

ORDINANCE NUMBER 1435

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA INCORPORATING THE FINDINGS & DETERMINATIONS RELATING TO AND ADOPTION OF MITIGATED NEGATIVE DECLARATION NO. 2377 (STATE CLEARINGHOUSE #2022110113) AND THE RELATED MITIGATION MONITORING AND REPORTING PROGRAM AS PROVIDED IN RESOLUTION NO. 6267; AND APPROVING SPECIFIC PLAN AMENDMENT 22-05052 TO THE PERRIS VALLEY COMMERCE CENTER SPECIFIC PLAN (PVCCSP) TO REMOVE RUSSELL WAY, A PAPER/UNDEVELOPED STREET FROM THE PVCCSP CIRCULATION PLAN TO FACILITATE THE DEVELOPMENT OF A 301,101 SQUARE FOOT NON-REFRIGERATED INDUSTRIAL WAREHOUSE LOCATED ON THE WEST SIDE OF REDLANDS AVENUE AND MAKING FINDINGS IN SUPPORT THEREOF.

WHEREAS, the applicant, Michael Johnson of Lake Creek LLC., proposes to amend the Perris Valley Commerce Center Specific Plan (“PVCCSP”) to remove Russell Way, a paper/undeveloped street from the PVCCSP Circulation Plan, merge eight (8) existing parcels into one (1) parcel, and construct the Redlands West Industrial Development Project, which is a 301,101 sq. ft. non-refrigerated industrial/warehouse buildings along with the required improvements on a 20.14-acre site located on the west side of Redlands Avenue between Rider Street and Placentia Avenue; and

WHEREAS, Specific Plan Amendment (“SPA 22-05052”), Tentative Parcel Map (“TPM 22-05029”), and Development Plan Review (“DPR 20-00020”) applications were submitted for consideration of architectural design and site layout and operations for the above-mentioned project (“Project”); and

WHEREAS, the proposed SPA 22-05052 will not conflict with the goals, policies, and implementation measures set forth in the General Plan; and

WHEREAS, Mitigated Negative Declaration No. 2377 (SCH: 2022110113) was prepared for the Project (DPR 20-00020, TPM 22-05029 and SPA 22-05052); and

WHEREAS, the Planning Commission conducted a duly noticed public hearing on January 18, 2023 regarding Mitigated Negative Declaration No. 2377 (SCH: 2022110113), SPA 22-05052, TPM 22-05029 and DPR 20-00020; and the Planning Commission recommended that the City Council adopt Mitigated Negative Declaration No. 2377 (SCH: 2022110113), and approve SPA 22-05052, TPM 22-05029 and DPR 20-00020 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 February 28, 2023, the City Council conducted a duly noticed public hearing on the Project, including the applicant request to continue the item to April 11, 2023 in order to revise the project to meet the Good Neighbor Guidelines and provide revisions to the Project plans and technical studies; and

WHEREAS, on April 11, 2023, the City Council conducted a duly noticed public hearing on the Project, including the applicant request to continue the item off calendar because additional time was needed to provide the revisions to the Project plans and technical studies, and to address the concerns and comments from Planning Commission, City Council, and resident; and

WHEREAS, on October 10, 2023, the City Council conducted a duly noticed public hearing on Mitigated Negative Declaration No. 2377 (SCH: 2022110113), SPA 22-05052, TPM 22-05029 and DPR 20-00020, at which time all interested persons were given full opportunity to be heard to present evidence; and

WHEREAS, by Resolution No. 6267, the City Council adopted the Mitigated Negative Declaration (MND) and the Mitigation Monitoring and Reporting Program (MMRP) (SCH: 2022110113) for the proposed SPA 22-05052, TPM 22-05029 and DPR 20-00020; 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. 6267 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 Mitigated Negative Declaration No. 2377 (SCH: 2022110113) 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. 6267 adopted Mitigated Negative Declaration No. 2377 (SCH: 2022110113) and the related Mitigation Monitoring and Reporting Program. Therefore, City Council Resolution No. 6267’s findings related to, and adoption of the Mitigated Negative Declaration No. 2377 (SCH: 2022110113) 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 October 10, 2023, with respect to the Project, the following regarding Specific Plan Amendment 22-05052:

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

The proposed amendment to the Circulation Plan of the Perris Valley Commerce Center Specific Plan (“PVCCSP”) is consistent with the General Plan, in that the General Plan Land Use will remain within the PVCCSP and is located within the General Plan area designated as planning Area 3: Agricultural Conversion Area which is generally made up of commercial and industrial land uses.

In addition, the proposed Specific Plan Amendment promotes Goal III of the General Plan Land Use Element, and Goals II and V, and Policies V.A and VIII.B of the General Plan Circulation Element:

Goal III (Land Use Element): Commerce and industry to provide jobs for residents at all economic levels.

Goal II (Circulation Element): A well planned, designed, constructed, and maintained street and highway system that facilitates the movement of vehicles and provides safe and convenient access to surrounding developments.

Goal V (Circulation Element): Efficient goods movement.

Policy V.A (Circulation Element): Provide for safe movement of goods along the street and highway system.

Policy VIII.B (Circulation Element): Identify Transportation System Management (TSM) strategies that will assist in mitigating traffic impacts and that will maintain the desired level of service along the street and highway system.

- 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.*

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.*

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

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.*

The Specific Plan Amendment proposes to 1) Amend the Circulation Plan of the PVCCSP to remove an existing paper street in order to facilitate the proposed industrial warehouse project located within the Light Industrial zone, and will not impact existing land uses, including existing open space within the PVCCSP. The following maps have been revised to reflect the removal of the street from the PVCCSP:

- Figure 2.0-1 Specific Plan Land Use Designation Map
- Figure 3.0-1 Circulation Plan Map
- Figure 3.0-4 Mass Transit Routes
- Figure 3.0-5 Trails System Map
- Figure 3.0-7 Existing EMWD Water Map
- Figure 3.0-8 Existing EMWD Sewer Map
- Figure 3.0-9 Existing EMWD Recycled Water Map
- Figure 3.0-12 Existing Natural Gas Map
- Figure 3.0-13 Existing Electrical Map
- Figure 3.0-14 Existing Telephone Map
- Figure 3.0-15 Electrical Cable TV Map
- Figure 4.0-16 Residential Buffer Map

Chapters 4.0 – On-Site Design Standards and Guidelines, 5.0 – Off-Site Design Standards and Guidelines, 6.0 – Landscape Standards and Guidelines, 8.0 – Industrial Design Standards and Guidelines, provide adequate text and diagrams, and standards and criteria by which the proposed development will proceed, including standards for conservation, development, and utilization of natural resources, where applicable. The Specific Plan Amendment does not propose to change or revise any text or diagrams in these Chapters. As noted above, the Specific Plan Amendment proposes to revise Figures in Chapter 3 – Infrastructure Plan, to remove Russell Way, the paper street on the Project site from those maps where it is shown. The street will be vacated in order to facilitate the proposed industrial warehouse project.

Chapter 13 – Implementation and Administrative Process of the PVCCSP establishes a program of implementation measures including regulation, programs, and financing measures necessary to carry out the provisions contained in paragraphs 1, 2, and 3 above. Chapter 3 – Infrastructure Plan of the PVCCSP outlines public works projects within the PVCCSP with text and diagrams intended to guide and support development in the PVCCSP. As noted above, the project requires removal of a paper street detailed on several of the Figures contained within Chapter 3, in order to facilitate the proposed vacation of the street that will occur in connection with the proposed industrial warehouse project.

Section 3. Based on the forgoing, the information contained on the agenda submittal 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 26, 2023, the City Council hereby approves Specific Plan Amendment 22-05052 (attached hereto and incorporated herein by this reference) removing Russell Way, a paper/undeveloped street from the PVCCSP Circulation Plan.

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 14th day of November 2023.

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 No. 1435 was duly and regularly introduced by the City council of the City of Perris at a regular meeting held the 10th day of October 2023 and was duly and regularly adopted by the City Council of the City of Perris at a regular meeting held the 10th day of October 2023, by the following called vote:

AYES: RABB, ROGERS, VARGAS

NOES: CORONA

ABSENT: NAVA

ABSTAIN: NONE

City Clerk, Nancy Salazar

Exhibit:

A. Specific Plan Amendment - Proposed Modifications to PVCCSP Circulation Plan and Related Figures

Due to the size of the files, the documents are available online at:

https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-338#docan1206_1313_479