

**ORDINANCE NUMBER 1324**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA APPROVING SPECIFIC PLAN AMENDMENT 12-10-0006 TO THE PERRIS VALLEY COMMERCE CENTER (PVCC) SPECIFIC PLAN TO REVISE THE LANDUSE DESIGNATION OF APPROXIMATELY 68.99 ACRES FROM COMMERCIAL (C) AND BUSINESS PROFESSIONAL OFFICE (BPO) TO LIGHT INDUSTRIAL (LI) AND TO AMEND THE CIRCULATION PLAN TO REMOVE PATTERSON AVENUE CONNECTION TO RAMONA EXPRESSWAY TO FACILITATE THE APPROVAL OF AN INDUSTRIAL DEVELOPMENT PROJECT LOCATED NORTH OF RAMONA EXPRESSWAY BETWEEN THE I-215 FREEWAY AND WEBSTER AVENUE, AND MAKING FINDINGS IN SUPPORT THEREOF.**

**WHEREAS**, a Specific Plan Amendment application was submitted to enable an industrial development known as the Optimus Logistics Center I project consisting of the following: 1) Amending the land use designation of 49.14 acres from Commercial (C) to Light Industrial (LI) and another 19.85 acres from Business Professional Office (BPO) to Light Industrial (LI); 2) Eliminating improved Patterson Avenue from unimproved Perry Street to Ramona Expressway from the Circulation Plan of the Specific Plan; and 3) Eliminating unimproved Perry Street within the project site from the Circulation Plan of the Perris Valley Commerce Center (PVCC) Specific Plan.

**WHEREAS**, the proposed Specific Plan Amendment (“SPA”) is consistent with the goals, policies, and implementation measures set forth in the General Plan; and

**WHEREAS**, by Resolution Number 4957, the City Council certified the Environmental Impact Report (EIR/*State Clearinghouse #2012111003*) for the SPA; and

**WHEREAS**, on May 6, 2015, the Planning Commission conducted a duly noticed public hearing on the SPA and at the meeting recommended approval of the SPA after considering public testimony and materials in the staff report and accompanying documents; and

**WHEREAS**, on June 9, 2015, the City Council conducted a duly noticed public hearing on the project and after the hearing was closed, voted 4-0 to continue the project after considering public testimony and materials in the staff report and accompanying documents; and

**WHEREAS**, at the time of the hearing on June 9, 2015, one position on the City Council was vacant. A new Councilmember was elected to fill that vacancy and was sworn into office on December 8, 2015. The new Councilmember has reviewed all of the written materials, public testimony, and discussion from the hearing on June 9, 2015; and

**WHEREAS**, on January 12, 2016, the City Council conducted a duly noticed public hearing on the project, at which time all interested persons were given full opportunity to be heard to present evidence; 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 all oral and written evidence presented to the City during all project meetings and 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 Number 4957 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 the EIR, which is sufficiently detailed so that all of the significant environmental effects of the Project have been adequately evaluated, and certified the EIR.

**Section 4.** The City Council further finds, based upon the information contained within the staff report and accompanying attachments, as well as all oral and written testimony made at the public hearing, with respect to the Optimus Logistics Center I, the following regarding Specific Plan Amendment 12-10-0006:

(a) The proposed Specific Plan Amendment will not result in a significant adverse effect on the environment and will not affect public health, safety, and welfare as the loss of Patterson Avenue connection to Ramona Expressway will be insignificant due to the relatively low volume of existing traffic volumes with alternative roadways to travel north and south along Webster Avenue and Indian Avenue.

(b) The Specific Plan Amendment is consistent with and will contribute to achieving the goals and objectives established by the General Plan and Perris Valley Commerce Center Specific Plan to provide a diversity of commercial and industrial development that create jobs that will benefit the residents of Perris.

(c) The Specific Plan Amendment provides a logical extension of an existing landuse pattern as the approximately 68.99 acres change from Commercial (C) and Business Professional Office (BPO) to Light Industrial (LI) is consistent with the adjacent Light Industrial landuse to the north of the property. Also, the building architecture has a business park feel to mimic what could be developed in a C or BPO zone to further provide a land use

transition for the residential properties on the east of Webster Avenue. In addition, no truck access will be permitted along Webster Avenue to mitigate noise and traffic impacts associated with a warehouse development.

**Section 4.** The City Council hereby approves Specific Plan Amendment 12-10-0006 to 1) amending the land use designation of 49.14 acres from Commercial to Light Industrial and another 19.85 acres from Business Professional Office to Light Industrial; 2) eliminating improved Patterson Avenue from unimproved Perry Street to Ramona Expressway from the Circulation Plan of the Specific Plan; and 3) eliminating unimproved Perry Street within the project site from the Circulation Plan of the Perris Valley Commerce Center (PVCC) Specific Plan.

**Section 5.** 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 6.** 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 9th day of February, 2016.

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Mayor, Daryl R. Busch

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 1324 was duly introduced at a regular meeting of the City Council of the City of Perris held on the 12<sup>th</sup> day of January, 2016, and was duly and regularly adopted by the City Council of the City of Perris at a regular meeting held the 9th day of February 2016, by the following called vote:

AYES: ROGERS, YARBROUGH, BUSCH  
NOES: BURKE, RABB  
ABSENT: NONE  
ABSTAIN: NONE

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City Clerk, Nancy Salazar

**Attachments:** SPA Land Use Amendment  
SPA Circulation Amendment