

ORDINANCE NUMBER 1467

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, FINDING AN EXEMPTION FROM CEQA AND AMENDING CHAPTERS 19.44 (INDUSTRIAL ZONES) AND 19.54 (AUTHORITY REVIEW AND PROCEDURES) OF THE PERRIS MUNICIPAL CODE TO REQUIRE A CONDITIONAL USE PERMIT FOR WAREHOUSES AND DISTRIBUTION CENTERS OVER 50,000 SQUARE FEET WITHIN THE LIGHT INDUSTRIAL (LI) AND GENERAL INDUSTRIAL (GI) ZONE; AND MAKING FINDINGS RELATED THERETO.

WHEREAS, the City of Perris initiated a Zoning Code Text Amendment to require a Conditional Use Permit for warehouses and distribution centers over 50,000 square feet within the Light Industrial (LI) and General Industrial (GI) Zones by amending Chapters 19.44, Industrial Zones and 19.54, Authority and Review Procedures, of Title 19 of the Perris Municipal Code; and

WHEREAS, Zoning Code Text Amendment 25-00007 and its attachments, (collectively hereafter referred to as “Zoning Code Text Amendment 25-00007”) are proposed to amend Chapters 19.44 (Industrial Zones) and 19.54 (Authority and Review Procedures) of Title 19 of the Perris Municipal Code, requiring a Conditional Use Permit for any warehouse and/or distribution center uses over 50,000 square feet in total building floor area and requiring that the City Council be the approval authority for said requests; and

WHEREAS, the purpose of Zoning Code Text Amendment 25-00007 is to protect public health, safety and welfare; and

WHEREAS, on September 30, 2025, Councilmember Corona directed staff to initiate a code amendment requiring a Conditional Use permit for warehouses and distribution centers within the GI and LI Zones; and

WHEREAS, on November 19, 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 December 9, 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, CITY COUNCIL OF THE CITY OF PERRIS DOES 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 proposed Zoning Code Text Amendment is consistent with the General Plan, and will advance numerous goals, policies, and implementation measures set forth in the General Plan, including Goal 3.1 of the Environmental Justice Element and Goal V of the Noise Element as follows:
- Goal 3.1 of the Environmental Justice Element: A community that reduces negative impacts of land uses changes, environmental hazards and climate change on disadvantaged communities.
 - Goal V of the Noise Element: Future non-residential land uses compatible with noise sensitive land uses.

The proposed Zoning Code Text Amendment retains the internal consistency of the Zoning Code (PMC Title 19) and is consistent with the purpose and intent thereof. The purpose of the Ordinance is to require a Conditional Use Permit for warehouses and distribution centers over 50,000 square feet in the Light Industrial and General Industrial zones. 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.

- 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. Chapters 19.44 (Industrial Zones) and 19.54 (Authority and Review Procedures) of the Perris Municipal Code is hereby amended as provided in Exhibit 1 and 2 attached to this Ordinance (with added text indicated in bold, italicized, red font), which is incorporated herein by this reference.

Section 5. 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 6. 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 13th day of January, 2026.

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 1467 was duly and regularly introduced by the City Council of the City of Perris at a regular meeting held on the 9th day of December, 2025, and duly and regularly adopted by the City Council of the City of Perris at a regular meeting held on the 13th day of January, 2026, by the following called vote:

AYES: VALLEJO, NAVA, CORONA, RABB, VARGAS

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

City Clerk, Nancy Salazar

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

Exhibit 2: Amendment to Chapter 19.54 of the Perris Municipal Code