

**ORDINANCE NUMBER 1363**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, FIND THE SPECIFIC PLAN AMENDMENT WOULD REQUIRE NO NEW ENVIRONMENTAL DOCUMENTATION PURSUANT TO SECTION 15162 OF THE CEQA GUIDELINES, AND APPROVED SPECIFIC PLAN AMENDMENT 17-05242 REZONE FOUR PARCELS TOTALING 16.22 ACRES FROM BUSINESS PROFESSIONAL OFFICE (BPO) TO LIGHT INDUSTRIAL (LI) FROM THE PERRIS VALLEY COMMERCE CENTER SPECIFIC PLAN LOCATED AT THE SOUTHWEST CORNER OF MARKHAM AVENUE AND WEBSTER AVENUE, AND MAKE FINDINGS IN SUPPORT THEREOF.**

**WHEREAS**, the “Project” is a proposing to amend four (4) parcels totaling 16.22 acres (APN#314-170-004, -009, -010, -011) from Business Professional Office (BPO) to Light Industrial (LI) from the *Perris Commerce Center Specific Plan*; and

**WHEREAS**, the proposed project site is located in the March Air Reserve Base Compatibility Zone C1, and is subject to the Airport Land Use Commission (ALUC) review since all Specific Plan Amendment required ALUC review consistency determination; and

**WHEREAS**, on January 11, 2018, the Riverside County Airport Land Use Commission (ALUC) determined that project is consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan; and

**WHEREAS**, on February 7, 2018, the Specific Plan Amendment (SPA) 17-05242 was continued to the February 21, 2018 Planning Commission meeting; and

**WHEREAS**, on February 21, 2018, the Planning Commission conducted a legally noticed public hearing for Specific Plan Amendment (SPA) 17-05242 and recommended approval; and

**WHEREAS**, on March 27, 2018, the City Council conducted a legally noticed public hearing for Specific Plan Amendment (SPA) 17-05242 and considered public testimony and materials in the staff reports and accompanying document and exhibits; and

**WHEREAS**, all legal prerequisites for the adoption of this resolution 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 of the City of Perris hereby determines Pursuant to Section 15162, when an EIR has been certified for a project, no subsequent EIR or negative

declaration shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in light of the whole record, one or more of the following: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes occur with respect to the circumstances under which the project was undertaken which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR as certified as complete show that: (A) the project will have one or more significant effects not discussed in the previous EIR; (B) significant effects previously examined will be substantially more severe than shown in the previous EIR; (C) mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, the project proponents decline to adopt the mitigation measure or alternative; or (D) mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative. The proposed change of land use designation on the Project site is occurring on parcels that were previously included within the Perris Valley Commerce Center Specific Plan Program EIR (SCH2009081086). The proposal does not include a development at this time that would introduce any substantial changes to the environment. Staff has determined that the proposal is consistent with provisions within the Specific Plan and would not require further CEQA analyses pursuant to Section 15162.

**Section 3.** Based on the information contained in the supporting exhibits for this Specific Plan Amendment, this City Council finds:

*Specific Plan Amendment 17-05242*

The following findings are recommended to the Planning Commission and City Council for project approval.

1. The Specific Plan is consistent with the General Plan Land Use Map and applicable General Plan objectives, policies, and programs.

The Specific Plan Amendment is consistent with, and will contribute to achieving, the goals and objectives established by the General Plan to: 1) restrict development in areas at risk of damage due to disasters as the site is within Compatibility Zone C1 of the Airport Land Use Compatibility Plan, and 2) to accommodate diversity in the local economy as a light industrial land use is more in line with what is allowed in Compatibility Zone C1. The General Plan designation for the project site is *Perris Valley Commerce Center Specific Plan (PVCC)* with an underlying land use designation of Business Park Office (BPO). The proposed zone change to Light Industrial implements Policy III.A. and V.A of the City of Perris General Plan (2030) as discussed below.

Policy III.A states, “The commerce and industry to provide jobs for residents at all economic levels to accommodate diversity in the local economy.” The proposed Light

Industrial operation/land uses are appropriate within a common industrial zoned area which currently operates industrial based uses. However, the rezone allows for future industrial development of industrial base uses which would produce industrial based jobs within the vicinity of the area. Implementation measure III.A.1. states to rezone properties are required to be consistent with surrounding zoned properties to accomplish Policy III.A.

Policy V.A states, “Protection from natural and man-made disasters.” Due to the vicinity of March ARB runway and within compatibility zone C1, the specific plan amendment from Business Park Office to Light Industrial is appropriate since industrial land uses are less likely to have a concentrated assemblage of people in an event of a man-made disaster. Also, allowed uses within the BPO zone such as general retail, hotel/motel, personal services, and food and food service, in general yield a higher concentration of people per acre than industrial base uses such as warehousing and mini-storage.

2. The Specific Plan Amendment provides adequate text and diagrams to adequately address the following issues in detail:

The Specific Plan Amendment provides adequate text and diagrams to address the changes proposed and the items further detailed below:

- a. The distribution, location, and extent of the uses of land, including open space, within the area covered by the Plan.

The proposed Specific Plan Amendment is a logical extension of the existing Light Industrial zoning pattern to the south, north and west, which coincides with the land use prior to the adoption of the Perris Commerce Center Specific Plan. The proposed land use is also consistent with the adjacent industrial developments under construction to the south (1.7 million sf. in two industrial buildings), north (1 million sf in two buildings) and west (860k sf. industrial development currently in process). In regards to open space, this is not applicable to industrial or business park development as there is no designated park land in the PVCC Specific. However, park fees have been adopted for industrial developments which will be collected when development occurs to pay for renovation and expansion of parks that may in directly contribute to population growth in the city and may necessitate additional park construction.

- b. The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the Plan and needed to support the land uses described in the Plan.

The Specific Plan contains an Infrastructure Plan for major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities. The Infrastructure Plan provides identifies necessary improvements for development. Since Light Industrial is a less intense use than Business Professional Office the infrastructure plan is designed to accommodate the proposed land use change.

- c. Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.

The Specific Plan contains standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources. Development of the land under land use change consideration will need to comply with these requirements.

- d. A program of implementation measures including regulation, programs, public works projects, and financing measures necessary to carry out the provisions contained in paragraphs a, b, and c above.

Development of the proposed land use change will require implementation measures including regulation, programs, public works projects, and financing measures necessary to carry out the provisions contained in paragraphs a, b, and c above.

**Section 4.** The City Council therefore finds the Specific Plan Amendment does not trigger changes to the previously adopted Program EIR, therefore pursuant to Section 15162, no further CEQA action is required and approve Specific Plan Amendment 17-05242, based on the findings presented herein.

**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 and the Secretary shall certify to the passage and adoption of this Resolution.

**ADOPTED, SIGNED, and APPROVED** this 10<sup>th</sup> day of April.

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Mayor, Michael M. Vargas

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, DO HEREBY CERTIFY that the foregoing Ordinance Number 1363 was duly introduced by the City Council of the City of Perris at a regular meeting of said Council on the 27<sup>th</sup> day of March, 2018 and duly adopted by the City Council of the City of Perris at a regular meeting of said Council on the 10<sup>th</sup> day of April, 2018, and that it was so adopted by the following vote:

AYES: RABB, ROGERS, BURKE, CORONA, VARGAS  
NOES: NONE  
ABSTAIN: NONE  
ABSENT: NONE

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City Clerk, Nancy Salazar

Attachment: Specific Plan Amendment Exhibit  
Sections of revised PVCC SP



## Perris Valley Commerce Center Specific Plan Amendment No. 7 8

*City of Perris*

Prepared by:  
Albert A. Webb Associates  
3788 McCray Street  
Riverside CA 92506

Approved: January 10, 2012, Ordinance No. 1284  
Amendment No. 1 Approved: September 25, 2012, Ordinance No. 1288  
Amendment No. 2 Approved: November 27, 2012, Resolution No. 4538  
Amendment No. 3 Approved: February 9, 2016, Ordinance No. 1324  
Amendment No. 4 Approved: February 9, 2016, Ordinance No. 1323  
Amendment No. 5 Approved: September 13, 2016, Ordinance No. 1331  
Amendment No. 6 Approved: February 14, 2017, Ordinance No. 1323  
Amendment No. 7 – SC1 Submitted March 2017  
**Amendment No. 8 – Webster SPA Feb 2018**



Figure 4.0-16 RESIDENTIAL BUFFER

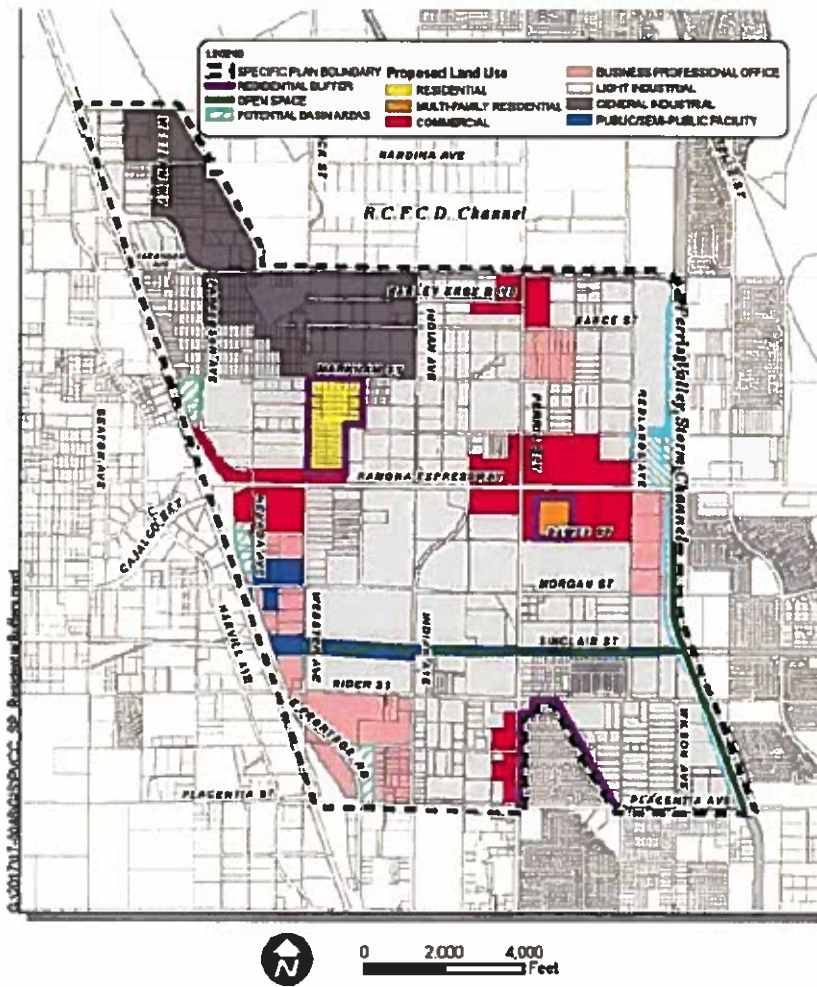
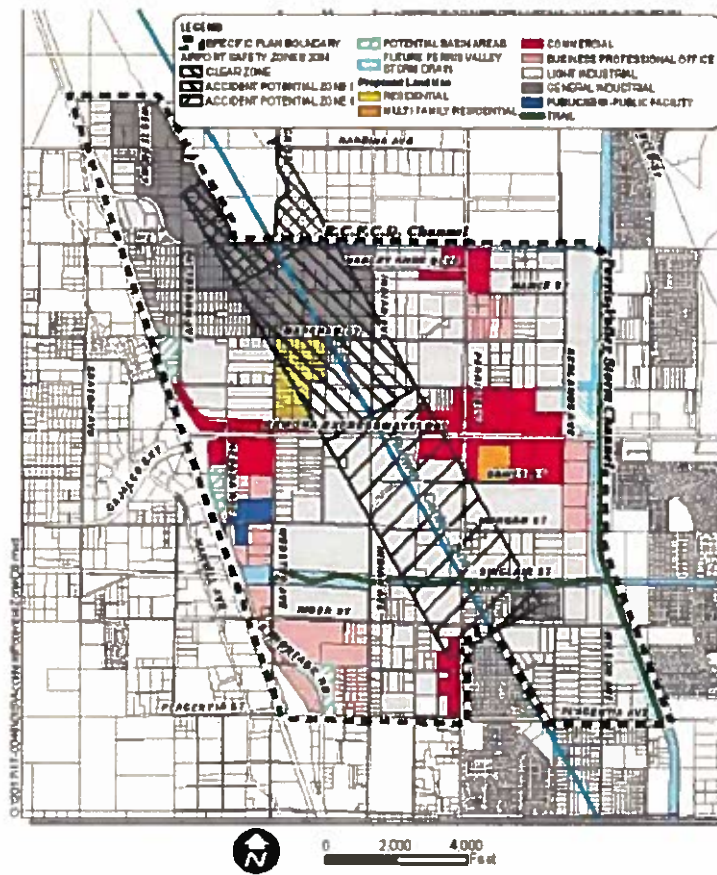




Figure 2.0-1 SPECIFIC PLAN LAND USE DESIGNATION







new residential development, schools or churches. It should be noted that there is some existing residential development in this area.

**Accident Potential Zone II (APZ-II):** This zone prohibits many uses that involve hazardous materials (such as gas stations), and those uses that have higher densities of people per acre. Non-residential development will be limited to those uses that have not more than 50 persons per acre at any time, including hotels and motels. This zone prohibits new residential development, schools or churches.

**2.2 Summary of Perris Valley Commerce Center Land Use Comparison**

Generally, the City of Perris General Plan Land Use designations correspond with the Perris Valley Commerce Center Specific Plan land use designations with the following exceptions. The Community Commercial (CC) and Neighborhood Commercial (NC) have been combined into one designation - Commercial (C). Business Park (BP) and Professional Office (PO) have been combined to form one designation - Business/Professional Office (BPO). Public/Semi-Public/Utilities (P) and Park, Recreational, and Natural Open Space (OS) have been combined to Public (P). Table 2.0-1 as shown below, provides a comparison of the land use between the City of Perris existing General Plan designations and the Perris Valley Commerce Center Specific Plan designations.

**Table 2.0-1 LAND USE COMPARISON**

<b>General Plan Land Use</b>	<b>Existing Acres</b>	<b>Proposed Acres</b>
Business Park/Professional Office (BPO) Professional Office (PO) Business Park (BP)	317	275 <del>291</del>
Commercial (C) Community Commercial (CC) Neighborhood Commercial (NC)	462	260
General Industrial (GI)	423	392
Light Industrial (LI)	1,620	2039 <del>2,023</del>
Multi-Family Residential Residential (Multi-Family) (MFR-14)	0	22
Public (P) Public/Semi-Public/Utilities Park, Recreational and Natural Open Space (OS)	120	194
Residential (R) Residential (Single-Family) (R-6,000)	59	0
Residential (R) Residential (Single-Family)(R-20,000)	63	63
Specific Plan (SP) f3	190 329	0 338
<b>Total Acres</b>	<b>3,583</b>	<b>3,583</b>