

ORDINANCE NUMBER 1078

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING ZONE CHANGE NUMBER 99-0166 TO CHANGE THE ZONING MAP FROM LIGHT AGRICULTURAL (A-1) TO LIGHT INDUSTRIAL (LI) ON 43.82 GROSS ACRES LOCATED AT THE SOUTHWEST CORNER OF RAMONA EXPRESSWAY AND BARRETT AVENUE

WHEREAS, the applicant has requested a change in the zoning designation from Light Agricultural/Interim Designation (A-1) to Light Industrial on 43.82 gross acres located at the southwest corner of Ramona Expressway and Barrett Avenue and more particularly depicted on Exhibit "A" attached hereto (the "Subject Property"); and,

WHEREAS, the Subject Property has an interim designation of Light Agricultural/Interim Designation (A-1) which is to provide for existing agricultural uses, including application for property currently subject to a Williamson Act contract within an existing agricultural preserve, and act as a holding zone or interim designation until a property can be developed consistent with the City of Perris General Plan; and,

WHEREAS, City Council has approved the service and recordation of a notice of nonrenewal for the portion of that certain Land Conservation Contract Land Conservation Contract dated January 1, 1970 and recorded on February 27, 1970, as Instrument No. 19066 in the Official Records of the County of Riverside, California, as reformed and restated in that certain Reformed and Corrected Land Conservation Contract dated January 1, 1985 and recorded on January 18, 1995 as Instrument No. 11676 in the Official Records of the County of Riverside, California (the "Landowner's Land Conservation Contract") relating to the Subject Property, and has tentatively approved the partial cancellation of the Land Conservation Contract relative to the Subject Property in order to accommodate the applicant's proposed use of the Subject Property and the adjacent property as the applicant's Western Regional Distribution Center (Development Plan Review 99-0167); and,

WHEREAS, the General Plan Land Use Designation for the Subject Property is Light Industrial; and,

WHEREAS, The Subject Property is a part of a larger 120 acre property (the "Site") which abuts existing industrial development to the west and continues the existing pattern of industrial development within the City. The adjacent properties to

the west of the Site are developed with industrial uses, including a major warehouse distribution operation for Starcrest Products. These properties and the Site, including the Subject Property, are designated for Light Industrial uses by the General Plan Land Use Element. The proposed use of the Site will continue this pattern of urban development consistent with the City's General Plan and is a logical extension of the existing zoning pattern. The Site is adjacent to the Ramona Expressway, a major arterial road, and will be separated from agricultural lands by the Ramona Expressway and realigned Indian Avenue, which is also designated an arterial road by the City's General Plan Circulation Element

WHEREAS, the City Council of the City of Perris Adopted Ordinance Number 1052 on November 24, 1997; and,

WHEREAS, Ordinance Number 1052 applied the above referenced zoning to the incorporated area of the City and unincorporated territories bearing a relationship to the City; and

WHEREAS, an Initial Study and Draft Mitigated Negative Declaration prepared in connection with Planning Case Number 99-0168 have been prepared, advertised, and circulated, pursuant to the California Environmental Quality Act; and,

WHEREAS, the City Council of the City of Perris, after due notice, held a public hearing on November 9, 1999 on the proposed changes to the zoning designation for the Subject Property.

NOW, THEREFORE, the City Council of the City of Perris does ordain as follows:

SECTION 1. The City Council has reviewed and considered the environmental documentation and information included in the staff reports prior to taking action on the application for Zone Change and finds and determines that there will not be a significant adverse effect on the environment because the mitigation measures described in the Initial Study will mitigate the impacts to less than significant, and that the Negative Declarations reflects the independent judgement of the City Council.

SECTION 2. The City Council has adopted Negative Declaration Number 2088 and the Mitigation Monitoring Plan, addressing the potential environmental impacts of the proposed project.

SECTION 3. The City Council hereby finds the following based on the information presented in the staff report and accompanying documents:

1. The proposed zoning is consistent with the General Plan Land Use Map and applicable General Plan objectives, policies, and programs.
2. The proposed zoning is compatible with or provides adequate buffering of adjoining uses.
3. The proposed zoning is a logical extension of the existing zoning pattern.
4. There is no substantial evidence, in light of the whole record before the City, that the project, as revised, would have a significant effect on the environment. The documents and other materials which constitute the record of proceedings upon which the City's findings and decision are based are located at the Department of planning and Community Development, 101 North D Street, Perris, California 92570. The custodian of these documents and materials is the Director Department of Planning and Community Development.

SECTION 4. Pursuant to Section 19.55.030 of the Perris Municipal Code and Ordinance Number 178, the Subject Property is hereby added to the Zoning District of Light Industrial (L1).

SECTION 5. This Ordinance shall take effect thirty (30) days after its passage.

ADOPTED, SIGNED and APPROVED this 16th day of November 1999.

MAYOR OF THE CITY OF PERRIS

Attest:

City Clerk

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

I, Margaret Rey, duly elected City Clerk of the City of Perris, California, do hereby certify that the foregoing Ordinance Number 1078 was introduced at a regular meeting thereof held on 9 November and adopted by the City Council of the City of Perris at a regular meeting thereof held on the 16th day of November 1999, by the following called vote:

AYES: 4 Yarbrough, Torres, Larios, Landers
NOES: 0
ABSENT: 1 Larragoitiy

City Clerk