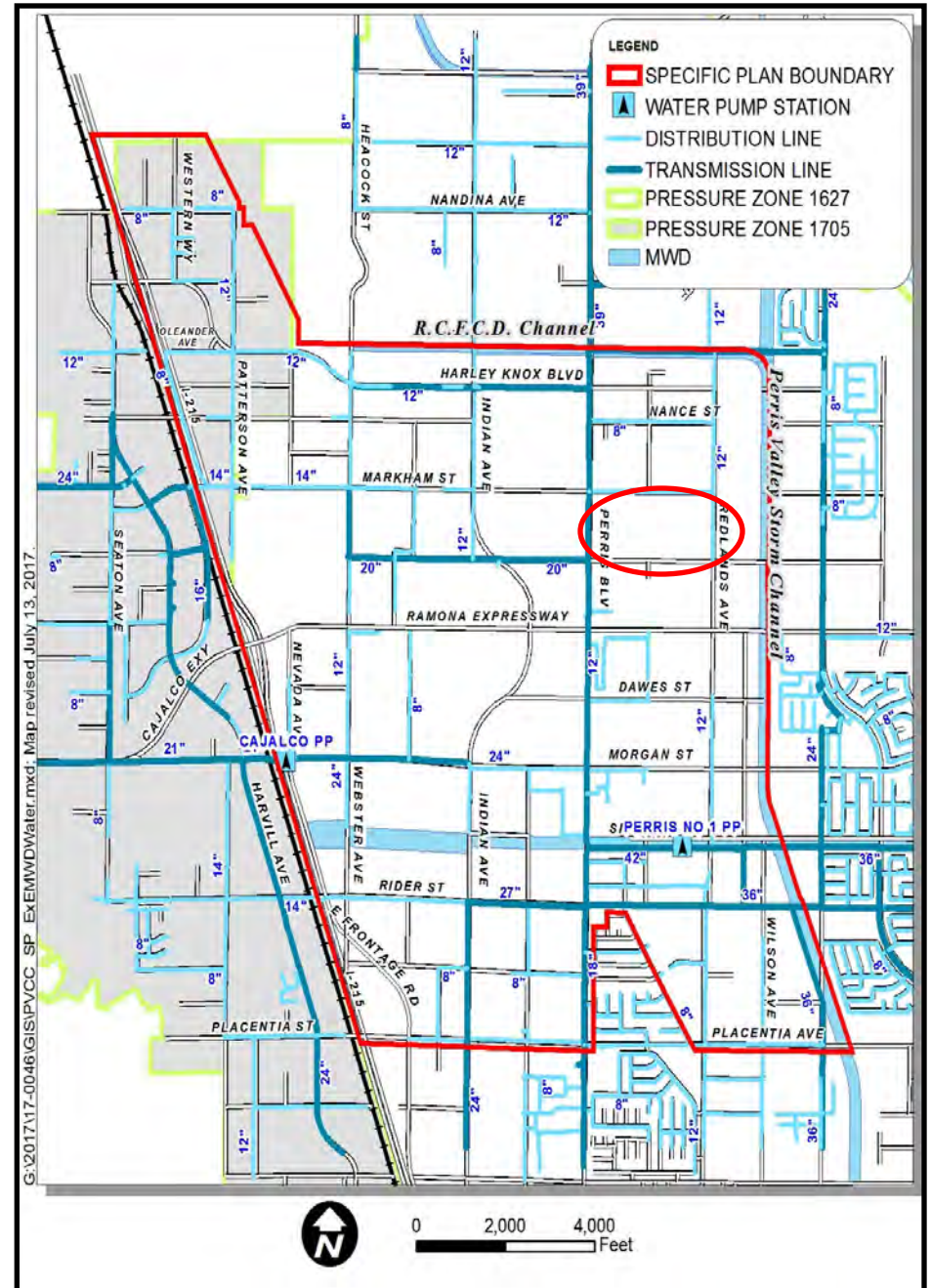
Current Trails System Map



2012 Approved Existing Water Map



Current Existing Water Map

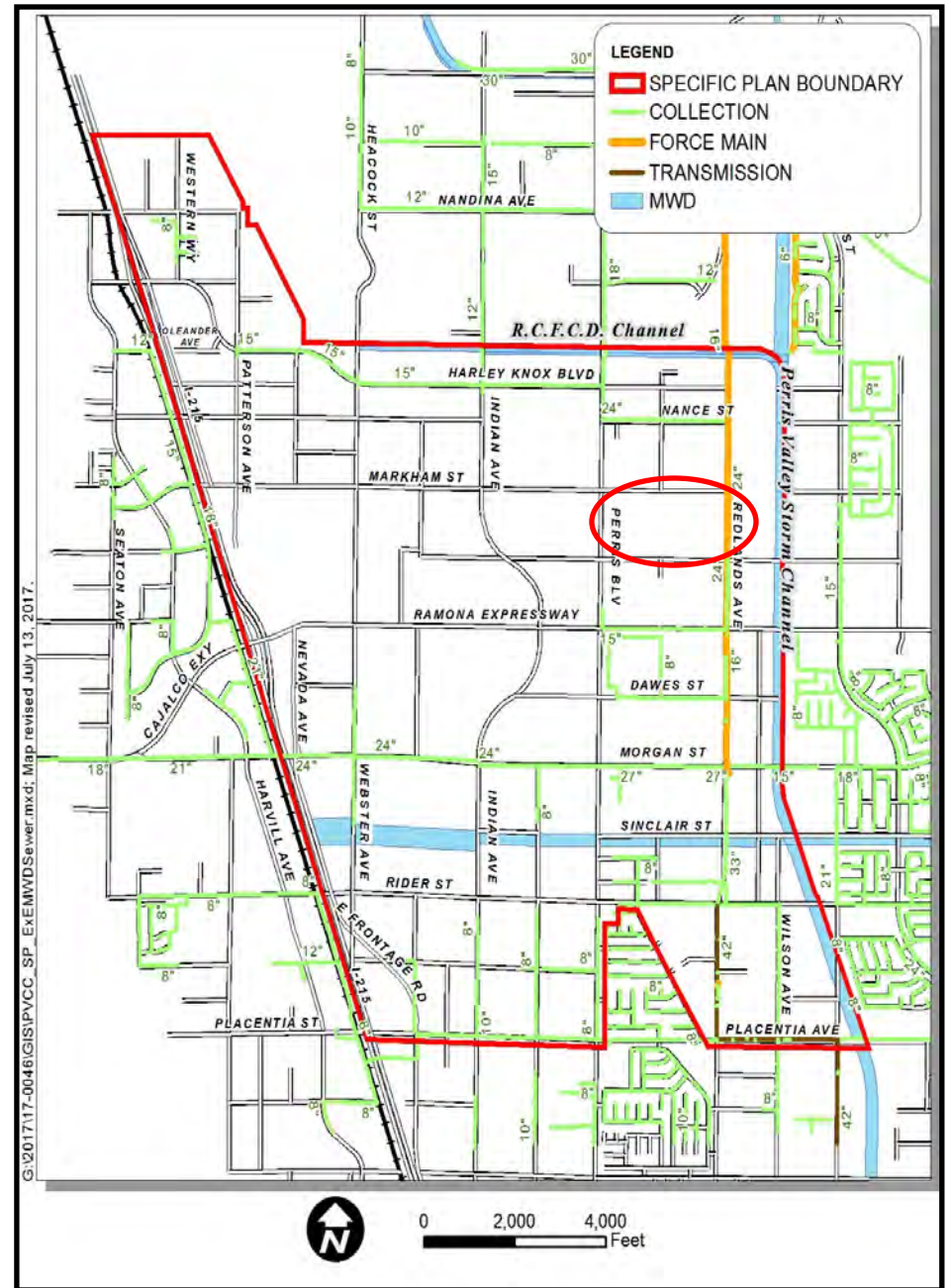


G:\2017\117-0046\GIS\PVCC_SP_EXEMWWDWater.mxd. Map revised July 13, 2017.

2012 Approved Existing Sewer Map

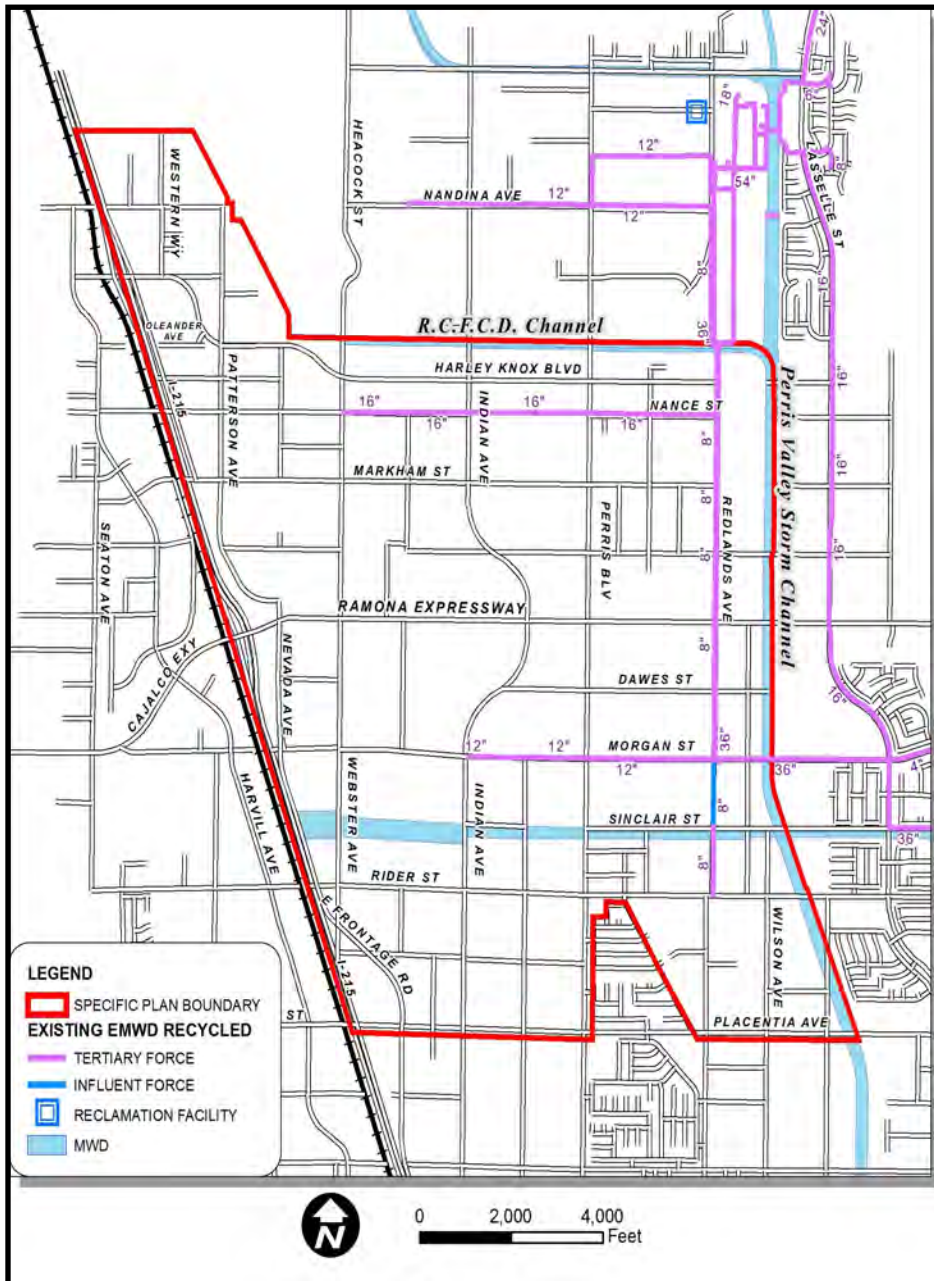


Current Existing Sewer Map

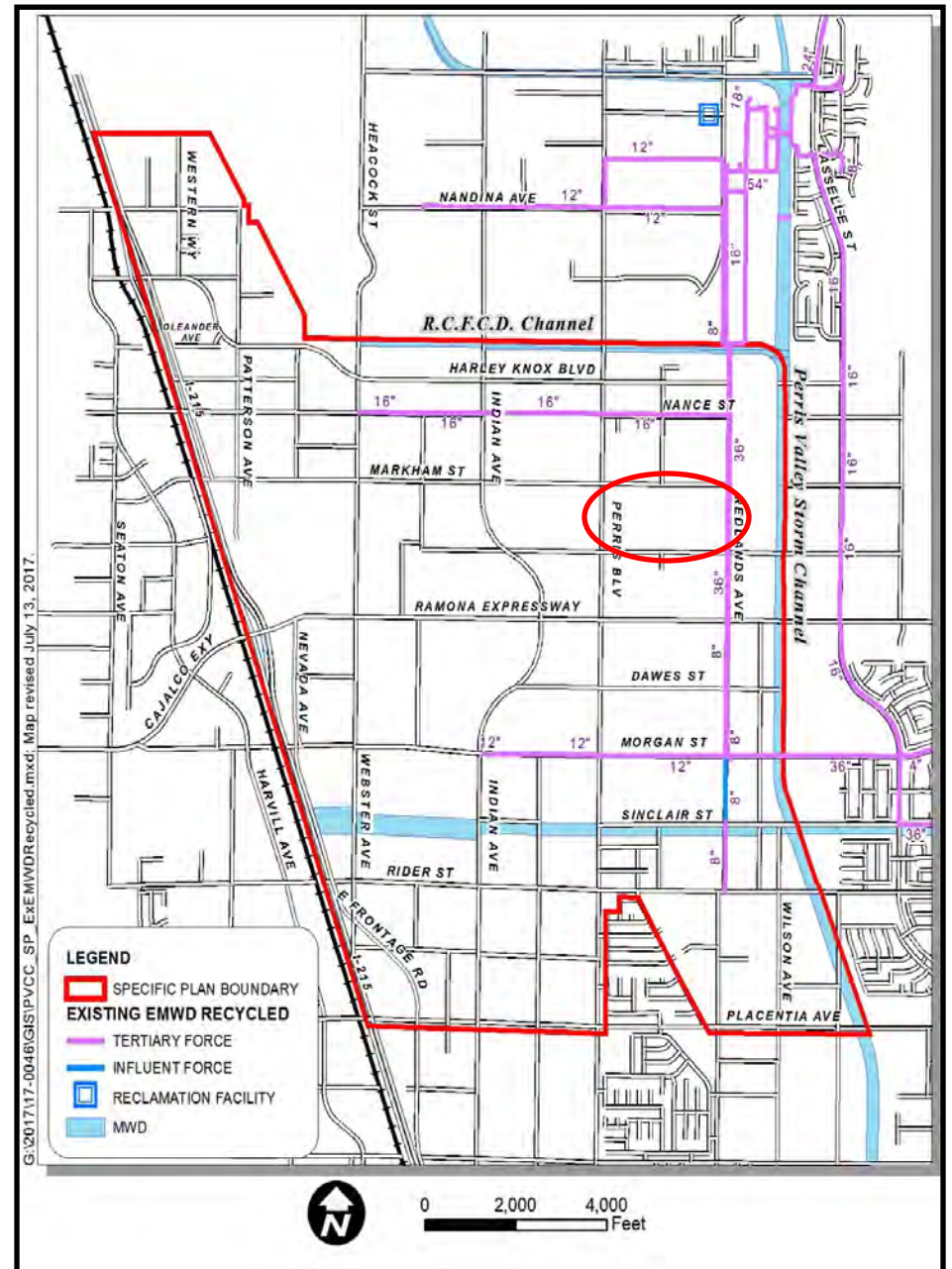


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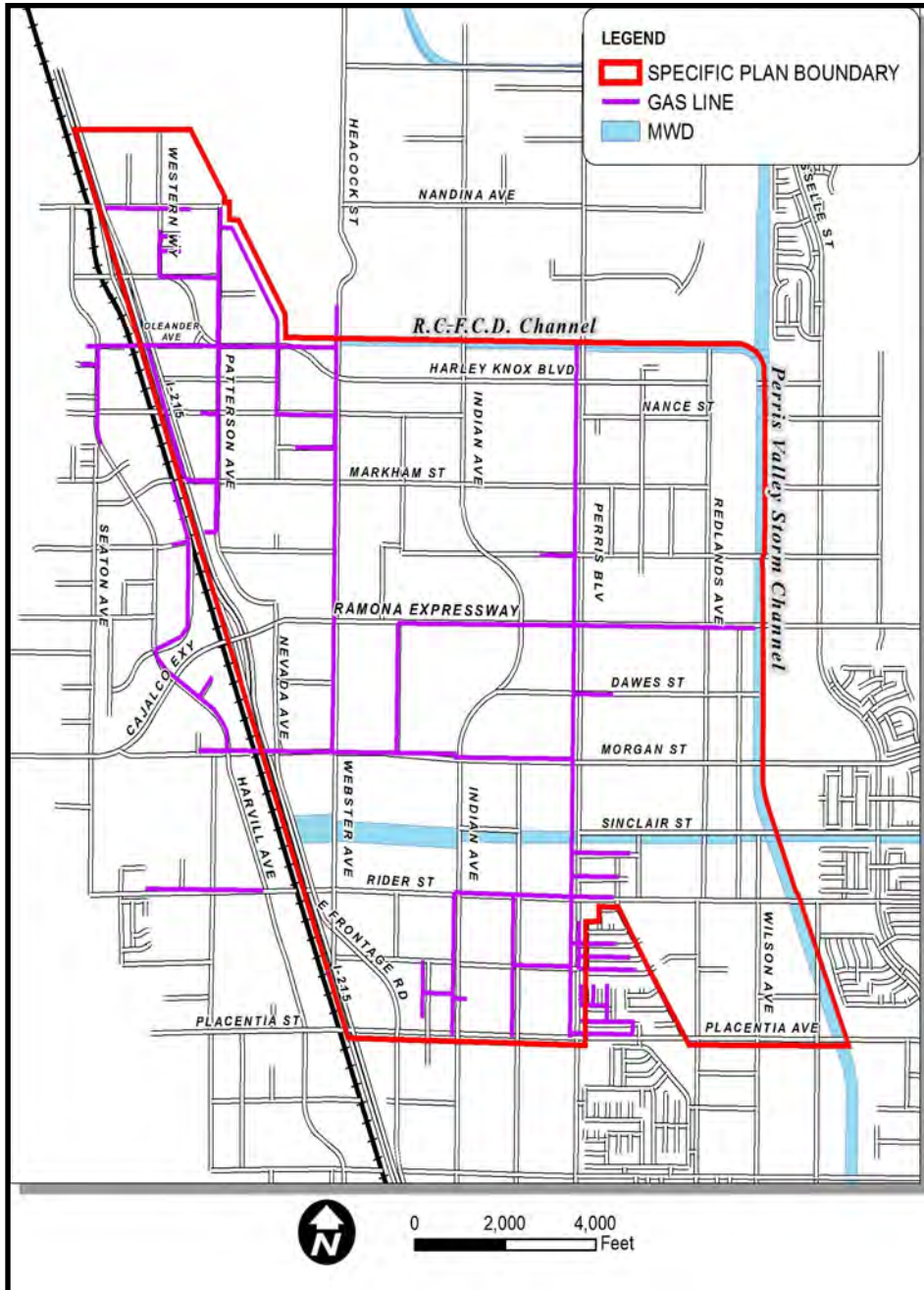
2012 Approved Recycled Water Map



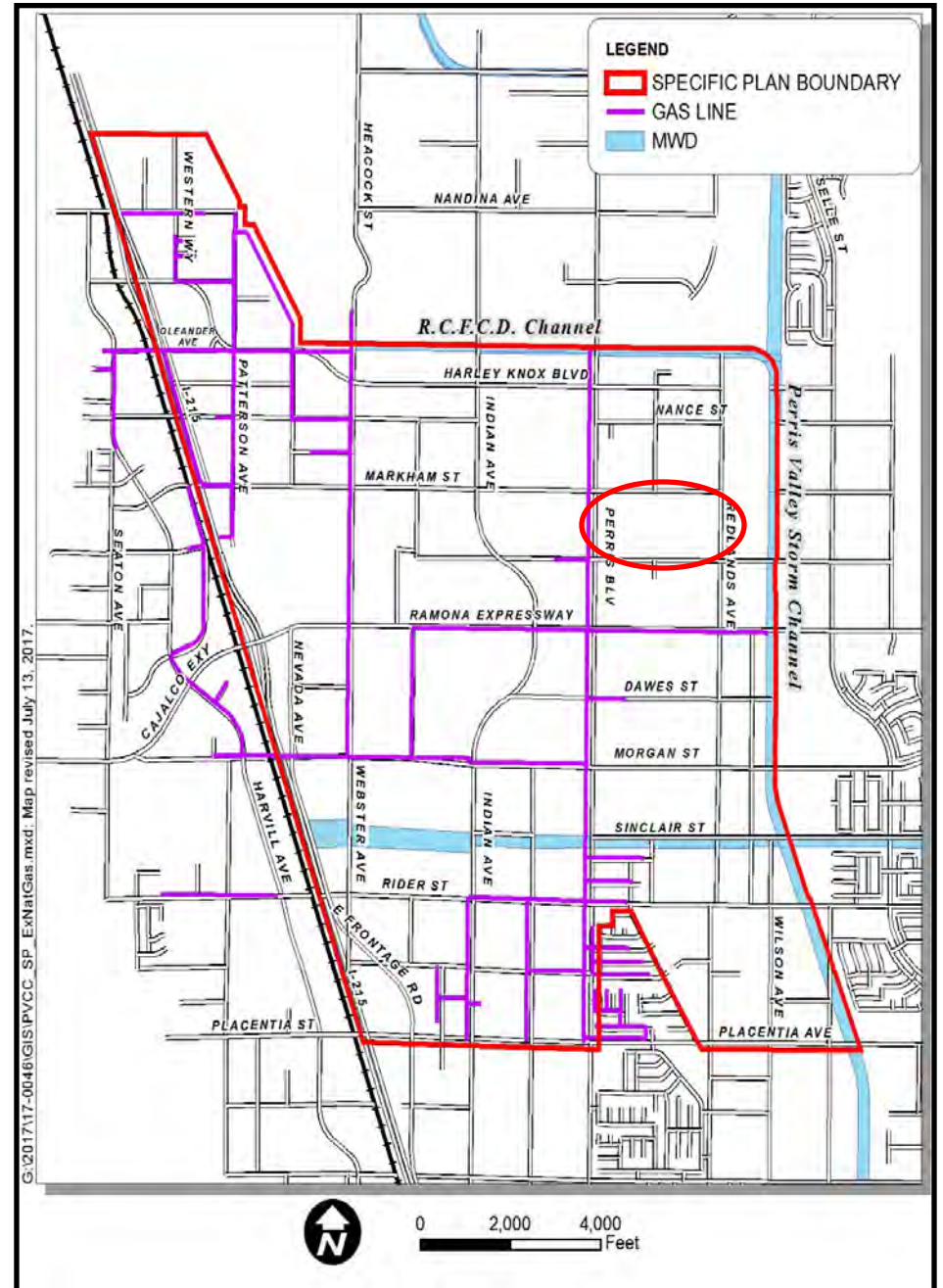
Current Recycled Water Map



2012 Approved Existing Natural Gas Map

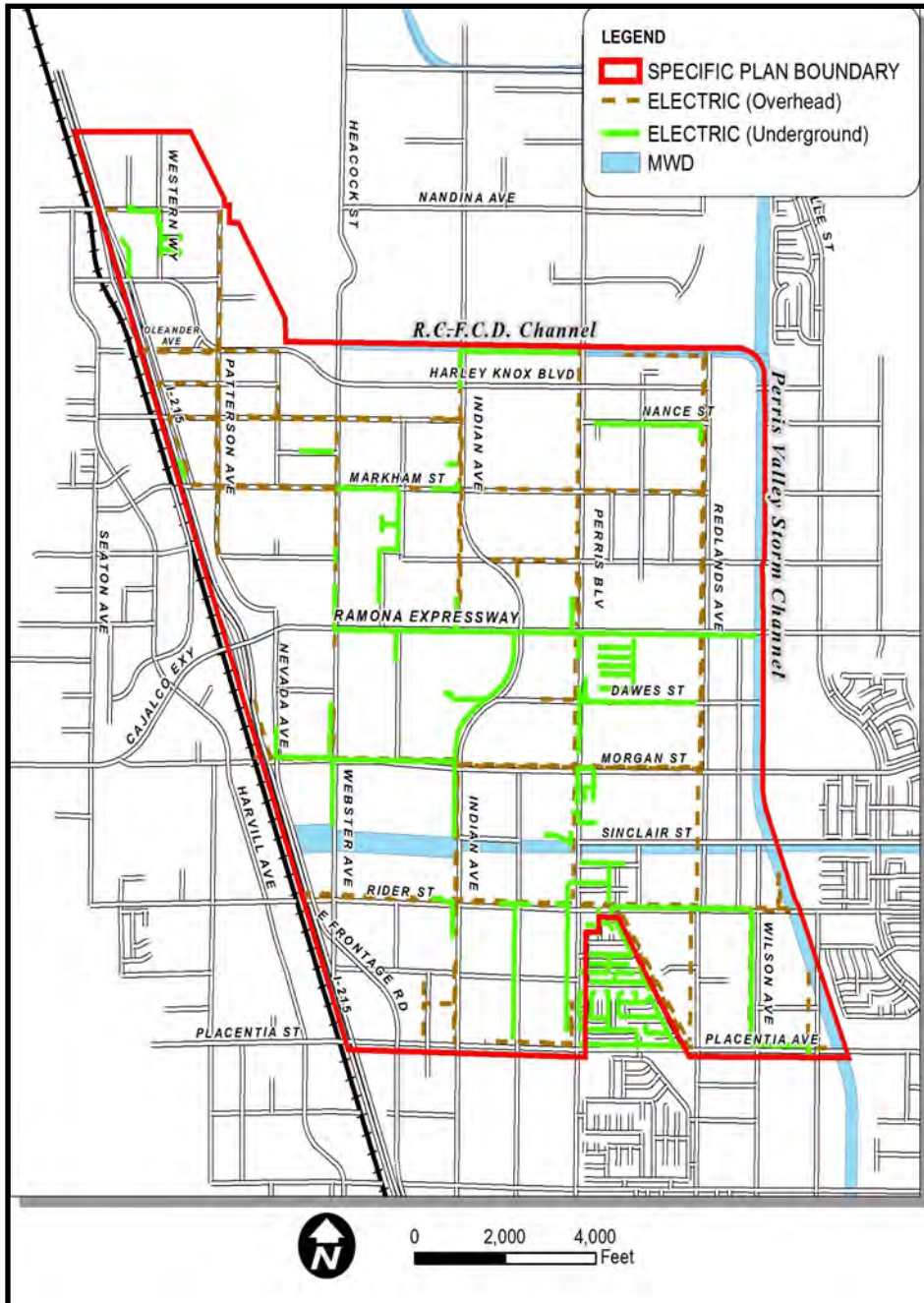


Current Existing Natural Gas Map



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2012 Approved Existing Electric Map

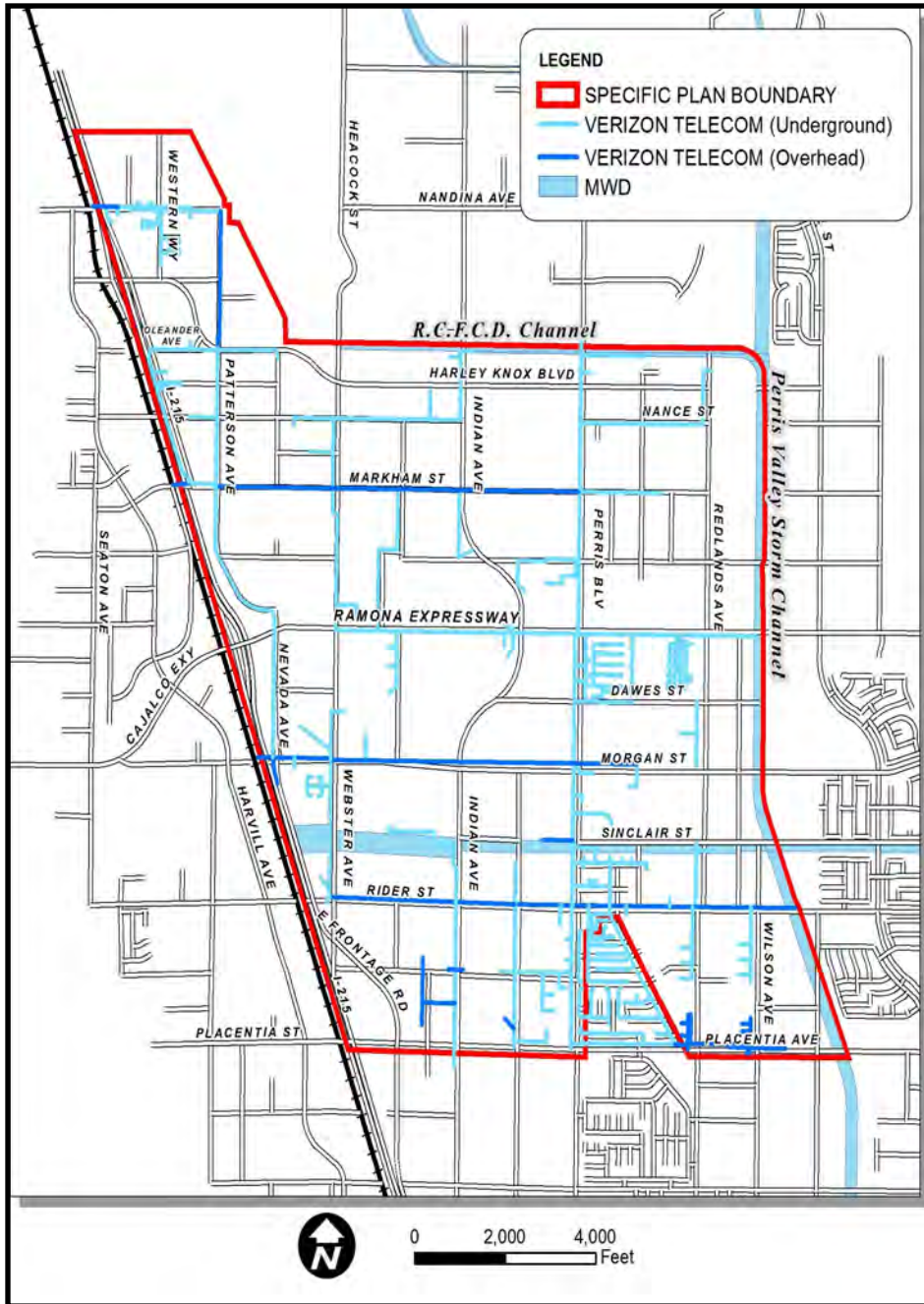


Current Existing Electric Map

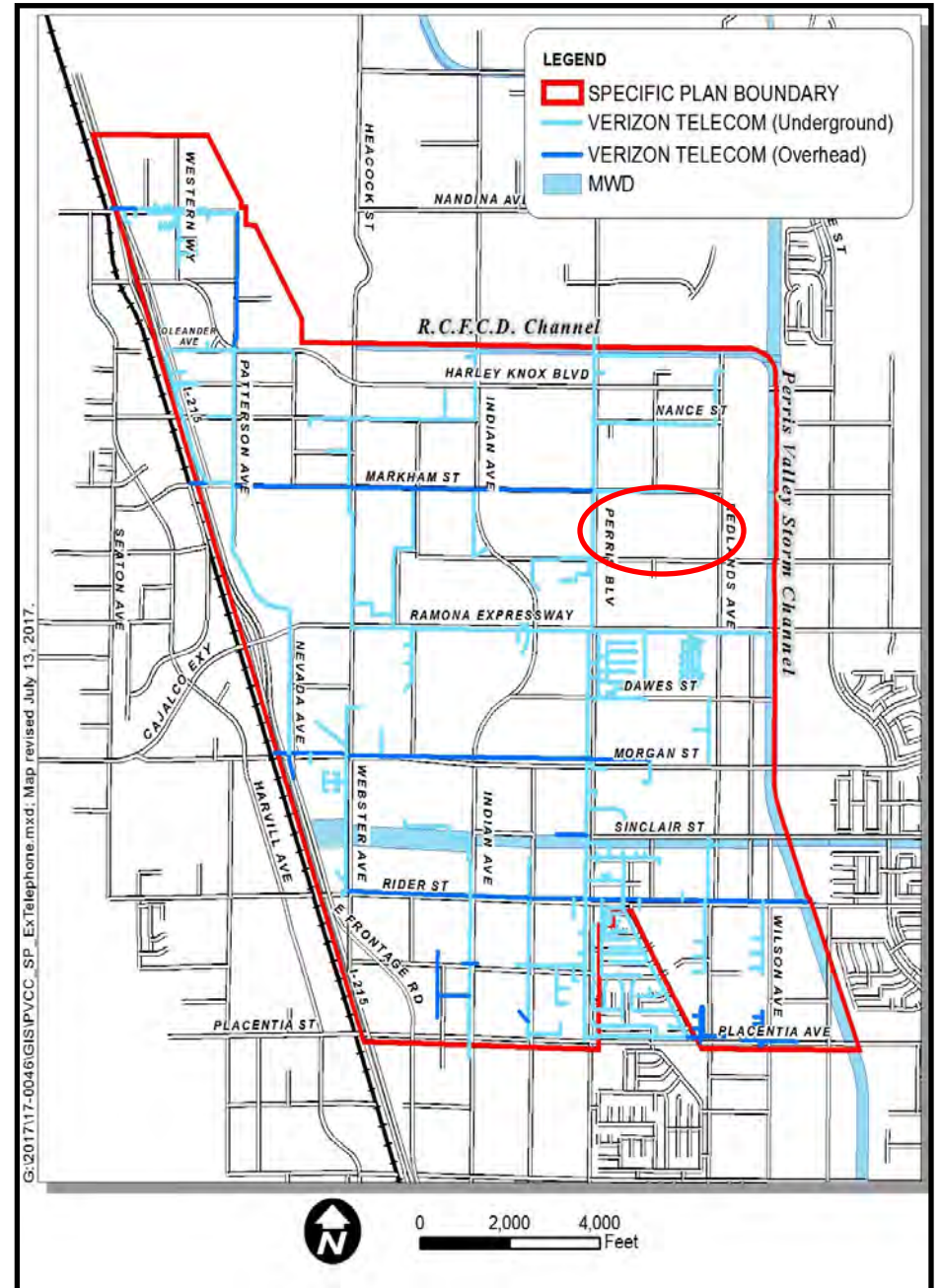


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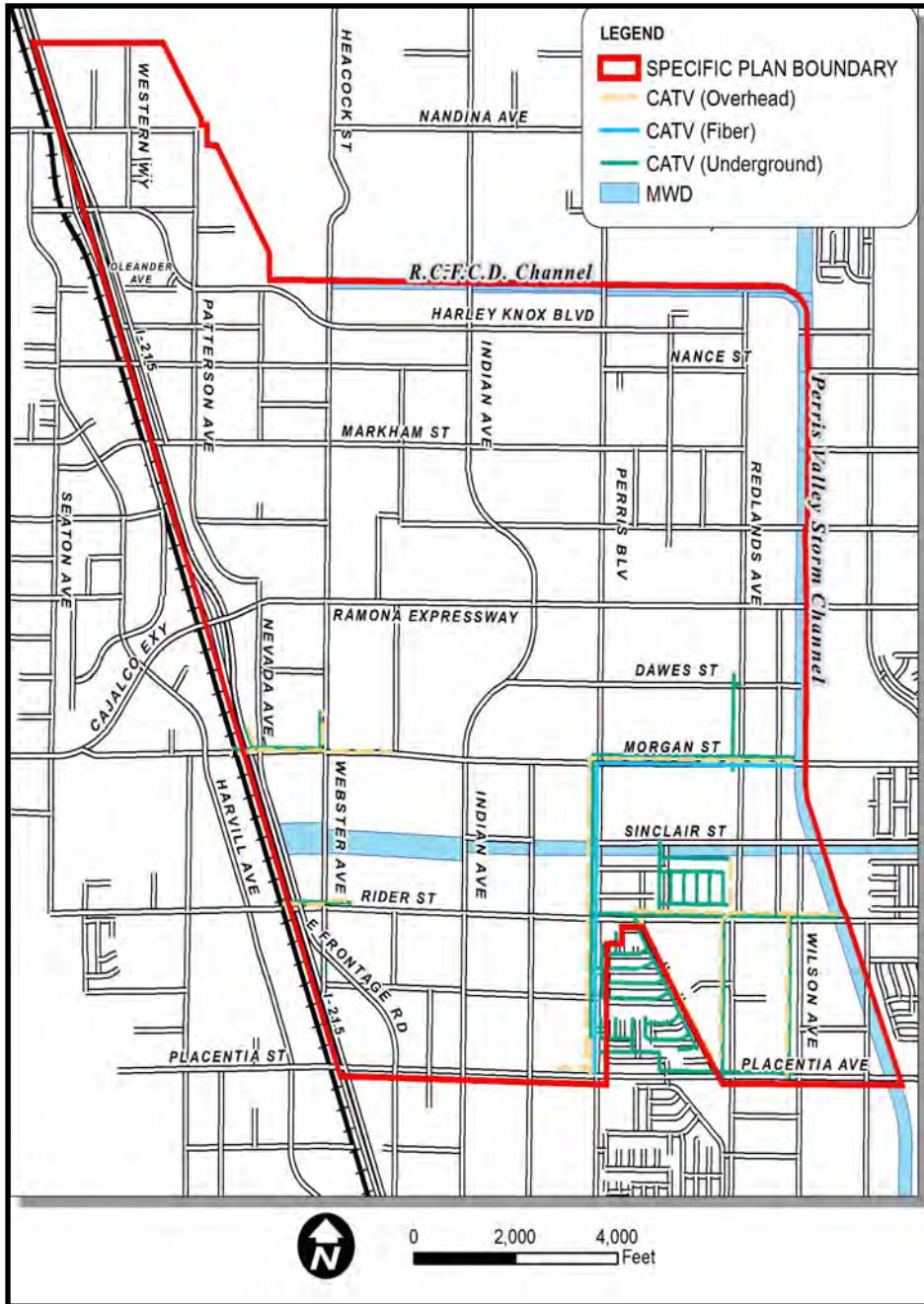
2012 Approved Existing Telephone



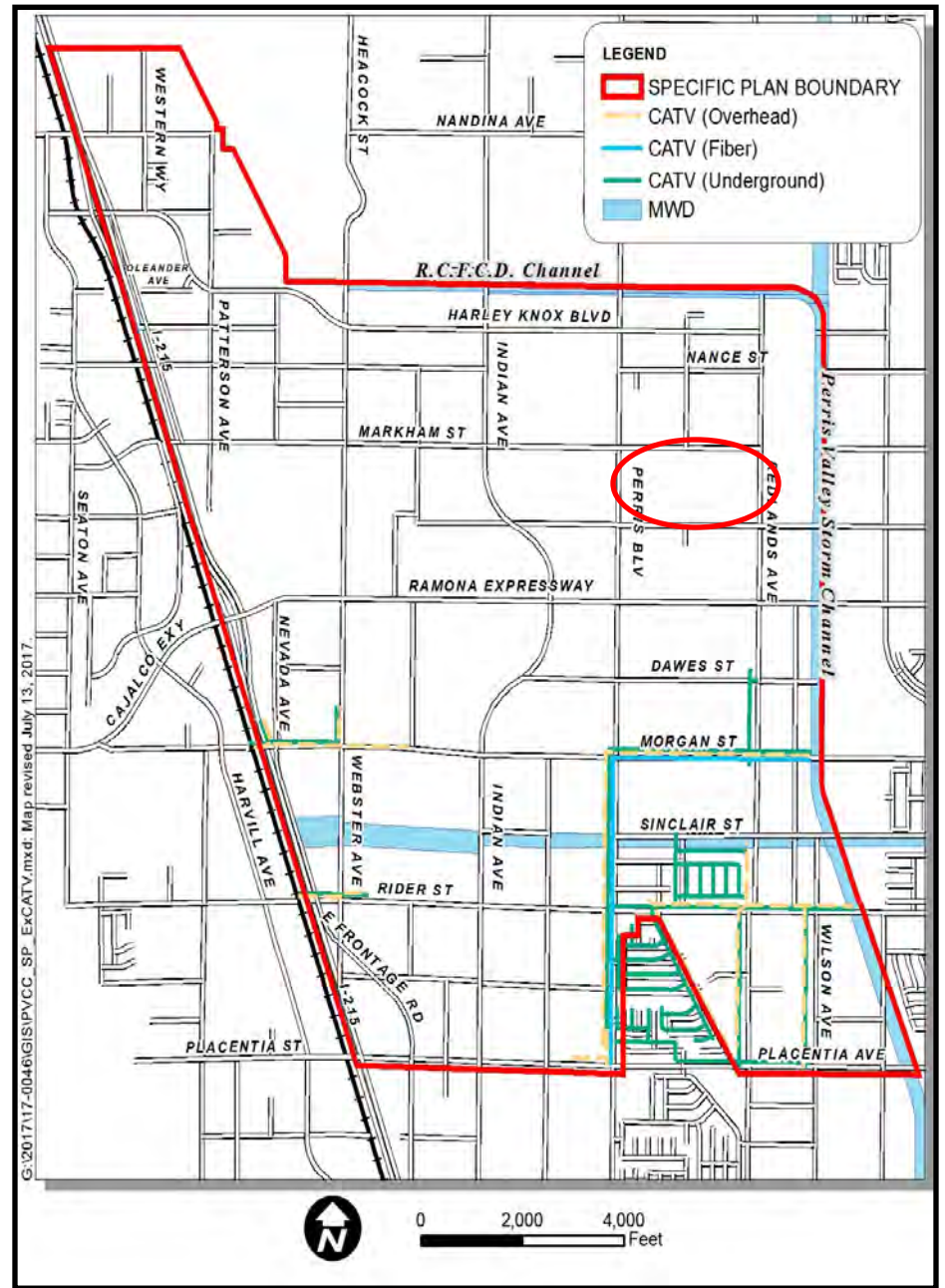
Current Existing Telephone



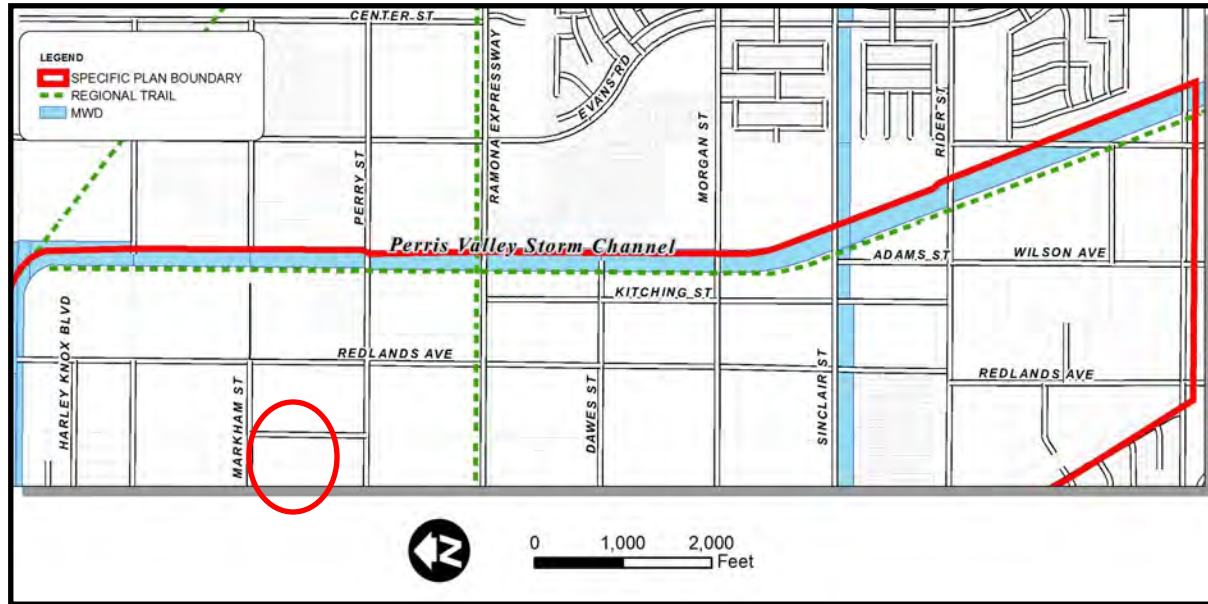
2012 Approved Existing Cable



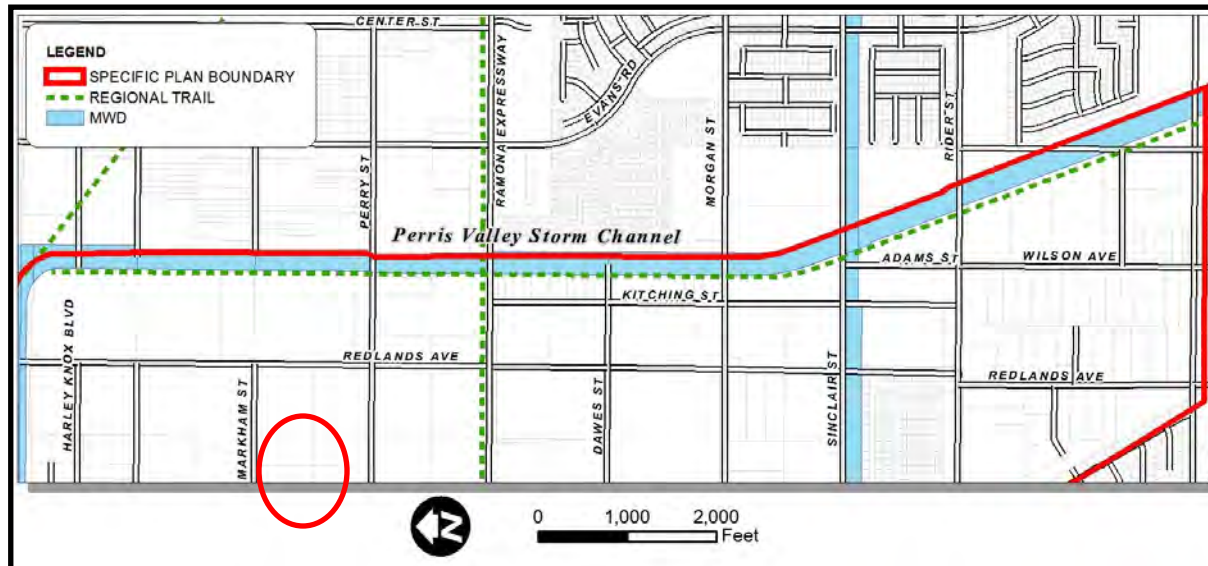
Current Existing Cable



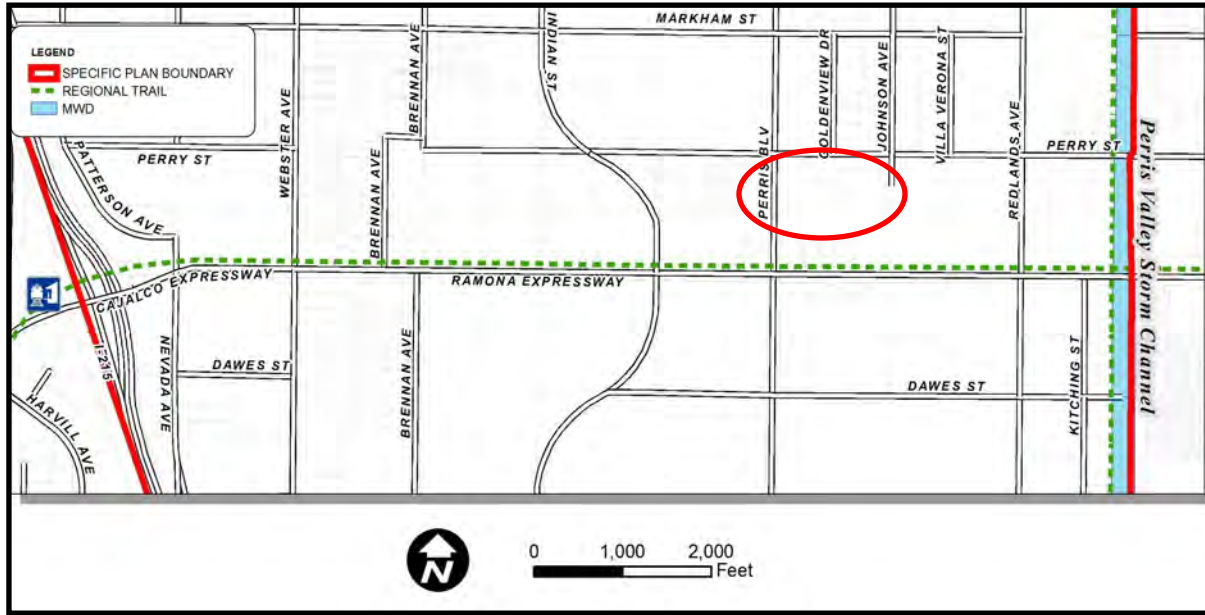
2012 Approved Perris Valley Storm Drain Channel Trail



Current Perris Valley Storm Drain Channel Trail



2012 Approved Ramona Expressway Trail



Current Ramona Expressway Trail

