

ORDINANCE NUMBER 1284

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING SPECIFIC PLAN 10-08-0007 FOR THE PERRIS VALLEY COMMERCE CENTER SPECIFIC PLAN AND PERRIS VALLEY 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 Specific Plan 08-10-0007 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 General Plan Amendment 08-10-0008 and Zone Change 08-10-0009 to facilitate implementation of the Perris Valley Commerce Center Specific Plan; and

WHEREAS, City of Perris Municipal Code Section 19.49 specifies the purpose, requirements, regulations and procedures for an amendment to a Specific Plan;

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, on December 7, 2011, the Planning Commission conducted a duly noticed public hearing regarding the proposed Perris Valley Commerce Center Specific Plan and Perris Valley Master Drainage Plan, considered testimony and materials in the staff report and accompanying documents, and recommended approval of Specific Plan 08-10-0007 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 and Master Drainage Plan, including Specific Plan 08-10-0007, 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 upon the information contained within the staff report and accompanying attachments and exhibits, the City Council hereby finds in regard to the with respect to the Perris Valley Commerce Center Specific Plan, the following regarding Specific Plan Amendment 08-10-0007:

1. The proposed Specific Plan is inconsistent with the General Plan Land Use Map. Proposed General Plan Amendment 08-10-0008 for the Perris Valley Commerce Center Specific Plan will change all the land use designations within the project area to Specific Plan, to make the proposed Specific Plan consistent with the General Plan Land Use Map.
2. The proposed Specific Plan is inconsistent with the Zoning Map. The current Zoning Map does not designate the specific plan area as Specific Plan, however Zone Change 08-10-0009 will make the proposed Specific Plan consistent with the current Zoning Map.
3. In compliance with State Law (Government Code Section 65450 et seq.) the proposed Specific Plan includes the following information: (1) distribution, location and extent of land uses, including open space; (2) the 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 within the project area required to support the land uses described in the plan; (3) standards and criteria by which development will proceed; (4) a program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out

the project; and (5) a statement of the relationship of the specific plan to the adopted General Plan.

Section 4. The City Council hereby approves Specific Plan Amendment 08-10-0007, 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 1284 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