

ORDINANCE NUMBER 1288

SECOND READING OF ORDINANCE NO. 1288 OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING SPECIFIC PLAN AMENDMENT 12-04-0010 TO REVISE TABLE 12.0-1 (LAND USE RESTRICTIONS) OF THE PERRIS VALLEY COMMERCE CENTER SPECIFIC PLAN TO ALLOW FOR LIMITED WAREHOUSING AND STORAGE LAND USES AND TO FURTHER SPECIFY RESTRICTED LAND USES, AND MAKING FINDINGS IN SUPPORT THEREOF.

WHEREAS, on June 10, 2012, Patrick Winters of H&M Architects/Engineer, Inc. filed an application for a Specific Plan Amendment SPA 12-04-0010 to amend Table 12.0-1 of the Perris Valley Commerce Center (PVCC) Specific Plan to allow for limited warehousing and storage land uses and to further specific restricted land uses (Exhibit “A”); and

WHEREAS, the Specific Plan area encompasses approximately 3,500 acres of land (*or approximately 5.23 square miles*) bounded by the I-215 Freeway to the west, the Perris Valley Storm Channel to the east, the March Air Reserve Base/City of Moreno Valley to the north and Placentia Avenue to the south within the City of Perris; and

WHEREAS, the proposed PVCC Specific was adopted by the City Council on January 10, 2012 in which land use requirements and guidelines were set forth to guide future development in the north Perris area; and

WHEREAS, the proposed SPA 12-04-0010 will not conflict with the goals, policies, and implementation measures set forth in the General Plan and Zoning Ordinance; and

WHEREAS, an Environmental Impact Report was certified for the PVCC Specific Plan on January 10, 2012 and the proposed amendment does not result in any new impacts, therefore no further environmental review is required; and

WHEREAS, the PVCC Specific Plan is designed to allow for light industrial, manufacturing and warehousing uses that handle or process non-hazardous materials, therefore the amendment does not change the “Land Use Plan” or “Land Uses Table”;

WHEREAS, the proposed changes will allow limited warehousing and storage land uses within the Accident Potential Zones of the March Air Force Base and is therefore is subject to the Riverside County Airport Land Use Commission’s (ALUC) recommendation based on the project’s consistency with the 1984 Riverside County Airport Land Use Plan; and

WHEREAS, at the ALUC hearing on June 14, 2011, ALUC found the proposed amendment to Table 12.0-1 of the PVCC Specific Plan to be consistent with the Riverside County Airport Land Use Plan, therefore no further action is required from the City; and

WHEREAS, on July 18, 2012, the Planning Commission conducted a legally noticed public hearing on SPA 12-04-0010 and considered public testimony and materials in the submittal report and accompanying documents and exhibits; and,

WHEREAS, on July 18, 2012, the Planning Commission conducted a legally noticed public hearing and unanimously (6-0; 1 absent) approved Specific Plan Amendment 12-04-0010 based upon the materials in the staff reports; and,

WHEREAS, on August 28, 2012 the City Council conducted a duly noticed public hearing on the proposed projects, considered testimony and materials in the staff reports, accompanying documents and exhibits; and,

WHEREAS, the City Council considered and determined that the Environmental Impact Report certified for the PVCC Specific Plan on January 10, 2012 adequately addressed the proposed amendments to Table 12.0-1, therefore no further review is required; and

WHEREAS, on August 28, 2012, the City Council conducted a duly noticed public hearing introducing the first reading of Ordinance Number 1288 to amend Table 12.0-1 of the Perris Valley Commerce Center (PVCC) Specific Plan to allow for limited warehousing and storage land uses and to further specific restricted land uses based on the information and findings presented herein; and,

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

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Perris, as follows:

Section 1. The above recitals are all true and correct.

Section 2. The City Council has reviewed and considered the environmental information included in the staff report and accompanying attachments prior to taking action on the applications for the proposed projects and finds that the City has complied with the California Environmental Quality Act, and the City Council determinations reflect the independent judgment of the City.

Section 3. Based on the information contained within the staff report and the accompanying attachments and exhibits, the City Council hereby finds that Specific Plan Amendment 12-04-0010:

A. The proposed Specific Plan Amendment will not result in a significant adverse effect on the environment.

- B. The proposed Specific Plan Amendment will not conflict with the goals, policies, and implementation measures set forth in the General Plan and Zoning Ordinances.
- C. The proposed Specific Plan Amendment will not have a negative affect on public health, safety, or the general welfare of the community.

Section 4. The City Council hereby adopts the second reading of Ordinance Number 1288 to approve Specific Plan Amendment 12-04-0010 to amend Table 12.0-1 of the Perris Valley Commerce Center (PVCC) Specific Plan to allow for limited warehousing and storage land uses and to further specific restricted land uses, based on the information and findings presented in the staff report.

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 passage and adoption of this Ordinance.

ADOPTED, SIGNED and APPROVED this 25th day of September, 2012.

Mayor, Daryl R. Busch

ATTEST:

City Clerk, Judy L. Haughney

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

I Judy L. Haughney, CITY CLERK OF THE CITY OF PERRIS, CALIFORNIA, DO HEREBY CERTIFY that the foregoing Ordinance Number 1288 was duly and regularly adopted by the City Council of the City of Perris at a regular meeting thereof held on the 25th day of September, 2012, by the following vote:

AYES: LANDERS, EVANS, ROGERS, YARBROUGH, BUSCH
NOES:
ABSENT:
ABSTAIN:

City Clerk, Judy L. Haughney

Exhibit A: Revised Table 12.0-1 (Land Use Restrictions)



Table 12.0-1 LAND USE RESTRICTIONS

RESTRICTIONS	AIRPORT INFLUENCE AREA	CLEAR ZONE (CZ)	AIRPORT POTENTIAL ZONE I (APZ-I)	AIRPORT POTENTIAL ZONE II (APZ-II)
Prohibited Land Uses	n/a	No new development of any kind	<p>COMMERCIAL</p> <ul style="list-style-type: none"> No shopping centers and malls No vehicle service stations, fueling stations, etc. No Hotels/Motels or other transient lodgings No retail eating & drinking establishments No business that offer services for financing, insurance & real estate, personal services or professional services <p>CARE FACILITIES</p> <ul style="list-style-type: none"> No care facilities of any kind such as Child Care, Hospitals and Urgent Care Centers, Medical Care Clinics and Offices, Live-in Care Facilities (aged, or infirmed) <p>EDUCATIONAL FACILITIES</p> <ul style="list-style-type: none"> No school or educational facilities of any kind such as Nursery school, private, semi-private or public, technical or trade schools <p>RECREATION</p> <ul style="list-style-type: none"> No public assembly facilities such as cultural activities, auditoriums, concert halls, amphitheatres, sports arenas, amusement parks, resorts and camps <p>INDUSTRIAL</p> <ul style="list-style-type: none"> No Manufacturing or storing of any: Pharmaceutical, Hazardous Materials, Chemicals; Petroleum refining and related industries No Manufacturing of food, textile mill products, Apparel and other finished products made from fabrics, leather, and similar materials; rubber, plastic, stone, clay, glass, and primary metal products; professional, scientific, and controlling instruments, photographic and optical goods, watches and clocks. <p>NON-PROFITS</p> <ul style="list-style-type: none"> No Religious Institutions Government services facilities <p>RESIDENTIAL</p> <ul style="list-style-type: none"> No new Residential development or intensification of any land No Caretaker Quarters No Day Care No Mobilehome parks No transient lodgings 	<p>COMMERCIAL</p> <ul style="list-style-type: none"> No shopping centers and malls No vehicle service stations, fueling stations, etc. No Hotels/Motels or other transient lodgings <p>CARE FACILITIES</p> <ul style="list-style-type: none"> No care facilities of any kind such as Child Care, Hospitals and Urgent Care Centers, Medical Care Clinics and Offices, Live-in Care Facilities (aged, or infirmed) <p>EDUCATIONAL FACILITIES</p> <ul style="list-style-type: none"> No school or educational facilities of any kind such as Nursery school, private, semi-private or public, technical or trade schools <p>RECREATION</p> <ul style="list-style-type: none"> No public assembly facilities such as auditoriums, concert halls, amphitheatres, sports arenas, resorts and camps <p>INDUSTRIAL</p> <ul style="list-style-type: none"> No Manufacturing or storing of any: Pharmaceutical, Hazardous Materials, Chemicals; Petroleum refining and related industries <p>NON-PROFITS</p> <ul style="list-style-type: none"> Religious Institutions <p>RESIDENTIAL</p> <ul style="list-style-type: none"> No new Residential development or intensification of any kind No Caretaker Quarters No Day Care No Mobilehome parks No transient lodgings

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Exhibit A: Revised Table 12.0-1 (Land Use Restriction)