

**ORDINANCE NUMBER 1439**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA APPROVING SPECIFIC PLAN AMENDMENT 21-05267 TO AMEND THE CIRCULATION PLAN OF THE PERRIS VALLEY COMMERCE CENTER SPECIFIC PLAN FOR THE REMOVAL OF TWO EXISTING PAPER STREETS TO FACILITATE THE CONSTRUCTION OF A 764,753-SQUARE-FOOT WAREHOUSE FACILITY ON A 35.63 ACRE SITE, LOCATED SOUTH OF HARLEY KNOX BOULEVARD BETWEEN PATTERSON AND NEVADA AVENUES, SUBJECT TO CONDITIONS OF APPROVAL AND BASED UPON THE FINDINGS NOTED HEREIN.**

**WHEREAS**, The project applicant, Nicole Torstvet of Patterson Limited Partnership proposes to amend the Circulation Plan of the Perris Valley Commerce Center Specific Plan (“PVCCSP”) to vacate two existing unimproved streets, Nance Street and California Avenue, to facilitate the construction and operation of a 764,753 square foot warehouse distribution facility on 35.63 acres located south of Harley Knox Boulevard between Patterson and Nevada Avenues (the “Project”);

**WHEREAS**, the applicant submitted Specific Plan Amendment (“SPA”) 21-05267 for consideration of the Project;

**WHEREAS**, the proposed Project is consistent with the goals, policies, and implementation measures outlined in the General Plan and PVCCSP; and

**WHEREAS**, pursuant to CEQA and State CEQA Guidelines, an Environmental Impact Report (“EIR”) (State Clearinghouse No. 2022010274) was prepared for the Project was made available for public review and comments for a forty-five (45) day period in accordance with CEQA from November 4, 2022, to December 19, 2022; and

**WHEREAS**, by Resolution Number 6303, the City Council certified the EIR for the Project; and

**WHEREAS**, on May 17, 2023, the Planning Commission conducted a duly noticed public hearing on the Project and, at the meeting, recommended approval of the Project after considering all oral and written public testimony submitted by members of the public and City staff including materials in the agenda submittal and accompanying documents; and

**WHEREAS**, on August 29, 2023, this Project was continued to the September 12, 2023 City Council meeting as request by the applicant; and,

**WHEREAS**, on September 12, 2023, this Project was continued to the September 26, 2023 City Council meeting as requested by the applicant; and

**WHEREAS**, on September 26, 2023, 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 was ultimately continued by a 5-0 City Council vote to the October 10, 2023, City Council meeting; and

**WHEREAS**, on October 10, 2023, this Project was continued to the December 12, 2023, City Council meeting as requested by the applicant; and

**WHEREAS**, on November 28, 2023, 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**, before taking action, the City Council has heard, been presented with, and reviewed all of the information and data which constitutes the administrative record for the approvals as mentioned earlier, including all oral and written evidence presented to the City during all project meetings and hearings; and

**WHEREAS**, all other legal prerequisites to adopting this Ordinance have occurred.

**NOW, THEREFORE**, the City Council of the City of Perris hereby ordains as follows:

**Section 1.** The above recitals are true and correct and incorporated herein as if set forth in full.

**Section 2.** City Council Resolution No. (*next in order*) 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 the significant environmental effects of the Project have been adequately evaluated. Further, City Council Resolution (*next in order*) certified the EIR and adopted the Mitigation Monitoring and Reporting Program. Therefore, City Council Resolution no. (*next in order*) findings related to certification of the EIR, and adoption of the related Mitigation Monitoring and Reporting Program for the Project are incorporated herein by this reference as if set forth in full.

**Section 3.** Based upon the foregoing and all oral and written statements and reports presented by City staff and members of the public, including, but not limited to, all such statements and information (including all attachments and exhibits) presented at its public hearing on October 10, 2023, the City Council finds the following concerning Specific Plan Amendment 21-05267:

Specific Plan Amendment 21-05267

- A. *The Specific Plan Amendment is consistent with the General Plan Land Use Map and applicable General Plan objectives, policies, and programs.*

The proposed amendment to the Circulation Plan of the Perris Valley Commerce Center Specific Plan (“PVCCSP”) is consistent with the General Plan in that the General Plan Land Use will remain consistent with the PVCCSP. It is located within the General Plan area designated as

Planning Area 1. (North Commercial/Industrial) of the General Plan, which allows industrial and commercial opportunities due to the area's proximity to the I-215 freeway and the proximity to March Global Port. As proposed, the Project will be consistent with General Plan and will further the following General Plan Circulation Element goals:

**Goal II (Circulation Element):** A well-planned, designed, constructed, and maintained street and highway system that facilitates the movement of vehicles and provides safe and convenient access to surrounding developments.

**Goal V (Circulation Element):** Efficient goods movement.

**Policy V.A (Circulation Element):** Require Street abutting properties in the General Industrial (GI) and Light Industrial (LI) Zone to conform to standard specifications for industrial collector streets to accommodate the movement of heavy trucks. Provide adequate off-street loading area for all manufacturing land uses.

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

*1. The distribution, location, and extent of the land use of land, including open space, within the area covered by the Plan.*

The proposed SPA 21-05267 will not change the land use designations of the Project site, consisting of GI – General Industrial and LI – Light Industrial. The GI and LI land use designations are intended for manufacturing and light industrial uses. The proposed industrial warehouse distribution building is consistent with the intent of the underlying designations. SPA 21-05267 is limited to vacating Nance Street and California Avenue, paper/unimproved streets, and will have no impacts on the surrounding uses. The project will function properly with respect to land use, circulation, drainage, and water and sewer issues.

*2. 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 use described in the Plan.*

Eastern Municipal Water District (EMWD) prepared a Water Supply Assessment for this project. It determined that it will be able to provide adequate water supplies to meet the potable water demand for this project. All improvements for sewage, water, drainage, solid waste disposal, energy, and other essential facilities will be subject to approval by the City and EMWD.

SPA 21-05267 contains an Infrastructure Plan for major public and private transportation components, sewage, water, drainage, solid waste disposal, energy, and other essential facilities. The Infrastructure Plan identifies necessary improvements for development.

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

There are no natural resources on the property or designated conservation areas. The Project will comply with all applicable mitigation measures required by the Final EIR. The Project has been designed to comply with Chapter 19.69 – Parking and Loading Standards of the Zoning Code. The Specific Plan contains standards and criteria by which development will proceed and standards for the conservation, development, and utilization of natural resources. An Environmental Impact Report with a Mitigation, Monitoring, and Reporting Program (MMRP) was prepared for the Project and adequately provided for the conservation, development, and utilization of natural resources, as applicable.

Additionally, the Project has been designed to comply with the following Chapters of the PVCCSP:

- Chapter 4 – On-Site Design Standards and Guidelines
- Chapter 5 – Off Site Design Standards and Guidelines
- Chapter 6 – Landscape Standards and Guidelines
- Chapter 8 – Industrial Design Standards and Guidelines

4. *A program of implementation measures, including regulation, programs, public works projects, and financing measures necessary to carry out the provisions in paragraphs 1, 2, and 3 above.*

SPA 21-05267 proposes to amend the Circulation Plan of the PVCCSP to remove two existing paper streets to facilitate the proposed industrial warehouse project and commercial center. It will not impact existing land uses, including open space within the PVCCSP. The following maps have been revised to reflect the removal of the street and land use change from the PVCCSP:

- Figure 3.0-1 Circulation Plan Map
- Figure 3.0-4 Mass Transit Routes
- Figure 3.0-5 Trails System Map
- Figure 3.0-7 Existing EMWD Water Map
- Figure 3.0-8 Existing EMWD Sewer Map
- Figure 3.0-9 Existing EMWD Recycled Water Map
- Figure 3.0-12 Existing Natural Gas Map
- Figure 3.0-13 Existing Electrical Map
- Figure 3.0-14 Existing Telephone Map
- Figure 3.0-15 Electrical Cable TV Map

Chapter 13 – Implementation and Administrative Process of the PVCCSP establishes a program of implementation measures, including regulation, programs, and financing measures necessary to carry out the provisions contained in paragraphs 1, 2, and 3 above. Chapter 3 – Infrastructure Plan of the PVCCSP outlines public works projects within the PVCCSP with text and diagrams intended to guide and support development in the PVCCSP. As noted above, the Project requires the removal of two paper streets detailed in several of the Figures contained within Chapter 3 to

facilitate the proposed vacation of the streets that will occur in connection with the proposed industrial warehouse Project.

**Section 4.** Approval of SPA 21-05267. Based upon the forgoing and all oral and written statements and reports presented by City staff and members of the public, including but not limited to such statements and reports presented at the City Council's public hearing on October 10, 2023, the City Council hereby approves Specific Plan Amendment 21-05267 relating to the Project. Specific Plan Amendment 21-05267 is attached as Attachment 1 and incorporated herein by this reference.

**Section 5.** Severability. If any subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance or any part thereof is for any reason held to be unconstitutional or otherwise unenforceable, such decision shall not affect the validity of the remaining portion of this Ordinance or any part thereof. The City Council hereby declare that they would have passed each subsection, subdivision, paragraph, sentence, clause, or phrase thereof, irrespective of the fact that any one or more subsection, subdivision, paragraph, sentence, clause, or phrase be declared unconstitutional or otherwise unenforceable.

**Section 6.** Effective Date. This Ordinance shall take effect 30 days after its adoption.

**Section 7.** Certification. The City Clerk shall certify the passage and adoption of this Ordinance and cause the same to be posted at the designated locations in the City of Perris.

***ADOPTED, SIGNED*** and ***APPROVED*** this 12<sup>th</sup> day of December 2023.

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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, CALIFORNIA, DO HEREBY CERTIFY that the foregoing Ordinance Number 1439 was duly and regularly introduced by the City Council of the City of Perris at a regular meeting held the 28<sup>th</sup> day of November 2023 and was duly and regularly adopted by the City Council of the City of Perris at a regular meeting held the 12<sup>th</sup> day of December 2023, by the following called vote:

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

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City Clerk, Nancy Salazar

**Attachments:** Specific Plan Amendment (and related figures)

Due to the size of the files for the Specific Plan Amendment, only the land use map documenting the exiting and proposed land use map is attached as a hard copy. The remaining documents are available online at : [https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-333#docan1206\\_1313\\_479](https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-333#docan1206_1313_479)