

**RESOLUTION NUMBER 6690**

***A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ADOPTING MITIGATED NEGATIVE DECLARATION NUMBER 2404 AND MITIGATION MONITORING AND REPORTING PROGRAM AND APPROVING SPECIFIC PLAN AMENDMENT 23-05321, CONDITIONAL USE PERMIT 24-05125 AND DEVELOPMENT PLAN REVIEW 23-00022 TO FACILITATE THE DEVELOPMENT OF THE BARKER PLACENTIA PROJECT, A LARGE EQUIPMENT RETAIL SALES AND RENTAL FACILITY LOCATED ON THREE (3) EXISTING LOTS COMPRISING A TOTAL OF 24.9 ACRES LOCATED EAST OF INTERSTATE 215 FREEWAY BETWEEN WALNUT STREET AND PLACENTIA AVENUE, BASED UPON THE FINDINGS NOTED HEREIN***

***WHEREAS***, the applicant, Orbis Retail Estate Partners, proposes to develop a facility with two buildings totaling 39,889 square feet on three lots totaling 24.9 acres, identified as Riverside County Assessor's Parcel No.'s 305-050-051 and 305-050-055, located East of Interstate 215 freeway between Walnut Street and Placentia Avenue in the Perris Valley Commerce Center Specific Plan ("PVCCSP") area, for sales, rental, storage and routine maintenance of large equipment and vehicles ("Project"); and

***WHEREAS***, the applicant submitted an application for Specific Plan Amendment ("SPA") 23-05321, Conditional Use Permit ("CUP") 24-05125 and Development Plan Review ("DPR") 23-00022 to facilitate the use and development of the Project; and

***WHEREAS***, the proposed SPA 23-05321, CUP 24-05125, and DPR 23-00022 are considered a "project" as defined by the California Environmental Quality Act ("CEQA"); and

***WHEREAS***, pursuant to CEQA and the State CEQA Guidelines (14 Cal. Code Regs. §15000 *et seq.*), the City is the lead agency for the Project, as it is the public agency with general governmental powers over the Project; and

***WHEREAS***, the City, as lead agency, based on an Initial Study ("IS") prepared for the Project, determined that a Mitigated Negative Declaration should be prepared under CEQA in order to analyze all potentially significant adverse environmental impacts of the Project; and

***WHEREAS***, a Notice of Intent to Adopt a Mitigated Negative Declaration was issued in accordance with CEQA Guidelines Section 15072, and a draft Mitigated Negative Declaration No. 2404 (SCH # 2025030929), including a Mitigation Monitoring and Reporting Program (the "Draft MND") was prepared for the Project and was publicly reviewed for a period that commenced on March 21, 2025, and ended on April 21, 2025; and

***WHEREAS***, the City received six public comment letters on the Draft MND; however, none of the comment letters raised additional environmental concerns that have not

already been addressed in IS/MND 2404, constitute "significant new information," or meet any of the conditions in Section 15073.5 of the State CEQA Guidelines that would require recirculation of the IS/MND 2404. No revisions to the Draft MND were made nor required in response to the public comment letters or otherwise; and

**WHEREAS**, responses to the comments were prepared for inclusion in the Final IS/MND attached hereto as Exhibit B ("Final MND"), and were circulated to responders prior to the hearing date; and

**WHEREAS**, Chapter 19.54 (Authority and Review Procedures) of the Perris Municipal Code ("PMC") authorizes the City to approve, conditionally approve, or deny requests for Specific Plan Amendments, Conditional Use Permits and Development Plan Reviews; and

**WHEREAS**, the Riverside County Airport Land Use Commission ("ALUC") conducted a hearing on May 8, 2025, and determined that the Project is consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan ("MARB ALUCP") based on findings and subject to conditions, which are attached and incorporated into the Planning Conditions of Approval; and

**WHEREAS**, a duly noticed Planning Commission public hearing was scheduled for June 4, 2025, and continued to the June 18, 2025, meeting for the Project. During the public hearing, no public comments were received regarding the project. Following the hearing, the Planning Commission by a vote of 5-0 recommended approval to continue the item to the June 18, 2025, Planning Commission meeting; and

**WHEREAS**, on June 18, 2025, the Planning Commission held a duly noticed public hearing on the Project and, following the hearing, recommended City Council adoption of the MND and approval of SPA 23-05321, CUP 24-05125, and DPR 23-00022 for the Project, subject to conditions of approval; and

**WHEREAS**, On July 29, 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, and considered all public testimony and materials in the staff report and accompanying documents concerning the proposed MND, SPA 23-05321, Conditional Use Permit (CUP) 24-05125 and DPR 23-00022; 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, including but not limited to compliance with all applicable tribal notice and consultation requirements.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of

Perris as follows:

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

**Section 2. CEQA Findings.** The City hereby finds as follows with respect to the IS/MND and the included Mitigation Monitoring and Reporting Program for the Project:

*A.* The City Council has considered the whole administrative record, including but not limited to the Draft IS/MND together with the comments received during the public review process and the responses thereto contained in the Final IS/MND. The CEQA findings in this Resolution 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 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (“MARB ALUCP”) 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 attached hereto as Exhibit B.

*E.* No comments made in the public hearings conducted by the Planning Commission or City Council nor any additional information submitted to the Planning Commission or City Council have produced substantial new information requiring recirculation of the IS/MND or any other environmental review under State CEQA Guidelines section 15073.5.

*F.* The Final IS/MND, and the City Council’s adoption thereof, reflects the independent judgment and analysis of the City.

*G.* 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 on is as follows: City of Perris Planning Division, 135 N. D. St., Perris, CA 92570.

**Section 3. SPA 23-05321 Findings.** 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 29, 2025, the City finds, with respect to SPA 23-05321, that:

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

SPA 23-05321 includes an amendment to the PVCCSP land use map to remove the “Basin” designation that currently applies to a portion of the project site and revert its land use designation to Business/Professional Office (BPO), which is the PVCCSP land use designation that currently applies to the surrounding properties.

It also includes an amended conditionally permitted land use category of “Large Equipment Retail/Rentals” in Table 2.0-2 (Land Use) of the PVCCSP, amended from the existing category of “Large Equipment Retail.” The proposed amended use category of “Large Equipment Retail/Rentals” is defined to mean “the sale of goods or merchandise such as carpet and furniture sales, printing and copying shops, home improvement centers, building material, hardware and paint stores, retail outlets upholstery shops, sporting goods, automotive sales and automotive dealerships. It also includes establishments primarily engaged in the sale or rental of tools, trucks, trailers, tractors, construction equipment, agricultural implements, and similar industrial equipment, and the rental of mobile homes. Included in this use type is incidental storage, maintenance and servicing of such equipment. Such uses would be required to obtain a CUP when located in the BPO Zone of the PVCCSP.

Furthermore, the Project proposes to amend the PVCCSP Circulation Plan to remove a segment of Walnut Street west of E. Frontage Road to accommodate the Project layout, which is consistent with the General Plan in that it is a planned but unimproved street that is not needed to provide access to adjacent parcels or the subject project site; it has not been improved in the last five years and will not interfere with the circulation in the surrounding area.

Lastly, the proposed Specific Plan Amendment is consistent with the General Plan land use map, which designates the project site as BPO. The proposed Specific Plan Amendment is also consistent with applicable General Plan objectives, policies and programs. It promotes the following Goals of the General Plan Land Use Element, without limitation:

**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.

**Goal III.A:** Implement a transportation system that accommodates and is integrated with new and existing development and is consistent with financing capabilities.

**Goal IV:** Consistency among all Planning Documents. Policy IV.A states that [T]he General Plan and Zoning Code shall be revised and updated to maintain consistency with each other and with regional plans. The Specific Plan update to change the “Basin” designation to the surrounding BPO designation is consistent with this Goal because the “Basin” designation is no longer needed for this 9.6 acre Lot 3 project site, as street improvements to Frontage Road as part of the Placentia Avenue/I-215 interchange project included several drainage related improvements to the overall storm drain system in the area and rendered the “Basin” designation for this site no longer necessary.

*B. The Specific Plan, as proposed to be amended, provides adequate text and diagrams to address the following issues in detail:*

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

As detailed above, the proposed Specific Plan Amendment would amend the PVCCSP land use designation of 9.6 acres from the “Basin” Designation to the BPO Zone designation and add a land use category of “Large Equipment Retail/Rental” that is conditionally permitted in the PVCCSP BPO Zone. Subject to approval of the requested Conditional Use Permit and Development Plan Review, the SPA would allow the proposed use on the 24.9-acre project site, which will be entirely within the PVCCSP BPO Zone. The proposed project, as conditioned, 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.*

The proposed Specific Plan Amendment does not include changes to the PVCCSP in this regard. 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. Furthermore, removing the segment of Walnut Street west of E. Frontage Road will not impact traffic or future circulation, as the I-215 freeway is immediately west of the street’s terminus and precludes through traffic.

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

The proposed Specific Plan Amendment does not include changes to the PVCCSP standards and criteria by which development will proceed, or the 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 PVCCSP, with the proposed Specific Plan Amendment, will continue to provide adequate text and diagrams to adequately address all established programs of implementation measures, including regulation programs, public works projects, and financing measures.

**Section 4. DPR 23-00022 Findings.** 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 29, 2025, the City Council finds, with respect to DPR 23-00022, that:

- A. *The location, size, design, density, and intensity of the proposed development and improvements are consistent with the City's General Plan, the Perris Valley Commerce Center Specific Plan, the purposes and provisions of Title 19 of the P.M.C., the purposes of the Zone in which the site is located, and the development policies and standards of the City.*

The Business/Professional Office (BPO) Zone, according to PVCCSP Section 2.1.2, provides for uses associated with business, professional or administrative services located in areas of high visibility from major roadways with convenient access for automobiles and public transit service. Small-scale warehousing and light manufacturing are also allowed. The proposed Project, with the approval of SPA 23-05321, is in all respects consistent with the BPO designation in the General Plan and the PVCCSP. The Project, as conditioned, will meet or exceed all design and development criteria of the BPO Zone, which implements the development standards and policies of the City and the PVCCSP.

- B. *The subject site is physically suitable, including but not limited to parcel size, shape, access, and availability of utilities and services, for the type of development proposed.*

The proposed Project is physically suitable in terms of parcel size, shape, access, and availability to utilities and services. The site is located between Walnut Street to the south and Placentia Avenue to the north. It is just east of the I-215 Freeway and is accessible from Frontage Road, which traverses through the project site between Walnut Street and Placentia Avenue. This allows for adequate access and

provides a logical connection to the site's infrastructure. Furthermore, utility service connections are available to service the site.

- C. *The proposed Project and the conditions under which it would be operated or maintained are compatible with abutting properties and will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.*

As conditioned, the proposed Project will not be detrimental to the public health, safety or welfare, or injurious to property and improvements in the vicinity or to the general welfare of the City. The Project is surrounded by vacant land and non-conforming residential homes to the east. The Project, as designed and conditioned, will protect the public health, safety, welfare, and other properties in the vicinity. Additionally, the mitigation measures set forth in the IS/MND and conditions of approval reduce any potential environmental impacts of the Project to a less than significant level. Also, as proposed, the site will be separated from the non-conforming residential units located to the east of the site by a decorative 14-foot-tall screen wall that provides pilasters every 60 feet.

- D. *The architecture proposed is compatible with community standards and protects the character of adjacent development.*

The proposed architecture meets PVCCSP design standards for Business/Professional Office development, thereby protecting the character of the overall development of the PVCCSP Industrial and Business/Professional Office zones. Therefore, it is compatible with community standards and protects the character of adjacent development. Enhanced architecture, site design, and landscaping have been provided for the Project to ensure compatibility with the surrounding Business/Professional Office uses. The building design features symmetry and balance with enhanced architectural treatments at the corners of the building. The proposed color palette and materials provide variety and interest through contrasting and complementary colors ranging from white to various greys as well as brown wood-grained patterned tile throughout the building wall surface and accentuate the corner and pop-out façade elements. Glazing treatments have been applied on the main building facades, and the wood-grained tile veneer provides additional texture along with the building entrance corners. Additionally, all three sites will have ancillary storage areas for the Large Equipment and vehicles, which will be screened by a decorative 14-foot-tall wall that will be painted to match the buildings, and provides decorative pilasters every 60 feet.

- E. *The landscaping plan ensures visual relief and provides an attractive environment for the public's enjoyment.*

The proposed Project exceeds the on-site landscape standards for the Business/Professional Office (BPO) Zone as outlined in the PVCCSP. A minimum of 15% landscape coverage is required, and the Project is proposing the required

15%. It provides a mix of native and drought-tolerant trees, shrubs, ground cover, and annual color throughout the site to ensure visual relief and soften and embellish access points, building entries, parking areas, and trash enclosures. As conditioned, all landscaped areas will also be up-lit to provide additional nighttime visual interest.

- F. *The safeguards necessary to protect the public health, safety and general welfare have been required for the proposed project.*

The proposed Project provides the safeguards necessary to protect the public health, safety, and general welfare through the conditions of approval, which are attached hereto and incorporated herein by this reference as Attachment 1, including the mitigation measures found in Mitigated Negative Declaration No. 2404 (Attachment 2), which are incorporated as enforceable conditions of approval. The project design and conditions will ensure that the Project is developed in compliance with City and affected service agency codes and policies and that there will be no significant impacts to the environment.

**Section 5. CUP 24-05125 Findings.** 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 29, 2025, the City Council finds, with respect to CUP 24-05125, that:

- A. *The proposed location of the conditional use is in accord with the objectives of this Title and the purposes of the zone in which the site is located.*

With the approval of SPA 23-05321, the project site is located in the Business/Professional Office (BPO) Zone of the PVCCSP, which allows for “Large Equipment Retail/Rental” with a Conditional Use Permit. “Large Equipment Retail/Rental” means “the sale of goods or merchandise such as carpet and furniture sales, printing and copying shops, home improvement centers, building material, hardware and paint stores, retail outlets upholstery shops, sporting goods, automotive sales and automotive dealerships. It also includes establishments primarily engaged in the sale or rental of tools, trucks, trailers, tractors, construction equipment, agricultural implements, and similar industrial equipment, and the rental of mobile homes. Included in this use type is incidental storage, maintenance and servicing of such equipment, and vehicles.

The Project’s proposed use falls within said use category. The proposed location of the use is in accordance with the objectives of Title 19 of the PMC, the PVCCSP, and the purposes of the BPO Zone designation in that, among other things, the use is compatible and appropriate with surrounding uses.

- B. *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.*

The Project site has a General Plan land use designation of Business/Professional Office (BPO), which is intended for business park and commercial uses, offices, general retail, fueling stations, and drive-thru restaurants and other similar uses that may be permitted outright or allowed with a CUP. The Project is consistent with the General Plan, including the BPO land use designation. With the proposed amendment to the PVCCSP, the proposed plan is consistent with the applicable Specific Plan, including its BPO land use designation. The Project has been designed to meet the development standards of the BPO Zone, including with respect to setbacks, building height, and landscape requirements. Furthermore, the site has been designed with added safety measures via traffic analysis and photometric review for added public safety and connection to all public utilities.

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

As conditioned, the Project will not be detrimental to the public health, safety, or welfare or injurious to property and improvements in the vicinity or to the general welfare of the City. The Project is subject to the land use regulations and development standards of the BPO Zone. With the proposed SPA and the conditions, the Project will comply with those standards and will also comply with fire accessibility requirements.

- D. *The architecture proposed is compatible with community standards and protects the character of adjacent development.*

The architecture conforms to all City standards and has been reviewed by City staff for conformance to said standards and compatibility with the character of the community. The proposed architecture utilizes different colors and materials to distinguish the buildings' base, body, and cap. The buildings' design elements utilize a combination of varying roofline heights, vertical columns, blue glazed windows, and wood-grained tile siding. The architecture is harmonious with the adjacent development, which is consistent with the architectural standards of the City.

- E. *The landscaping plan ensures visual relief and provides an attractive environment for the public's enjoyment.*

The City's landscape standards, which are satisfied by the Project, ensure the Project will visually buffer the surrounding land uses while providing an attractive environment for business patrons as well as those living in the community who would see this Project daily or driving by the site on the I-215 Freeway or Placentia Avenue. The Project meets the City's landscape standards and provides landscape plans for each of the three Lots, and collectively. Each Lot will have plantings covering 15% of the lot. As a result, the Project provides sufficient landscape plantings and space to make an attractive environment for the public to enjoy. Also, as conditioned, the site plan fully conforms to the requirements of the PMC and the BPO Zone.

**Section 6.** 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 29, 2025, the City Council hereby (i) adopts the Final MND (and the included Mitigation Monitoring Reporting Program) attached as Exhibit B to this Resolution and incorporated herein by this reference, (ii) approves Specific Plan Amendment (SPA) 23-05321 amending the PVCCSP as shown in Exhibit C to this Resolution and incorporated herein by this reference, (iii) approves Conditional Use Permit (CUP) 24-05125, and (iv) approves Development Plan Review (DPR) 23-00022, all subject to the Conditions of Approval attached as Exhibit A to this Resolution and incorporated herein by this reference.

**Section 7.** This Resolution shall take effect immediately upon its adoption.

**Section 8.** 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 because of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences, and words of this Resolution shall remain in full force and effect.

**Section 9.** The Mayor shall sign this Resolution, and the City Clerk shall certify the adoption of this Resolution.

**ADOPTED, SIGNED, and APPROVED** this 29th day of July 2025.

\_\_\_\_\_  
Mayor, Michael M. Vargas

ATTEST:

\_\_\_\_\_  
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 6690 was duly and regularly adopted by the City Council of the City of Perris at a regular meeting held on the 29<sup>th</sup> day of July 2025, by the following called vote:

AYES: NAVA, CORONA, RABB, VALLEJO, VARGAS

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

\_\_\_\_\_  
City Clerk, Nancy Salazar

**Exhibits:**

- A. Conditions of Approval (Planning, Engineering, Public Works, ALUC, Community Services, and Building & Safety)
- B. Final IS/MND, including Mitigation Monitoring and Reporting Program. *Due to the size of the files, this attachment is available online at:* [https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-521#docfold\\_1206\\_1313\\_479\\_521](https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-521#docfold_1206_1313_479_521)
- C. Amendment to PVCCSP (SPA 23-05321)

Note: Due to the size of the documents they are on file in the Office of the City Clerk or in Development Services