

**ORDINANCE NUMBER 1462**

***AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING SPECIFIC PLAN AMENDMENT 23-05029 TO APPLY A PLANNED DEVELOPMENT OVERLAY WITHIN A COMMERCIAL ZONE OF THE PVCCSP TO FACILITATE CONSTRUCTION OF THREE (3) MULTI-TENANT BUSINESS PARK DEVELOPMENT TOTALING 66,686 SF ON A 4.37-ACRE SITE GENERALLY LOCATED AT THE NORTHWEST CORNER OF PERRIS BLVD AND HARLEY KNOX BLVD WITHIN THE COMMERCIAL ZONE OF THE PVCCSP, AND MAKING FINDINGS IN SUPPORT THEREOF SUBJECT TO CONDITIONS OF APPROVAL.***

***WHEREAS***, the applicant, Joel Kirchenstein (“Applicant”), proposes to amend the Perris Valley Commerce Center Specific Plan (“PVCCSP”) to apply a Planned Development Overlay to the Commercial Zone of the PVCCSP to facilitate construction of three (3) multi-tenant industrial buildings (Building A: 23,881 SF, Building B: 20,340 SF, and Building C: 22,465 SF) totaling 66,686 SF on a 4.37-acre project site located at the northwest corner of Perris Blvd and Harley Knox Blvd within the Commercial Zone of the PVCCSP (“Project”); and

***WHEREAS***, the Applicant submitted an application for Specific Plan Amendment (“SPA”) 23-05029, Tentative Parcel Map 23-05028 (TPM 38739), and Development Plan Review (“DPR”) 22-00031 for the Project; and

***WHEREAS***, the proposed SPA 23-05029, TPM 38739, and DPR 22-00031 are considered a “project” as defined by the California Environmental Quality Act (“CEQA”); and

***WHEREAS***, pursuant to CEQA and State CEQA Guidelines, an Initial Study (“IS”) was prepared for the proposed Project and, based upon review thereof by the City as lead agency, a Notice of Intent to Adopt a Mitigated Negative Declaration was provided on January 24, 2025, in accordance with CEQA Guidelines Section 15072, and a Draft Mitigated Negative Declaration No. 2401 (“MND”) was prepared for the Project and was publicly reviewed for a thirty (30) day period in accordance with CEQA, from November 29, 2024, to December 30, 2024; and

***WHEREAS***, during the public comment period, eight public comment letters were received. The public comments received during the public review period did not warrant or result in any “substantial revision,” within the meaning of CEQA Guidelines Section 15073.5, to the MND. Although not required by CEQA, in the interests of thoroughness and transparency, responses to the public comments received have been prepared and included in the Final MND. No “substantial revision” of the MND has been made in response to the comments or otherwise, and therefore no recirculation is required pursuant to CEQA

Guidelines Section 15073.5. No changes were made to the Draft MND in the Final MND. There is no substantial evidence in light of the whole record before the City, including the public comments received, that the project may have a significant effect on the environment which cannot be mitigated or avoided, and therefore no EIR is required pursuant to CEQA Guidelines Section 15073.5; and

**WHEREAS**, the Riverside County Airport Land Use Commission (“ALUC”) conducted a hearing on March 9, 2023, to consider the Project’s consistency with the D (Flight Corridor Buffer) Zone and determined that the Project is consistent with the March Air Reserve Base/Inland Port Airport (MARB/IPA) Land Use Compatibility Plan; and

**WHEREAS**, Chapter 19.54 (Authority and Review Procedures) of the City of Perris Municipal Code (“PMC”), authorizes the City to approve, conditionally approve, or deny requests for Specific Plan Amendments, and Development Plan Reviews, and PMC Chapters 18.12 and 18.16 authorize the City to review and approve, conditionally approve, or deny Tentative Parcel Maps; and

**WHEREAS**, a duly noticed Planning Commission public hearing was scheduled for February 19, 2025, and continued to the March 19, 2025, meeting, for the Project. During the public hearing, additional public comments were received regarding the MND, which were duly considered and which did not warrant or result in any revision to the MND, and which did not provide or result in substantial evidence in light of the whole record before the City, including the public comments received, that the Project may have a significant effect on the environment which cannot be mitigated or avoided. Following the hearing, the Planning Commission by a vote of 5-0 recommended approval of the Project to the City Council; and

**WHEREAS**, On July 29, 2025, the City Council conducted a duly noticed public hearing regarding the Project, at which time all interested persons were given full opportunity to be heard and to present evidence for the City Council’s consideration (including all oral and written testimony from members of the public and City staff, including, but not limited to, the City staff reports and accompanying documents and exhibits); and

**WHEREAS**, on July 29, 2025, following the public hearing, the City Council adopted Resolution Number (next in order), adopting the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and approving Tentative Parcel Map 23-05028 (TPM 38739) and Development Plan Review (DPR) 22-00031 for the Project, subject to conditions of approval, effective upon effectiveness of this Ordinance, which the City Council approved for introduction and first reading following the public hearing on the same date; and

**WHEREAS**, the City Council now hereby intends to approve SPA No. 23-05029 for the Project; and

**WHEREAS**, before acting, the City Council has heard, been presented with,

and reviewed all the information and data that constitutes the administrative record for the above-mentioned approvals, including all oral and written evidence presented to the City by members of the public and City staff during all Project meetings and hearings; and

*WHEREAS*, all other legal prerequisites to adopting this Ordinance have occurred.

*NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF PERRIS* does find and resolve as follows:

**Section 1. Recitals.** The above recitals are all true and correct and are incorporated herein by this reference as findings of fact.

**Section 2. SPA Findings.** The City Council further finds as follows with respect to Specific Plan Amendment 23-05029:

*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 PVCCSP is to apply a Planned Development Overlay over 4.37 acres to the existing Commercial Zone generally located at the northwest corner of Perris Boulevard and Harley Knox Boulevard for the Project site in the PVCCSP. The proposed amendment will enable the Project to be developed in compliance with the PVCCSP and its zoning designation for the Project site. With the requested change to the PVCCSP zoning designation for the Project site, the Project will be consistent with the General Plan, PVCCSP, and the City's Zoning Code.

In addition, the proposed SPA 23-05029 promotes Goal III of the General Plan Land Use Element, Goals II and V, and Policies V.A of the General Plan Circulation Element:

**Goal III (Land Use Element):** Commerce and industry to provide jobs for residents at all economic levels of both industrial and commercial retail sectors.

**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 the safe movement of goods along the street and highway.

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

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

The Project proposes to apply a Planned Development Overlay to 4.37-acres to the Commercial Zone to facilitate the construction of three (3) multi-tenant Business Park Development (Building A: 23,881 SF, Building B: 20,340 SF, and Building C: 22,465 SF) totaling 66,686 SF on 4.37 located at the northwest corner of Perris Blvd and Harley Knox Blvd within the Commercial Zone of the PVCCSP ("Project"). The Project 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 use described in the Plan.*

An Initial Study/MND 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 that could not be mitigated to a level that is less than significant.

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

The Project does not include changes to standards and criteria by which development will proceed, or standards for conservation, development, and utilization of natural resources.

*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.*

SPA23-05029 proposes no changes to the Circulation Element of the PVCCSP. 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 of the PVCCSP, 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. SPA23-05029 does not propose to change or revise any text or diagrams in these Chapters.

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.

**Section 3.** Based upon the foregoing and the whole administrative record, including all oral and written statements and reports presented by City staff and members of the public at its public hearing on July 29, 2025, the City Council hereby: (1) determines that the required CEQA review for approval of SPA 23-05029 is covered under and included within the City Council’s approval of Mitigated Negative Declaration No. 2401 (and the included Mitigation Monitoring and Reporting Program) as set forth in Resolution Number 6691, which is incorporated herein by reference and reiterated with respect to the CEQA findings and determination for approval of SPA 23-05029 ; and (2) approves SPA 23-05029 , subject to the Planning Division, Building, Fire, Public Works and Engineering Departments' Conditions of Approval (COA), and incorporated herein by this reference).

**Section 4.** Severability. If any subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance or any part thereof is for any reason held to be unconstitutional or otherwise unenforceable, such decision shall not affect the validity of the remaining portion of this Ordinance or any part thereof. The City Council hereby declare that they would have passed each subsection, subdivision, paragraph, sentence, clause, or phrase thereof, irrespective of the fact that any one or more subsection, subdivision, paragraph, sentence, clause, or phrase be declared unconstitutional or otherwise unenforceable.

**Section 5.** Effective Date. This Ordinance shall take effect 30 days after its adoption.

**Section 6.** Certification. The City Clerk shall certify the passage and adoption of this Ordinance and cause the same to be posted at the designated locations in the City of Perris.

**Section 7.** The Mayor shall sign this Ordinance, and the City Clerk shall certify the adoption of this Ordinance.

***ADOPTED, SIGNED, and APPROVED on this 29<sup>th</sup> day of July 2025.***

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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 1462 was duly and regularly adopted by the City Council of the City of Perris at a regular meeting held on the 29<sup>th</sup> day of July 2025, by the following called a vote:

AYES: CORONA, RABB, VALLEJO, NAVA, VARGAS  
NOES: NONE  
ABSENT: NONE  
ABSTAIN: NONE

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City Clerk, Nancy Salazar

- Exhibits:
- A. Existing and Proposed PVCCSP Change Map
  - B. Updated Section 2 and New Section 14 of the PVCCSP