

**RESOLUTION NUMBER 6643**

***A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ADOPTING MITIGATED NEGATIVE DECLARATION (2395) AND MITIGATION MONITORING AND REPORTING PROGRAM AND APPROVING MAJOR MODIFICATION 23-05073 FOR THE EXPANSION OF THE EXISTING CHEVRON VEHICLE FUEL STATION LOCATED AT 764 RAMONA EXPRESSWAY ONTO THE PARCEL LOCATED AT 4063 N. WEBSTER AVENUE (APN:302-260-053), BASED UPON THE FINDINGS HEREIN AND SUBJECT TO CONDITIONS OF APPROVAL.***

**WHEREAS**, the applicant, Marwan Alabassi (“Applicant”), proposes (1) an amendment to the Perris Valley Commerce Center Specific Plan (“PVCCSP”) to change the PVCCSP land use and zoning designation of the 0.94-acre parcel located at 4063 N. Webster Avenue (APN:302-260-053) from Residential (R) to Commercial (C), and to apply the Residential Overlay Zone to a portion of the property at 855 W. Markham Street to offset the loss of a residential unit on the site per SB 330; and (2) a Major Modification to a prior Conditional Use Permit for an expansion of the existing Chevron service station to include the construction of a 1,536 square foot fueling canopy with six (6) CNG and Diesel fuel dispensers, a second 1,496 square foot fueling canopy with four (4) Hydrogen fuel dispensers, and related equipment enclosures, which is located in the PVCCSP (“Project”); and

**WHEREAS**, the Applicant submitted an application for Specific Plan Amendment (“SPA”) 24-05086 and Major Modification (“MMOD”) 23-05073 of a prior Conditional Use Permit (06-27) for the Project; and

**WHEREAS**, the proposed SPA 24-05086 and MMOD 23-05073 are considered a “project” as defined by the California Environmental Quality Act (“CEQA”); and

**WHEREAS**, pursuant to CEQA and State CEQA Guidelines, an Initial Study (“IS”) was prepared for the proposed Project and, based upon review thereof by the City as lead agency, a notice of intent to adopt a mitigated negative declaration was provided on January 17, 2025, in accordance with CEQA Guidelines Section 15072, and a Draft Mitigated Negative Declaration No. 2395 (the “MND”) was prepared for the Project and was publicly reviewed for a thirty (30) day period in accordance with CEQA, from January 17, 2025 to February 17, 2025; and

**WHEREAS**, during the public comment period, certain public comments were received. The public comments received during the public review period did not warrant or result in any “substantial revision,” within the meaning of CEQA Guidelines Section 15073.5, to the MND. Although not required by CEQA, in the interests of thoroughness and transparency, responses to the public comments received have been prepared and included in the Final MND. No “substantial revision” of the MND has been made in response to the

comments or otherwise, and therefore no recirculation is required pursuant to CEQA Guidelines Section 15073.5. No changes were made to the Draft MND in the Final MND. There is no substantial evidence in light of the whole record before the City, including the public comments received, that the project may have a significant effect on the environment which cannot be mitigated or avoided, and therefore no EIR is required pursuant to CEQA Guidelines Section 15073.5; and

**WHEREAS**, the Riverside County Airport Land Use Commission (“ALUC”) conducted a hearing on November 14, 2024, to consider the Project’s consistency with the C1 Zone and determined that the Project is consistent with the March Air Reserve Base/Inland Port Airport (MARB/IPA) Land Use Compatibility Plan; and

**WHEREAS**, Chapter 19.54 (Authority and Review Procedures) of the City of Perris Municipal Code (“PMC”) authorizes the City to approve, conditionally approve, or deny requests for Specific Plan Amendments and Conditional Use Permits, as well as Major Modifications to Conditional Use Permits; and

**WHEREAS**, a duly noticed Planning Commission public hearing was scheduled for February 19, 2025, for the Project. During the public hearing, additional public comments were received regarding the MND, which were duly considered and which did not warrant or result in any revision to the MND, and which did not provide or result in substantial evidence in light of the whole record before the City, including the public comments received, that the Project may have a significant effect on the environment which cannot be mitigated or avoided. Following the hearing, the Planning Commission by a vote of 4-1 recommended approval of the Project to the City Council; and

**WHEREAS**, On March 25, 2025, 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 now hereby intends to approve the Final MND and MMOD, in connection with approval of the SPA which is the subject of Ordinance Number 1454; and

**WHEREAS**, before acting, the City Council has heard, been presented with, and reviewed all the information and data that constitutes the administrative record for the above-mentioned approvals, including all oral and written evidence presented to the City by members of the public and City staff during all Project meetings and hearings; and

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

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

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

**Section 2. CEQA Findings.** The City Council hereby finds as follows with respect to the IS/MND for the Project:

- A. The City Council has considered the whole administrative record, including the IS/MND, together with the comments received during and after the public review process and the responses thereto contained in the Final IS/MND. The findings in this Section 2 are made on the basis of the whole administrative record.
- B. The IS/MND has been prepared and considered in compliance with CEQA and contains all required contents pursuant to CEQA Guidelines Section 15071.
- C. ALUC has determined that the Project is consistent with the March Air Reserve Base/Inland Port Airport (MARB/IPA) Land Use Compatibility Plan and will not result in a safety hazard or noise problem for persons using the airport or for persons residing or working in the Project area. The City Council has also considered whether the Project will result in a safety hazard or noise problem for persons using the March Air Reserve Base/Inland Port Airport or for persons residing or working in the Project area, and finds that it will not.
- D. With the imposition of the mitigation measures set forth in the Mitigation Monitoring and Reporting Program (which is included in the IS/MND), there is no substantial evidence that the Project will have a significant effect on the environment. Said mitigation measures have been made enforceable conditions on the Project, as they have been included in the Project conditions of approval.
- E. The IS/MND reflects the independent judgment and analysis of the City.
- F. The location and custodian of the documents or other material which constitute the record of proceedings upon which the City Council's decision set forth in this Resolution is based is as follows: City of Perris Planning Division, 135 N. D. St., Perris, CA 92570.

**Section 3. MMOD Findings.** The City Council further finds, with respect to Major Modification (MMOD) 23-05073, that:

*1) The proposed location of the conditional use is in accord with the objectives of Title 19 of the Perris Municipal Code (PMC) and the purposes of the zone in which the site is located.*

The Project is adjacent to a commercial shopping center, which is compatible with the proposed expansion. The Project would augment the City's economic base, create employment-generating opportunities for the citizens of Perris and surrounding communities, and provide access to alternative fuels including Compressed Natural Gas (CNG) and Hydrogen, which is beneficial for the public health, safety and general welfare and for the environment and is anticipated to be mandated by the State of California.

2) *The proposed plan is consistent with the City's General Plan and conforms to all Specific Plans, zoning standards, applicable subdivision requirements, and other ordinances and resolutions of the City.*

Currently, the General Plan Designation is SP (Specific Plan) and proposed to be rezoned from Residential to Commercial within the Perris Commerce Center Specific Plan. The Project will be in accordance with the standards of the commercial zone of the Perris Commerce Center Specific Plan if the Specific Plan Amendment is approved. The proposed Project is physically suitable in terms of parcel size, shape, access, and availability of utilities and services. The adjacent commercial shopping center, including the site of the existing Chevron station, is located along Ramona Expressway and Webster Avenue, which allows for adequate access and provides for the logical connection to infrastructure to service the Project site. Utility service connections are available to service the site. The proposed development is consistent with the proposed Commercial (C) designation on the site, and with the existing land uses in the area which include commercial uses within the shopping center to the south, and a future commercial shopping center south across Ramona Expressway. The Project, as conditioned, meets or exceeds all design and development criteria of the PVCCSP Commercial Zoning district, which implements the development standards and policies of the City.

3) *The proposed location of the conditional use and the conditions under which it would be operated and maintained will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.*

The proposed Project provides the safeguards necessary to protect the public health, safety, and general welfare through the conditions of approval and mitigation measures, which will ensure that the project is developed in compliance with City and affected service agency requirements and policies, will not adversely affect surrounding uses, and will not have any significant adverse impacts to the environment.

4) *The architecture is compatible with community standards and protects the character of adjacent development.*

The Project proposes compatible architecture with the existing Chevron Gas station. The Project includes similar canopies and materials as the existing fueling station canopy. It also proposes an architecturally enhanced concept with varying roofline angles and heights, including stone, tile, horizontal cement panels, and glass building accents, which meet the development and architectural standards of the PVCCSP Commercial Zone.

5) *The proposed Project's landscaping plan ensures visual relief and provides an attractive environment for the public's enjoyment.*

The proposed Project meets and exceeds the on-site and off-site landscape standards for the Commercial (C) Zone as outlined in the PVCCSP. It provides a mix of native and drought-tolerant trees, shrubs, ground cover, and annual color throughout the site to ensure visual relief and effectively frame, soften, and embellish access points, building entries, parking

areas, and trash enclosures. As required, all areas not covered by structures, drive aisles, parking or hardscape have been landscaped, which will provide an attractive environment for the public's enjoyment.

**Section 4.** Based upon the preceding and the whole administrative record, including but not limited to all oral and written statements and reports presented by City staff and members of the public at its public hearing on March 25, 2025, the City Council adopts Mitigated Negative Declaration No. 2395, and the included Mitigated Monitoring and Reporting Program, attached to this Resolution as Attachment 2 and incorporated herein by this reference.

**Section 5.** Based upon the preceding and Mitigated Negative Declaration No. 2395, and all oral and written communication submitted by members of the public and City staff, including, but not limited to, all such statements and reports (including all attachments and exhibits) presented at its public hearing on March 19, 2025, the City Council approves Major Modification 23-05073, subject to the Conditions of Approval attached to this Resolution as Attachment 1 and incorporated herein by this reference.

**Section 6.** This Resolution shall take effect upon effectiveness of Ordinance Number 1454, approving Specific Plan Amendment No. 24-05086 for the Project.

**Section 7.** 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 8.** The Mayor shall sign this Resolution, and the City Clerk shall certify the adoption of this Resolution.

***ADOPTED, SIGNED, and APPROVED on this 25<sup>th</sup> day of March 2025.***

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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 Resolution Number 6643 was duly and regularly adopted by the City Council of the City of Perris at a regular meeting held on the 25<sup>th</sup> day of March 2025, by the following called a vote:

AYES: VALLEJO, NAVA, CORONA, RABB, VARGAS

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

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City Clerk, Nancy Salazar

- Attachments:
1. Conditions of Approval (Planning, Engineering, Public Works, Community Services, and Building & Safety)
  2. Initial Study/Mitigated Negative Declaration No. 2395 and Mitigation Monitoring Reporting Program

*Due to the size of the files, the documents are available online at:*  
[https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-486#docan1206\\_1313\\_479](https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-486#docan1206_1313_479)