

ORDINANCE NUMBER 1285

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING ZONE CHANGE 08-10-0009 FOR THE PERRIS VALLEY COMMERCE CENTER SPECIFIC PLAN AND MASTER DRAINAGE PLAN, AND MAKING FINDINGS IN SUPPORT THEREOF.

WHEREAS, the proposed Perris Valley Commerce Center Specific Plan and the Perris Valley Master Drainage Plan (“Project”) were initiated by the City of Perris and consist of approximately 3,500 acres located east of the I-215 Freeway, north of Placentia Avenue, west of the Perris Valley Storm Drain, and south of the March Air Reserve Base; and

WHEREAS, the Project envisions a high quality industrial environment that is recognized for its aesthetic cohesiveness, superior land planning and architectural design, and will establish a framework of land use intensities, infrastructure design, entry themes, and enhanced architectural and landscape design guidelines; and

WHEREAS, the City of Perris initiated an application for Zone Change 08-10-0009 to convert the present zoning of the project site from multiple zoning designations including LI (Light Industrial), GI (General Industrial), BP (Business Park), CC (Community Commercial) and R-6,000 to SP (Specific Plan); and

WHEREAS, the City of Perris also initiated applications for Specific Plan 08-10-0007 and General Plan Amendment 08-10-0008 to facilitate implementation of the Perris Valley Commerce Center Specific Plan; and

WHEREAS, a Draft Environmental Impact Report (“Draft EIR”) for the Perris Valley Commerce Center Specific Plan (State Clearinghouse No. 2009081086) has been prepared and was circulated on July 20, 2011 for a 45-day public review period pursuant to the California Environmental Quality Act (“CEQA”), Public Resources Code Section 21000 *et seq.*, and State and Agency Guidelines adopted pursuant thereto; and

WHEREAS, notice was duly provided to the public, government agencies and all other interested parties so that they may submit written comments on the Draft EIR to the City; and

WHEREAS, a Final Environmental Impact Report (“Final EIR”) for the Project has been prepared pursuant to CEQA and the State CEQA Guidelines, and incorporates the Draft EIR with changes and revisions thereto, written Responses to Comments made during the CEQA review period, and the Mitigation Monitoring and Reporting Program; and

WHEREAS, City of Perris Municipal Code Section 19.54.020.A specifies procedures for a Zone Change; and

WHEREAS, on December 7, 2011, the Planning Commission conducted a duly noticed public hearing regarding the proposed Perris Valley Commerce Center Specific Plan and Master Drainage Plan. including approval of Zone Change 08-10-0009, considered testimony and materials in the staff report and accompanying documents, and recommended approval of Zone Change 10-08-0009 to the City Council; and

WHEREAS, on January 10, 2012, the City Council conducted a duly noticed public hearing on the proposed Perris Valley Commerce Center Specific Plan, including Zone Change 08-10-0009, considering testimony and materials in the staff report and accompanying documents.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF PERRIS DOES ORDAIN AS FOLLOWS:

Section 1. The above recitals are true and correct.

Section 2. The City Council finds 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.

Section 3. Based on the information contained within the staff report and the accompanying attachments and exhibits, the City Council hereby finds in regard to Zone Change 10-08-0009 that it is: A.) Consistent with the General Plan Land Use Map and applicable General Plan objectives, policies and programs;; B.) Compatible with adjacent land uses; and C.) A logical extension of the existing zoning pattern:

- A.** The proposed project is partially inconsistent with General Plan Land Use Map. The General Plan designates multiple zones for this area, including LI (Light Industrial), GI (General Industrial), BP (Business Park), CC (Community Commercial) and R-6,000. The Zone Change is being processed concurrently with General Plan Amendment 10-08-0008 to change the General Plan land use designation and zoning to Specific Plan (SP 10-08-0007). The SP zone is established to provide a zone for property that is subject to a specific plan adopted in accordance with the provisions of the Government Code and the Zoning Ordinance. Upon approval of General Plan Amendment 10-08-0008 and Zone Change 10-08-0009 associated with adoption the Perris Valley Commerce Center Specific Plan and Master Drainage Plan, the General Plan designation and zoning for the subject area will be Specific Plan and the project would be consistent with the intent of the General Plan and Municipal Code through designation of the site as Specific Plan. Consistency with General Plan policies pertaining to the proposed project area are assessed in the Perris Valley Commerce Center Specific Plan Findings of Fact and Statement of Overriding Considerations.

- B.** The proposed Zone Change is compatible with the adjacent land uses. The Perris Valley Commerce Center Specific Plan extends to the City limits to the north and west, to the Perris Valley Storm Drain to the east, and Placentia Avenue to the south. The PVCCSP is designed to be compatible with the March Air Reserve Base operations and March JPA development to the north. The Specific Plan also includes special buffer features to protect the R-10,000/R-6,000 neighborhood north of Placentia Avenue and east of Perris Boulevard not included within the boundary of the Specific Plan.
- C.** The proposed Zone Change is a logical extension of the existing zoning pattern. The PVCCSP extends to the City limits to the north and west, to the Perris Valley Storm Drain to the east, and Placentia Avenue to the south. The Specific Plan (SP) zone allows for a variety of uses including LI (Light Industrial), GI (General Industrial), BP (Business Park), CC (Community Commercial), existing residential use, and parks and open space. The SP zone recognizes the detailed and unique nature of specific plans and the need to ensure that development conforms to the uses, development standards, and procedures contained in specific plans.

Section 4. The City Council hereby approves Zone Change 10-08-0009 based on the findings listed above.

Section 5. The City Council declares that should any provision, section, paragraph, sentence, or word of this Resolution 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 Resolution 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.

ADOPTED, SIGNED and **APPROVED** this 10th day of January, 2012.

Daryl R. Busch, Mayor

ATTEST:

Judy L. Haughney, C.M.C., City Clerk

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) §
CITY OF PERRIS)

I, Judy L. Haughney, City Clerk of the City Council of the City of Perris, do hereby certify that the foregoing Ordinance Number 1285 was duly adopted by the City Council of the City of Perris at a regular meeting thereof held on the 10th day of January, 2012, by the following vote:

AYES: Evans, Rogers, Yarbrough, Landers, Busch

NOES:

ABSTAIN:

ABSENT:

Judy L. Haughney, C.M.C., City Clerk