

**ORDINANCE NUMBER 1434**

***AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA APPROVING SPECIFIC PLAN AMENDMENT 19-05287 TO THE PERRIS VALLEY COMMERCE CENTER SPECIFIC PLAN (PVCCSP) TO CHANGE THE LAND USE DESIGNATION OF APPROXIMATELY 13.6 ACRES FROM COMMERCIAL (C) TO LIGHT INDUSTRIAL (LI) TO FACILITATE THE DEVELOPMENT OF A 304,572 SQUARE FOOT NON-REFRIGERATED INDUSTRIAL WAREHOUSE LOCATED ON THE SOUTHEAST CORNER OF RAMONA EXPRESSWAY INDIAN AVENUE AND MAKING FINDINGS IN SUPPORT THEREOF.***

***WHEREAS***, the applicant, Lars Anderson with PR Partners, LLC., proposes to amend the Perris Valley Commerce Center Specific Plan (“PVCCSP”) to change the zoning designation from Commercial (C) to Light Industrial (LI) and construct the Ramona, Perris and Indian Industrial Development Project, which is a 304,572 sq. ft. non-refrigerated industrial/warehouse buildings along with the required improvements on a 13.6-acre site located on the south side of Ramona Expressway between Indian Avenue and Perris Boulevard; and

***WHEREAS***, Specific Plan Amendment 19-05287 (“SPA 19-05287”) and Development Plan Review 19-00012 (“DPR 19-00012”) applications were submitted for consideration of architectural design and site layout and operations for the above-mentioned project (“Project”); and

***WHEREAS***, the proposed SPA 19-05287 will not conflict with the goals, policies, and implementation measures set forth in the General Plan; and

***WHEREAS***, the proposed SPA 19-05287 and DPR 19-00012 are considered a “project” as defined by the California Environmental Quality Act (“CEQA”);

***WHEREAS***, Environmental Impact Report (SCH: 2021050021) was prepared for the Project (DPR 19-00012 and SPA 19-05287); and

***WHEREAS***, the Planning Commission conducted a duly noticed public hearing on May 18, 2022, regarding Environmental Impact Report (SCH: 2021050021), SPA 19-05287, and DPR 19-00012, at which time the Planning Commission recommended that the City Council not certify Environmental Impact Report (SCH: 2021050021), and deny SPA 19-05287, and DPR 19-00012 after considering all oral and written testimony submitted by members of the public and City staff including, without limitation, the materials in the agenda submittal and accompanying documents; and

***WHEREAS***, on July 26, 2022, the City Council conducted a duly noticed public

hearing on the Project, and continued the project for revisions related to the retention of approximately 2 acres for commercial use on the southwest corner of Ramona Expressway and Perris Boulevard; and

**WHEREAS**, on September 12, 2023, the City Council conducted a duly noticed public hearing on Environmental Impact Report (SCH: 2021050021), SPA 19-05287, and DPR 19-00012, at which time all interested persons were given full opportunity to be heard to present evidence; and

**WHEREAS**, by Resolution Number (*next in order*), the City Council certified Environmental Impact Report (SCH: 2021050021) for the proposed SPA 19-05287 and DPR 19-00012; 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 without limitation all oral and written evidence presented to the City during all project meetings and public 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 No. (*next in order*) 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 Environmental Impact Report (SCH: 2021050021) as it relates to the Project, which is sufficiently detailed so that all of the significant environmental effects of the Project have been adequately evaluated and mitigated. Further, City Council Resolution No. (*next in order*) certified and adopted Environmental Impact Report (SCH: 2021050021) and the related Mitigation Monitoring and Reporting Program. Therefore, City Council Resolution no. (*next in order*)’s findings related to, certification of, and adoption of the Environmental Impact Report (SCH: 2021050021) and the related Mitigation Monitoring and Reporting Program for the Project are incorporated herein by this reference as if set forth in full.

**Section 3.** The City Council further finds, based upon the forgoing and the information contained within the agenda submittal and accompanying attachments/exhibits, as well as all oral and written testimony and presentations made by members of the public and City staff at the public hearing on September 12, 2023, with respect to the Project, the following regarding Specific Plan Amendment 19-05287:

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

The Project is located in Planning Area Three of the General Plan Land Use Element. Though Planning Area Three is subtitled: Agricultural Preserve Area, the purpose statement of Planning Area Three indicates that the transition of this area from agricultural to commercial and industrial uses should be encouraged to "enhance the economy of the City", due to the proximity to the I-215 freeway, and several distribution centers in the surrounding area. Additionally, there are no lands within the City boundaries designated or zoned for agricultural uses. Further, as part of the 2005 City of Perris General Plan update, it is the General Plan's policy to orderly convert agricultural lands to other approved land uses with the modernization of the City. The change of use from Commercial to Light Industrial is consistent with the General Plan purpose for this area of the Perris Valley Commerce Center Specific Plan (PVCCSP).

*B. The Specific Plan provides adequate text and diagrams to adequately address the following issues in detail:*

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

SPA 19-05287 proposes to amend the land use designation of 13.6 acres of the Perris Valley Commerce Center Specific Plan from Commercial to Light Industrial, and will not impact areas designated as open space.

*2. 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 area covered by the Plan and needed to support the land uses described in the Plan.*

An Environmental Impact Report (SCH:2021050021) was prepared for the Project and determined that there would be no impacts to major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities in the area. Specifically, the following were found to be consistent with the PVCCSP and General Plan :

- The proposed Project will install or make fair share contributions toward necessary infrastructure, pay established development impact fees (DIF), and pay regional impact fees (Traffic Uniform Mitigation Fee or TUMF for traffic, Multiple Species Habitat Conservation Plan fees to protect biological species and habitat, etc.);
- The analysis in the Initial Study and other sections of this EIR conclude the Project will not result in significant impacts related to hazards or hazardous conditions (e.g., flooding, wildfires, earthquakes) with implementation of the recommended standard conditions and mitigation measures;
- Section 4.10 of the EIR demonstrates the Project will help further the City's circulation goals and policies regarding non-vehicular transportation. It also

demonstrates the Project will have less than significant impacts relative to VMT and will make various adjacent street improvements for planning and engineering purposes;

- Although LOS is no longer a CEQA-required topic, the Project will make and/or fund appropriate street, traffic signal, and other appropriate intersection improvements to support the proposed development consistent with the City's development review process;
  - A biological assessment was conducted on the Project site. Section 4.3 of the EIR demonstrates the Project will not have significant impacts on biological resources with implementation of a number of standard conditions and mitigation measures recommended in the PVCCSP EIR;
  - Section 4.7 of the EIR demonstrates the Project will not result in significant impacts to either short- or long-term water quality through preparation and implementation of a Storm Water Pollution Prevent Plan and a Water Quality Management Plan;
  - The Project will comply with current State Green Building Code and EMWD water conservation requirements. The Project will not result in significant impacts relative to solid waste generation;
  - EIR Section 4.12 demonstrates the Project will comply with established waste reduction and recycling programs including construction waste; and
  - Section 4.7 of the EIR demonstrates the Project will not be subject to flooding and the proposed drainage system will accommodate onsite runoff so that there will be no significant increase in downstream offsite runoff.
3. *Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.*

Section 4.0 On-Site Design Standards and Guidelines, Section 5.0 Off-Site Design Standards and Guidelines, Section 6.0 Landscape Standards and Guidelines, Section 7.0 Commercial Standards and Guidelines, Section 8.0 Industrial Design Standards and Guidelines, Section 9.0 Business/Professional Office Standards and Guidelines, Section 10.0 Residential Design Guidelines, and Section 11.0 Public Standards and Guidelines of the PVCCSP provide for standards for conservation, development, and the utilization of natural resources, where applicable. The Project does not propose any amendments to these sections of the existing specific plan.

4. *A program of implementation measures including regulation, programs, public works projects, and financing measures necessary to carry out the provisions contained in paragraphs 1, 2, and 3 above.*

Several sections of the PVCCSP provide implementation measures including regulation, programs, public works projects, and financing measures necessary to carry out the provisions related to the major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities. Specifically, Chapter 3.0 – Infrastructure Plan, Section 4.2.1 – General On-Site Project Development Standards and Guidelines, Section 13.0 – Implementation and Administrative Process, Section 13.3.4 – Community Improvements, and Section 13.4 – Financing and Maintenance Mechanisms adequately address infrastructure implementation programs and financing measures. None of these sections of the PVCCSP will be amended in conjunction with the proposed Specific Plan Amendment.

**Section 3.** Based on the forgoing, the information contained on the staff report and supporting attachments/exhibits and all oral and written presentations and testimony made by City staff and members of the public presented at the public hearing on September 12, 2023, the City Council hereby approves Specific Plan Amendment 19-05287 (attached hereto) changing the land use designation of 13.6 acres of the Perris Valley Commerce Center Specific Plan from Commercial to Light Industrial.

**Section 4.** 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 5.** 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 26<sup>th</sup> day of September 2023.

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Mayor, Michael M. Vargas

ATTEST:

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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 1434 was duly and regularly introduced by the City Council of the City of Perris at a regular meeting held the 12<sup>th</sup> day of September 2023 and was duly and regularly adopted by the City Council of the City of Perris at a regular meeting held the 26<sup>th</sup> day of September 2023, by the following called vote:

AYES: RABB, ROGERS, VARGAS

NOES: NAVA, CORONA

ABSENT: NONE

ABSTAIN: NONE

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City Clerk, Nancy Salazar

**Attachments:**

SPA Land Use Amendment – - Available Electronically at City's Website:

[https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-269#docan1206\\_1313\\_479](https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-269#docan1206_1313_479)