

**ORDINANCE NUMBER 1431**

***AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING SPECIFIC PLAN AMENDMENT 22-05173 TO REZONE 8.3 ACRES FROM BUSINESS PARK OFFICE (BPO) TO LIGHT INDUSTRIAL (LI) TO FACILITATE THE CONSTRUCTION AND OPERATION OF A TRUCK AND TRAILER STORAGE FACILITY LOCATED AT THE NORTHEAST CORNER OF PERRIS BLVD AND MARKHAM STREET, WITHIN THE PERRIS VALLEY COMMERCE CENTER SPECIFIC PLAN, BASED ON THE FINDINGS PROVIDED HEREIN AND SUBJECT TO THE CONDITIONS OF APPROVAL.***

***WHEREAS***, the applicant, Bobby Nassir with Truck Terminal Properties, LLC, proposes to amend the Perris Valley Commerce Center Specific Plan (“PVCCSP”) to rezone 8.3 acres from Business Park Office (“BPO”) to Light Industrial (“LI”) to facilitate the construction and operation of a truck and trailer storage facility located at the northeast corner of Perris Blvd and Markham Street, which is located in the PVCCSP (the "Project"); and

***WHEREAS***, the applicant submitted a Specific Plan Amendment (“SPA”) 22-05173 and Conditional Use Permit (“CUP”) 22-05172 to rezone and design review consideration of the Project; and

***WHEREAS***, the proposed SPA 22-05173, is considered a "project" as defined by the California Environmental Quality Act ("CEQA"); and

***WHEREAS***, on February 9, 2023, the Riverside County Airport Land Use Commission (ALUC) determined that the Project was consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (MARB ALUCP) based on findings and conditions, which are attached and incorporated into the Planning Conditions of Approval; and

***WHEREAS***, pursuant to CEQA and State CEQA Guidelines, an Initial Study (“IS”) was prepared for the proposed Project and, based upon thereof, Mitigated Negative Declaration No. 2388 (SCH #2023040093) was prepared for the Project and was publicly reviewed for a thirty (30) day period in accordance with CEQA, from April 7, 2023, to May 8, 2023; and

***WHEREAS***, the City of Perris Municipal Code (Zoning Code, Authority and Review Procedures) authorizes the City to approve, conditionally approve, or deny requests for a Specific Plan Amendment; and

***WHEREAS***, the Planning Commission held a duly noticed public hearing on June 7, 2023 regarding the Project, at which time all interested persons were given full opportunity to be heard and to present evidence and prior to taking action, the Planning Commission had heard,

or been presented with, and/or reviewed all of the information and data which constitutes the administrative record for the above-mentioned approvals, including all oral and written evidence presented to the City during all Project meetings and hearings and, at the conclusion of the public hearing and after consideration thereof, the Planning Commission recommended denial of the Project to the City Council; and

**WHEREAS**, on July 25, 2023, the City Council conducted a duly noticed public hearing regarding the Project, at which time all interested persons were given full opportunity to be heard and to present evidence for the City Council's consideration (including all oral and written testimony from members of the public and City staff, including, but not limited to, the City staff reports and accompanying documents and exhibits); and

**WHEREAS**, all other legal prerequisites to the adoption of this Ordinance have occurred.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF PERRIS** does resolve as follows:

**Section 1. Recitals.** The above recitals are all true and correct and are incorporated herein by this reference.

**Section 2. Environmental Analysis.** City Council Resolution No. (next in order) found that all requirements of the California Environmental Quality Act ("CEQA"), the State CEQA Guidelines and the City's Local CEQA Guidelines have been satisfied in the Mitigated Negative Declaration No. 2373 as it relates to the Project, which is sufficiently detailed so that all of the significant environmental effects of the Project have been adequately evaluated and mitigated, and adopted Mitigated Negative Declaration No. 2388, which findings are incorporated herein by this reference as if set forth in full.

**Section 3. Specific Plan Amendment 22-05173.** 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 reports (including all attachments and exhibits) presented at its public hearing on June 7, 2023, the Planning Commission finds, with respect to Specific Plan Amendment 22-05173, that:

*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 Perris Valley Commerce Center Specific Plan land use map is consistent with the General Plan and surrounding zoning designations of Light Industrial (LI) and surrounding industrial land uses. In addition, the proposed Specific Plan Amendment promotes Goal II and Goal III of the General Plan Land Use Element.

**Goal II:** New development consistent with infrastructure capacity and municipal services capabilities.

**Goal III:** Commerce and industry to provide jobs for residents at all economic levels.

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

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

The Project proposes to 1) Amend the land use designation of 8.3 acres from Business Professional Office (BPO) to Light Industrial (LI); and 2) Allow the operation of a truck and trailer storage facility as a conditionally permitted use in the Light Industrial (LI) zone of the Perris Valley Commerce Center Specific Plan located at the northeast corner of Perris Blvd and Markham Street and will not impact areas designated as open space.

*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 uses described in the Plan.*

A Mitigated Negative Declaration was prepared for the Project and determined that there would be no impacts to major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities in the area that could not be mitigated to a level that is less than significant.

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

The Project does not include changes to standards and criteria by which development will proceed, or standards for conservation, development, and utilization of natural resources.

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

The Project provides adequate text and diagrams to adequately address all established programs of implementation measures, including regulation programs, public works projects, and financing measures.

**Section 4.** 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 reports (including all attachments and exhibits) presented at its public hearing on July 25, 2023, the City Council hereby determines that the Project is covered under Mitigated Negative Declaration No. 2388, approves the Project (Specific Plan Amendment (SPA) 22-05173 to amend the Perris Valley Commerce Center Specific Plan (PVCCSP) to rezone 8.3 acres from Business Park Office (BPO) to Light Industrial (LI) to facilitate the construction and operation of

a truck and trailer storage facility located at the northeast corner of Perris Blvd and Markham Street; subject to the Planning Division, Building, Fire, Public Works and Engineering Departments' Conditions of Approval (COA), and incorporated herein by this reference).

**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 adoption of this Ordinance.

**ADOPTED, SIGNED, and APPROVED** this 29th of August 2023.

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Michael M. Vargas, Mayor

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 1430 was duly introduced for first reading by the City Council of the City of Perris at a regular meeting of said Council on the 25<sup>th</sup> day of July, 2023, and was duly adopted at a regular meeting of said Council on the 29<sup>th</sup> day of August, 2023 by the following vote:

AYES: RABB, ROGERS, VARGAS

NOES: NAVA, CORONA

ABSENT: NONE

ABSTAIN: NONE

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City Clerk, Nancy Salazar

**Attachments:**

- A. Existing and Proposed PVCC Specific Plan Maps