

ORDINANCE NUMBER 1464

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, FINDING AN EXEMPTION FROM CEQA AND AMENDING CHAPTER 19.44 (INDUSTRIAL ZONES) OF THE PERRIS MUNICIPAL CODE TO ELIMINATE THE OPTION TO ALLOW WAREHOUSES AND DISTRIBUTION CENTERS WITHIN THE BUSINESS PARK ZONE WITH A CONDITIONAL USE PERMIT; AND MAKING FINDINGS RELATED THERETO.

WHEREAS, the City of Perris initiated a Zoning Code Text Amendment to eliminate the option to allow warehouses and distribution centers within the Business Park (BP) Zone with a Conditional Use Permit by amending Chapter 19.44, Industrial Zones of Title 19 of the Perris Municipal Code; and

WHEREAS, Zoning Code Text Amendment 25-00004 and its attachments, as attached in Exhibit 1, (collectively hereafter referred to as “Zoning Code Text Amendment 25-00004”) will amend Chapter 19.44 (Industrial Zones) of Title 19 of the Perris Municipal Code, prohibiting warehouses and distribution centers within the BP Zone with a Conditional Use Permit; and

WHEREAS, on May 27, 2025, the City Council conducted a business item and directed staff to amend the Zoning Code prohibiting warehouses and distribution centers within the BP Zone; and

WHEREAS, on July 16, 2025, the Planning Commission held a duly noticed public hearing on the Project, at which time the Planning Division staff requested a continuance to address additional procedural matters regarding the Zoning Code Text Amendment.

WHEREAS, on August 20, 2025, the Planning Commission conducted a legally noticed public hearing for this Ordinance, which is attached hereto, and recommended approval of this Ordinance to City Council after considering all oral and written testimony from members of the public and City staff, including, but not limited to, all staff reports and exhibits and accompanying documents; and

WHEREAS, on September 30, 2025, the City Council conducted a legally noticed public hearing for this Ordinance, and has considered all oral and written testimony from members of the public and City staff, including, but not limited to, all staff reports and exhibits and accompanying documents; and

WHEREAS, all legal prerequisites for the adoption of this Resolution have occurred.

WHEREAS, all legal prerequisites for the adoption of this Ordinance have occurred.

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

Section 1. The above recitals are all true and correct and are incorporated herein by this reference.

Section 2. The City Council has reviewed and considered this Ordinance. The City Council further finds and determines that the City has complied with the California Environmental Quality Act and this Ordinance is Exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) (Common Sense Exemption) which provides that CEQA does not apply where it can be seen with certainty that there is no possibility that a project may have a significant effect on the environment, the project is not subject to CEQA. This determination reflects the independent judgment of the City Council.

Section 3. The City Council further finds as follows:

- A. This Ordinance is consistent with the General Plan. The purpose of the Ordinance is to eliminate the option to allow warehouses and distribution centers with approval of a Conditional Use Permit. By doing so, the Ordinance will advance the goals and policies of the General Plan for the reasons stated in the recitals of this Ordinance above.
- B. This Ordinance will protect and promote the general public welfare in the City for the reasons stated in the recitals of this Ordinance above.

Section 4. Chapter 19.44 (Industrial Zone) of the Perris Municipal Code is hereby amended as provided in Exhibit 1 attached to this Ordinance (with added text indicated in bold, italicized, red font), which is incorporated herein by this reference.

Section 6. Should any provision, portion, section, subsection, paragraph, sentence, clause, phrase, 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, portions, sections, subsections, paragraphs, sentences, clauses, phrases, and words of this Ordinance shall remain in full force and effect. The City Council hereby declares that it would have adopted this Ordinance and each provision, portion, section, subsection, paragraph, sentence, clause, phrase, clause or word hereof, irrespective of the fact that any one or more provisions, portions, sections, subsections, paragraphs, sentences, clauses, phrases, or words hereof may be rendered or declared invalid or unconstitutional.

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

ADOPTED, SIGNED and APPROVED this 30th day of September, 2025.

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 1464 was duly and regularly introduced by the City Council of the City of Perris at a regular meeting held on the 30th day of September, 2025 and was duly and regularly adopted by the City Council of the City of Perris at a regular meeting held on the 14th day of October, 2025, by the following called vote:

AYES: NAVA, CORONA, RABB, VALLEJO, VARGAS

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

City Clerk, Nancy Salazar

Exhibit 1: Amendment to Chapter 19.44 of the Perris Municipal Code