



# CITY OF PERRIS PLANNING COMMISSION

## AGENDA

November 17, 2021

City Council Chambers  
Meeting to convene at 6:00 P.M.  
101 North "D" Street  
Perris, CA 92570

**1. CALL TO ORDER:**

**2. ROLL CALL:**

**Commissioners:** Gomez, Lopez, Jimenez,  
Vice-Chair Hammond, Chair Shively

**3. INVOCATION:**

**4. PLEDGE OF ALLEGIANCE:** Commissioner Gomez

**5. PRESENTATION:**

**6. CONSENT CALENDAR:**

A. Planning Commission Minutes for November 03, 2021

**7. PUBLIC HEARING:**

**A. Ordinance Amendment 21-05223, General Plan Amendment 21-05224, and Specific Plan Amendment 21-05225** – A proposal to comprehensively update the truck route designations and regulations in the Municipal Code, General Plan and Perris Valley Commerce Center Specific Plan in order to establish consistency and enable enforcement. **Applicant:** City of Perris

**REQUESTED ACTION:** Adopt Resolution No. 21-22 recommending the City Council adopt Mitigated Negative Declaration 2364 and approve the following amendments to the Truck Route regulations:

- Ordinance Amendment No 21-05223 to the Perris Municipal Code Section,
- General Plan Amendment No 21-05224 to the City of Perris Circulation Element, and
- Specific Plan Amendment 21-05225 to the Perris Valley Commerce Center Specific Plan.

**8. BUSINESS ITEM:**

**9. PUBLIC COMMENTS:**

*Anyone who wishes to address the Planning Commission regarding items not on the agenda may do so at this time. Please walk up to the podium and wait for the Chairperson to recognize you. Please speak clearly, give your name, spell your last name, and address for accurate recording in the minutes. Each speaker will be given three (3) minutes to address the Planning Commission.*

**10. COMMISSION MEMBERS ANNOUNCEMENTS OR REPORTS:**

**11. DIRECTOR OF DEVELOPMENT SERVICES REPORTS AND/OR INFORMATION:**

**12. ADJOURNMENT**

**COVID-19 REMOTE PUBLIC COMMENT/CITIZEN PARTICIPATION**

*With the intent of adhering to the new community guidelines from the Center for Disease Control, the City of Perris will allow for remote public comment and participation at the upcoming Planning Commission meeting via Zoom. Public Comment is limited to three (3) minutes.*

**ZOOM MEETING INFORMATION**

When: November 17, 2021, 06:00, PM Pacific Time (US and Canada)

Topic: Planning Commission Meeting

Join Zoom Meeting using the below link or call-in number:

<https://zoom.us/j/642558532>

Meeting ID: 642 558 532

One tap mobile

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During the Planning Commission meeting, if you wish to speak for public comment on any item, please select the raise hand icon next to your name. The moderator will grant you access to speak. Public Comment is limited to (3) three minutes.

# **Planning Commission Agenda**

**CITY OF PERRIS  
November 17, 2021**

## **Item 6A**

**Planning Commission Minutes for  
November 03, 2021**

# ***CITY OF PERRIS***

## MINUTES:

Date of Meeting: November 3, 2021

06:04 PM

Place of Meeting: City Council Chambers

Commission Members Present: Commissioner Jimenez, Commissioner Lopez, Commissioner Gomez, Vice Chair Shively, and Chairman Hammond.

1. CALL TO ORDER:

2. ROLL CALL: Commissioners: Jimenez, Gomez, Lopez, Vice-Chair Hammond, Chair Shively.

Commission Members Present: Commissioner Jimenez, Commissioner Lopez, Commissioner Gomez, Vice Chair Shively, and Chairman Hammond.

3. INVOCATION:

4. PLEDGE OF ALLEGIANCE: Commissioner Jimenez

5. PRESENTATION:

6. CONSENT CALENDAR:

A. Planning Commission Minutes for October 6, 2021

The Chair called for a motion.

M/S/C: Moved by Vice Chair Shively, seconded by Commissioner Jimenez to Approve Planning Commission Minutes for October 6, 2021

AYES: Commissioner Jimenez, Commissioner Lopez, Commissioner Gomez, Vice Chair Shively, Chairman Hammond.

NOES:

ABSENT:

ABSTAIN:

7. PUBLIC HEARING:

- A. Conditional Use Permit (CUP) 20-05014 – A proposal to operate a daycare facility within an existing 4,876 square foot classroom building within the Park Towne Center apartments constructed in 1992 located at the southwest corner of Dale Street and Wilson Avenue within the MFR-14 zone. (APNs: 311-210-031) Applicant: Robert Stringfield, Anastasia Construction Co. REQUESTED ACTION: Adopt Resolution

No. 21-18 finding the project Categorical Exempt from CEQA under Article 19, Section 15301, Class 1 Existing Facilities, and approve Conditional Use Permit 20-05014 to allow a daycare facility at 290 Wilson Avenue within the Park Towne apartment community based on the findings and the Conditions of Approval.

Meeting took a 5 minute recess to discuss potential conflict of interest.

Meeting reconvened at 6:15pm.

Associate Planner Garcia, presented the item to the Commission.

Commissioner Gomez, expressed her concern whether the building meets the current Building codes.

Staff commented on the general process for complying with building code requirements.

Vice Chair Shively, expanded on the process for complying with the Building and ADA requirements.

Commissioner Gomez, asked for further information about the proposed operator of the site.

Vice Chair Shively, inquired on the hours of operation.

Commissioner Jimenez, asked about the number of restrooms within the building and the plan for the outdoor play equipment.

Commissioner Gomez, asked about the existing landscaping for the site.

Commissioner Jimenez, requested further information on the exterior fencing for the project.

Chair Hammond, commented on the history of the original approval, Fire code requirements, adding a COA to require review and approval of Title 22, California Community Care Licensing, and a clerical revision for Building COA #3.

Commissioner Gomez, requested clerical revisions to Planning COA #15 to specify that the graffiti cover up paint matches the wall and Planning COA #16 to state property owner/property management will be responsible for maintenance.

Architect Robert Stringfield, responded to questions asked by the Commission.

Commissioner Lopez, asked about the hours of operation for the facility.

Commissioner Jimenez, commented on the requirements of the State of California Community Care Licensing board.

Chair Hammond, requested clarification on the review process for any site changes in the future.

Staff clarified that any alterations required to bring the building up to code would be handled administratively.

Chair Hammond, requested clarification on the process of amending the hours of operation.

Staff commented that a clerical revision to Planning COA #7 can address the hours of operation.

Commissioner Jimenez, asked about the outdoor play equipment and the existing block walls around the site.

Architect Stringfield, commented on the 2019 Building Code requirements.

Chair Shively, clarified the Building code requirements that dictate the required amount of facilities per occupancy type.

Commissioner Gomez, requested further information on the improvements that will be required for the site.

Architect Stringfield, commented on the additional requirements needed prior to occupancy of the building.

Commissioner Shively, commented on the need for a daycare serving the apartment complex. He also requested that Planning COA #7 be revised to alter the hours of operation, adding new COA's to require interior locking mechanisms for all classrooms, replacement of all restroom fixtures and kitchen equipment, comply with ADA requirements, and include wheel stops for the parking areas adjacent to the block walls around the facility.

Commissioner Lopez, noted the need for this use and that it would benefit the residents of the apartment complex.

Commissioner Jimenez, commented that the majority of the questions were directed toward the operator and that the feedback could not be fully provided as they were not present.

Chair Hammond, commented on the need for the operator to be present to answer questions and the additional changes that may be required for the building to meet all code requirements.

Chair Shively summarized the additions to the motion to include: adding a COA to require ADA access, require security locks for all classrooms, require replacement of all plumbing fixtures and kitchen equipment, compliance with Title 22 and associated State licensing requirements, clerical revisions to Planning COA #7 to modify the hours of operation, Planning COA #15 to include the requirement for paint to match the perimeter wall, and Planning COA #16 to state that property owner/manager is responsible for maintenance.

The Chair called for a motion.

M/S/C: Moved by Commissioner Jimenez, seconded by Commissioner Gomez to Approve Conditional Use Permit (CUP) 20-05014 – A proposal to operate a daycare facility within an existing 4,876 square foot classroom building within the Park Towne Center apartments constructed in 1992 located at the southwest corner of Dale Street and Wilson Avenue within the MFR-14 zone. (APNs: 311-210-031) Applicant: Robert Stringfield, Anastasia Construction Co.

REQUESTED ACTION: Adopt Resolution No. 21-18 finding the project Categorically Exempt from CEQA under Article 19, Section 15301, Class 1 Existing Facilities, and approve Conditional Use Permit 20-05014 to allow a daycare facility at 290 Wilson Avenue within the Park Towne apartment community based on the findings and the Conditions of Approval. Additions to the motion to include: adding a COA to require ADA access, require security locks for all classrooms, require replacement of all plumbing fixtures and kitchen equipment, compliance with Title 22 and associated State licensing requirements, clerical revisions to Planning COA #7 to modify the hours of operation, Planning COA #15 to include the requirement for paint to match the perimeter wall, and Planning COA #16 to state that property owner/manager is responsible for maintenance.

AYES: Commissioner Jimenez, Commissioner Lopez, Commissioner Gomez, Vice Chair Shively, Chairman Hammond.

NOES:

ABSENT:

ABSTAIN:

8. BUSINESS ITEM:

- A. Landscape Plan Review Informational Item – A landscape review presentation to describe the landscape review process for on-site and off-site landscaping, in addition to applicable annexation and maintenance procedures.

Senior Planner Perez, presented the onsite landscaping portion of the presentation.

Meeting took a short recess to resolve technical issues.

Meeting reconvened.

Senior Planner Perez, continued his presentation.

Capital Improvement Projects (CIP) Manager Michael Morales, presented the offsite landscaping portion of the presentation.

Commissioner Lopez, asked for further information on the maintenance of landscaping areas adjacent to freeway on/off ramps.

CIP Manager Morales, clarified the process of creating a maintenance agreement with Caltrans and the authority of the Public Works Department.

Chair Shively, asked how often offsite landscaping districts are inspected.

Commissioner Gomez, asked for the process behind the 1 year landscape maintenance period and for a future meeting to discuss landscape maintenance period.

CIP Manager Morales, explained the process of City acceptance of the 1 year maintenance periods.

Commissioner Gomez, requested further information on the maintenance of different landscape districts.

Staff clarified the process for obtaining funds and maintaining the Landscape Maintenance Districts (LMD).

Chair Hammond, discussed the importance of the Planning Commission understanding the LMD process.

CIP Manager Morales, clarified the process of maintenance for older development within the City.

Chair Shively, requested clarification on the process for determining which properties will annex into the LMD and the process of this annexation.

Staff clarify the process of LMD determination and annexation.

Commissioner Gomez, requested further information regarding the Public Works maintenance schedule.

Commissioner Jimenez, thanked Staff for the informative presentation and requested the City website be updated to provide maps and contact information for who the public should contact for repairs.

8. PUBLIC COMMENTS: Anyone who wishes to address the Planning Commission regarding items not on the agenda may do so at this time. Please walk up to the podium and wait for the Chairperson to recognize you. Please speak clearly, give your name, spell your last name, and address for accurate recording in the minutes. Each speaker will be given three (3) minutes to address the Planning Commission.

9. COMMISSION MEMBERS ANNOUNCEMENTS OR REPORTS:

Commissioner Lopez, commented on the Planning Commission tour and requesting higher standards of developers.

Commissioner Jimenez, thanked Staff for the presentation and commented on a recent event at the Lake Perris fairground affecting the adjacent neighborhoods.

Staff commented on the Lake Perris fairgrounds jurisdiction being outside of Perris.

Commissioner Gomez, thanked Staff for the presentation, requested communication with Lake Perris fairgrounds to manage traffic and further information on the LMD annexation process.

Vice Chair Shively, commented on the benefits of the Planning Commission tour and the upcoming Veteran's day parade.

Chair Hammond, commented on the benefit of Staff's detailed presentation, the uniformity of landscaping along Evans Road, the Aldi grand opening, the Veteran's day parade and Christmas day parade.

10. DIRECTOR OF DEVELOPMENT SERVICES REPORTS AND/OR INFORMATION:

Director of Development Services Phung, commented on the recent Planning Commission tour, Veteran's memorial event, Planning commission meetings on November 17 and December 1st, and the Aldi grand opening on November 18th.



11. ADJOURNMENT COVID-19 REMOTE PUBLIC COMMENT/CITIZEN PARTICIPATION With the intent of adhering to the new community guidelines from the Center for Disease Control, the City of Perris will allow for remote public comment and participation at the upcoming Planning Commission meeting via Zoom. Public Comment is limited to three (3) minutes.

# **Planning Commission Agenda**

**CITY OF PERRIS  
November 17, 2021**

## **Item**

## **7A**

**Ordinance Amendment 21-05223,  
General Plan Amendment 21-05224, and  
Specific Plan Amendment 21-05225**



# CITY OF PERRIS

## PLANNING COMMISSION

### AGENDA SUBMITTAL

**MEETING DATE:** November 17, 2021

**SUBJECT:** A proposal to comprehensively update the Truck Route designations and regulations in order to establish consistency and enable enforcement consisting of the following applications:

- **Ordinance Amendment 21-05223** to amend Perris Municipal Code Chapter 10.40 – Truck Routes.
- **General Plan Amendment 21-05224** to amend the Circulation Element text and maps related to Truck Routes.
- **Specific Plan Amendment 21-05225** to amend the Perris Valley Commerce Center Specific Plan Circulation Plan discussion and maps related to truck routes.

**Applicant:** City of Perris

**REQUESTED ACTION:** Adopt Resolution No. 21-22 recommending the City Council adopt Mitigated Negative Declaration 2364 and approve the following amendments to the Truck Route regulations:

- Ordinance Amendment No 21-05223 to the Perris Municipal Code Section
- General Plan Amendment No 21-05224 to the City of Perris Circulation Element
- Specific Plan Amendment 21-05225 to the Perris Valley Commerce Center Specific Plan.

**CONTACT:** Kenneth Phung, Director Development Services Department  
Stuart McKibben, City Engineer

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#### **PROJECT DESCRIPTION AND BACKGROUND:**

To protect commercial and residential neighborhoods, in 1972, Perris Municipal Code (PMC) Chapter 10.40 – Truck Routes was adopted. The chapter identified truck routes and established truck route regulations and enforcement procedures. This section of the PMC was last updated in 1992.

As a result, truck route regulations have not kept up with industrial planning and development in north Perris. In 2005, the Perris Land Use Element was updated to encourage future industrial development in the area north of Placentia Avenue and west of the Perris Valley Channel. Perris General Plan Circulation Element, adopted in 2008, identified truck routes consistent with the General Plan industrial land use designations. In 2012 Perris Valley Commerce Center Specific Plan implemented

the land use and circulation policies outlined in the General Plan Land Use and Circulation Elements and provided the zoning and infrastructure for an industrial center in north Perris.

However, the truck routes in the Perris Municipal Code have not been revised to be consistent with the truck routes adopted in the General Plan and the Perris Valley Commerce Center Specific Plan. These amendments are proposed to identify a consistent set of truck routes for north Perris and establish fair, enforceable truck route regulations for the area.

## ANALYSIS:

### Proposed North Perris Truck Route Plan

As shown in Exhibit B, proposed trucks routes are designated to serve the North Perris Industrial area with Harley Knox Boulevard and Placentia Avenue as the primary truck access to I-215. Properties east of Perris Boulevard will use Redlands Avenue to connect to Harley Knox Boulevard. For properties west of Perris Boulevard, Indian Avenue will be the primary connection to Harley Knox. Morgan Street, Rider Street, and Placentia Avenue will connect to Indian Avenue and ultimately Harley Knox. Perris Boulevard between Harley Knox Boulevard and the north city limit will connect to truck routes in Moreno Valley. Once the interchange is completed in 2023, Placentia Avenue will provide a second access to the I-215 for north and southbound traffic.

### Perris Municipal Code Amendments

#### *PMC Truck Route Amendments*

To be consistent with the Proposed North Perris Truck Routes, the list of designated truck routes in PMC Section 10.40.020 will be amended to add the following streets:

- Western Way - City Limit to Harley Knox Boulevard
- Harley Knox Boulevard - I-215 to Redlands Avenue
- Indian Avenue - Harley Knox Boulevard to Placentia Avenue
- Redlands Avenue - Harley Knox Boulevard to Rider Street
- Morgan Street - I-215 to Redlands Avenue
- Rider Street - I-215 to Perris Boulevard
- Placentia Avenue - I-215 to Perris Boulevard

The following roadway segments will be deleted from the List of Designated Truck Routes in PMC 10.40.020:

- Perris Boulevard - Harley Knox Boulevard to Case Road
- Evans Road - Ramona Expressway to Placentia Avenue
- Ramona Expressway - I-215 to Eastern City Limits

#### *PMC Text Amendments*

PMC Chapter 10.40 the references vehicles exceeding a maximum weight of *five* tons and vehicles exceeding *three* tons. To create a single consistent, truck size in the ordinance, references to three tons will be changed to five, which is believed to be the industry standard.

Section 10.40.030(a) Whenever any truck route has been duly established pursuant to this chapter and so designated by appropriate signs, the operation of any vehicle exceeding a maximum weight limit of ~~three~~ *five* tons shall drive on such route or routes and none other.

Section 10.40.040 The operation of any vehicle exceeding a maximum gross weight limit of ~~three~~ *five* tons on any street or highway not designated in Section 10.40.020, . . .

As currently written, all violations of the Truck Route Ordinance are misdemeanors. Misdemeanors require fines and certain court proceedings that may not be warranted for all offenses or that are cumbersome and costly to administer. To provide code enforcement and sheriff's officers the flexibility they need to effectively administer the code, the PMC Section 10.40.040 has been revised to allow the officer to decide whether a misdemeanor, infraction, or administrative citation should be issued. This was achieved by eliminating the code requirement that any violation of the code be deemed a misdemeanor and allowing violations to be punishable not just as criminal acts as required in Chapter 1.16, but also as Civil and Administrative Citations as described in Chapters 1.17 and 1.18.

Proposed revisions to Section 10.40.040 also allow enforcement officers to use, if necessary, the responsible person provision defined in PMC Section 1.04.010. This code section has been used in code enforcement cases. When a tenant has not responded to repeated citations, the property owner or business owner is identified as responsible parties and cited as well. Similarly, if the truck driver does not respond to multiple citations, the officer may invoke the responsible parties' provision and cite the truck owner or shipping company.

Section 10.40.040 The operation of any vehicle exceeding a maximum gross weight limit of *five* tons on any street or highway not designated in Section 10.40.020, except as permitted by Section 10.40.030(b), shall be ~~deemed a misdemeanor a violation of this code~~ and punishable as set forth in Chapters 1.16, 1.17, and/or 1.18 *in the discretion of the City, and as against any responsible person, as defined in Section 1.04.010 of this code.*"

### **Perris General Plan Circulation Element Amendments** ***Circulation Element Truck Route Amendments***

To be consistent with the Proposed North Perris Truck Routes, the list of designated truck routes in the General Plan Circulation Element will be amended to add the following streets:

- I-215 - Northwest City Limit to Southwest City Limit
- Harley Knox Boulevard - I-215 to Western Avenue

The following roadway segments will be deleted from the List of Designated Truck Routes in General Plan Circulation Element:

- Perris Boulevard - Harley Knox Boulevard to Case Road
- Ramona Expressway - I-215 to Eastern City Limits

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***Circulation Element Text Amendments***

To ensure that the Circulation Element is compatible with the language and standards used in the Perris Municipal Code and the Perris Valley Commerce Center Specific Plan, the last paragraph of the first column on page 28 will be revised to read:

Exhibit CE-9 shows the designated truck routes within the study area. The designated truck routes are intended to indicate arterial streets, which may be used ~~for truck movement in excess of the weight designated in the City Ordinance for movement through the City by trucks, tractors, trailers, and other vehicles exceeding a maximum gross weight limit of five tons.~~ In accordance with both local and State law, ~~truck movements for the purpose of making deliveries within a city can use the most direct route to the particular delivery location.~~ *trucks or other vehicles with a maximum weight of five tons or more may use restricted streets when necessary for the purpose of making pickups and deliveries of goods, wares, or merchandise from or to any building or structure located on a restricted street or for delivering materials or equipment to be used in repair, alteration, remodeling or construction of any building or structure on a restricted street.*

**Perris Valley Commerce Center Specific Plan Amendments**

***PVCC Specific Plan Truck Route Amendments***

To be consistent with the Proposed North Perris Truck Routes, the Circulation Plan on page 3.0-1, Truck Route Plan on page 3.0-7, and the list of designated truck routes on page 3.0-6 of the Perris Valley Commerce Center Specific Plan will be amended to include I-215 from the Northwest City Limit to Southwest City Limit and remove Perris Boulevard from Harley Knox Boulevard to Case Road.

Perris Boulevard, north of Harley Knox Boulevard connects to a City of Moreno Valley truck route and will remain a designated truck in the City of Perris.

***PVCC Specific Plan Text Amendments***

The last sentence of the first paragraph on page 3.0-6 shall be revised as shown below. With the proposed changes to the Perris Municipal Code, Circulation Element, and the Perris Valley Commerce Center Specific Plan the sentence is no longer necessary.

Existing truck routes are identified on Figure 3.0-3 as ~~shown listed below. but should be verified with the City's General Plan for the most up to date information as some streets may be removed once others have been improved such as Ramona Expressway and Perris Blvd.~~

**ENVIRONMENTAL CONSIDERATIONS AND CEQA PROCESS:**

An Initial Study/Negative Declaration No. 2364 was prepared to analyze the potential impacts of the proposed project including, Ordinance Amendment 21-05223, General Plan Amendment 21-05224, and Specific Plan Amendment 21-05225 (Exhibit D). The Initial Study found that the project does not have the potential to significantly impact the environment, and a Negative

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Declaration was prepared. The Initial Study/Negative Declaration was circulated for a 20-Day public between October 13, 2021 and November 2, 2021.

**AIRPORT LAND USE COMMISSION:**

As required for all amendments to either a General Plan or Specific Plan, an application for a Major Land Use Review was submitted to the Riverside County Airport Land Use Commission (ALUC). Since there are no development standard changes or changes to zoning and land use designation that would increase residential density and the project will not increase non-residential intensity that would exceed Airport Land Use Compatibility Plan criteria, it was determined that the proposed project would not impact the safety of air navigation within the March Air Reserve Base/Inland Port Airport and the Perris Valley Airport Influence Areas. As a result, Ordinance Amendment 21-05223, General Plan Amendment 21-05224, and Specific Plan Amendment 21-05225 were found to be consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan and the Perris Valley Airport Land Use Compatibility Plan. (Exhibit C – Riverside Airport Land Use Commission letter dated November 4, 2021)

**RECOMMENDATION:**

Staff recommends the Planning Commission adopt Resolution No. 21-22 recommending the City adopt the Initial Study/Negative Declaration 2364 and approve the following applications to regulate the truck routes:

- Ordinance Amendment 21-05223,
- General Plan Amendment 21-05224 and
- Specific Plan Amendment 21-05225.

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**BUDGET (or FISCAL) IMPACT:** Costs for staff preparation of this item are included in the General Fund Budget.

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Prepared by: Candida Neal, Planning Consultant

REVIEWED BY: Kenneth Phung, Development Services Director

Exhibits: A. Planning Commission Resolution 21-22  
Exhibit 1 – Draft City Council ordinance adopting Ordinance Amendment 21-05223 amending PMC Chapter 10.40 – Truck Routes  
Exhibit 2 – Draft City Council resolution adopting General Plan Amendment 21-05224 amending General Plan Circulation Element – Truck Routes

Exhibit 3 – Draft City Council ordinance adopting  
Specific Plan Amendment 21-05225  
Perris Valley Commerce Center Specific Plan

- B. Proposed North Perris Truck Routes Map
- C. Letter Riverside County Airport Land Use Commission dated  
November 4, 2021
- D. Draft Initial Study/Negative Declaration for the City of Perris  
Proposed Truck Routes  
<https://www.cityofperris.org/home/showpublisheddocument/14628/637698015655230000>



**EXHIBIT A**  
**Planning Commission Resolution 21-22**

**RESOLUTION NUMBER 21-22**

***A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT SUBJECT TO THE FINDINGS NOTED HEREIN, INITIAL STUDY/NEGATIVE DECLARATION NO. 2364 AND APPROVE ORDINANCE AMENDMENT NO. 21-05223, GENERAL PLAN AMENDMENT NO. 21-05224, AND SPECIFIC PLAN AMENDMENT (SPA) 21-05225 ELIMINATING THE TRUCK ROUTE DESIGNATION ON PERRIS BLVD FROM HARLEY KNOX BLVD TO CASE ROAD AND RAMONA EXPRESSWAY FROM THE I-215 TO THE EASTERN CITY LIMITS AND UPDATING THE THREE DOCUMENTS SO THAT THE EXHIBITS AND TEXT DESIGNATING TRUCK ROUTES LOCATED NORTH OF PLACENTIA AVENUE AND EXTENDING ALONG PERRIS BLVD TO CASE ROAD ARE CONSISTENT.***

***WHEREAS***, to preserve the health, safety and welfare of the community, the City Council desires to establish and enforce designated Truck Routes and truck regulations that are consistent in the Perris Municipal Code, the General Plan Circulation Element, and the Perris Valley Commerce Center Specific Plan, that reflect current land use patterns and prevent truck traffic from traveling or parking on commercial or residential streets in the northern part of the City; and;

***WHEREAS***, to achieve these goals, the City has introduced the following applications Ordinance Amendment (OA) 21-05223 amending Perris Municipal Code Chapter 10.40 – Truck Routes, and General Plan Amendment (GPA) 21-05224 amending the General Plan Circulation Element, and Specific Plan Amendment (SPA) 21-05224 amending the Circulation Element of the Perris Valley Commerce Center Specific Plan (PVCCSP); and

***WHEREAS***, the proposed amendments are considered a "Project" as defined by the California Environmental Quality Act ("CEQA");

***WHEREAS***, Initial Study/Negative Declaration No. 2364 was prepared and made available for public review and comment during a state-mandated 20-day public review period between October 13, 2021 and November 2, 2021; and

***WHEREAS***, On November 4, 2021, the Riverside County Airport Land Use Commission considered and determined that the Project is "Consistent" with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan and the 2011 Perris Valley Airport Land Use Compatibility Plan; and

***WHEREAS***, Section 1.04.070 of the City of Perris Municipal Code (Amendments to Code) authorizes the City to adopt ordinances that repeal, amend or add to any portion of the Code; and

***WHEREAS***, Chapter 19.54 of the City of Perris Municipal Code (Zoning Code, Authority and Review Procedures) authorizes the City to approve, or deny requests for a Specific Plan Amendment; and

***WHEREAS***, California Government Code Section 65350 through 65362 establish the manner for preparing, adopting, and amending General Plans; and

**WHEREAS**, on November 17, 2021, the Planning Commission held a duly noticed public hearing at which time all interested persons were given full opportunity to be heard and to present evidence; and

**WHEREAS**, prior to taking action, the Planning Commission has heard, been presented with, and reviewed all of the information and data which constitutes the administrative record for the approval as mentioned above, including all oral and written evidence presented to the City during all Project meetings and hearings; and

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

**NOW, THEREFORE, BE IT RESOLVED** by the Planning Commission of the City of Perris as follows:

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

**Section 2.** California Environmental Quality Act. The Planning Commission hereby determines that the potential environmental impacts of Ordinance Amendment 21-05223, General Plan Amendment 21-05224, and Specific Plan Amendment 21-05224 were assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (“CEQA”), the State CEQA Guidelines (“CEQA Guidelines”), and the environmental regulations of the City in Initial Study and Draft Negative Declaration No. 2364 which analyzed the potential impacts of the proposed project and was circulated for twenty days. The Initial Study found that the project does not have the potential to significantly impact the environment. The Planning Commission adopts Initial Study and Draft Negative Declaration No. 2364 recommends that the City Council hereby find and determine that this ordinance does not have the potential to significantly impact the environment draft and adopt the Negative Declaration for the Perris Truck Routes.

**Section 3.** Ordinance Amendment 21-05223 – Consistency with the General Plan Policies and Perris Valley Specific Plan General Intent. Based upon the information contained within the staff report and accompanying attachments, with respect to Ordinance Amendment 21-05223, the Planning Commission finds that:

1. The Designated Truck Routes are established to restrict trucks over five tons to designated truck routes in North Perris by developing a Truck Route network to connect properties in the North Perris industrial areas with I-215. By establishing consistent, enforceable truck routes in the Municipal Code, General Plan Circulation Element and the Perris Valley Commerce Center Specific, Ordinance Amendment 21-05223 implements Policy V.A and Implementation Measures V.A.2 and V.A.4 of the General Plan Circulation Element:
  - a. Policy V.A states *Provide for the safe movement of goods along the street and highway system.*
  - b. Implementation Measure V.A.2 states *Designate truck routes identified in Exhibit 4.5 and distribute the maps to the California Truck Association and to major truck operators.*

- c. Implementation Measure V.A.4 states *Limit truck traffic in residential and commercial areas to designated truck routes; limit construction delivery and truck through traffic to designated routes and distribute the maps of the approved truck routes to the City traffic officers.*
2. Designated Truck Routes are designed to keep trucks over five tons out of residential neighborhoods and limit traffic on commercial streets to pick-ups and deliveries only. Ordinance Amendment 21-05223 will establish consistent, enforceable truck routes in the Municipal Code, General Plan Circulation Element and the Perris Valley Commerce Center Specific Plan will contribute to achieving the general intent of the Perris Valley Commerce Center Specific Plan Circulation Element Truck Circulation goals as summarized below:
  - a. Separate truck traffic and passenger vehicle traffic;
  - b. Move truck traffic efficiently through the PVCC Specific Plan Area while avoiding residential areas as much as possible.

**Section 4. General Plan Amendment 21-05224 – Consistency with the General Plan Policies and Perris Valley Specific Plan General Intent.** Based upon the information contained within the staff report and accompanying attachments, with respect to General Plan Amendment 21-05224, the Planning Commission finds that:

1. The Designated Truck Routes are established to restrict trucks over five tons to designated truck routes in North Perris by developing a Truck Route network to connect properties in the North Perris industrial areas with I-215. By establishing consistent, enforceable truck routes in the Municipal Code, General Plan Circulation Element and the Perris Valley Commerce Center Specific, General Plan Amendment 21-05224 implements Policy V.A and Implementation Measures V.A.2 and V.A.4 of the General Plan Circulation Element:
  - a. Policy V.A. *Provide for the safe movement of goods along the street and highway system.*
  - b. Implementation Measure V.A.2. *Designate truck routes identified in Exhibit 4.5 and distribute the maps to the California Truck Association and to major truck operators.*
  - c. Implementation Measure V.A.4. *Limit truck traffic in residential and commercial areas to designated truck routes; limit construction delivery and truck through traffic to designated routes and distribute the maps of the approved truck routes to the City traffic officers.*
2. Designated Truck Routes are established to keep trucks over five tons out of residential neighborhoods and limit traffic on commercial streets to pick-ups and deliveries only. General Plan Amendment 21-05224 establishes consistent, enforceable truck routes in the Municipal Code, General Plan Circulation Element and the Perris Valley Commerce Center Specific Plan and supports the general intent of the Perris Valley Commerce Center Specific Plan Circulation Element Truck Circulation goals as summarized below:
  - a. Separate truck traffic and passenger vehicle traffic;
  - b. Move truck traffic efficiently through the PVCC Specific Plan Area while avoiding residential areas as much as possible.

**Section 5. Specific Plan Amendment 21-05225 – Consistency with the General Plan Policies and Perris Valley Specific Plan General Intent.** Based upon the information contained within the staff report and accompanying attachments, with respect to Specific Plan Amendment 21-05225, the Planning Commission finds that:

1. The Designated Truck Routes are established to restrict trucks over five tons to designated truck routes in North Perris by developing a Truck Route network to connect properties in the North Perris industrial areas with I-215. By establishing consistent, enforceable truck routes in the Municipal Code, General Plan Circulation Element and the Perris Valley Commerce Center Specific Plan, Specific Plan Amendment 21-05225 implements Policy V.A and Implementation Measures V.A.2 and V.A.4 of the General Plan Circulation Element:
  - a. Policy V.A states *Provide for the safe movement of goods along the street and highway system.*
  - b. Implementation Measure V.A.2 states *Designate truck routes identified in Exhibit 4.5 and distribute the maps to the California Truck Association and to major truck operators.*
  - c. Implementation Measure V.A.4 states *Limit truck traffic in residential and commercial areas to designated truck routes; limit construction delivery and truck through traffic to designated routes and distribute the maps of the approved truck routes to the City traffic officers.*
2. Designated Truck Routes are designed to keep trucks over five tons out of residential neighborhoods. In addition, with designated truck routes, truck traffic on commercial streets is limited to pick-ups and deliveries only. Specific Plan Amendment 21-05225 establishes consistent, enforceable truck routes in the Municipal Code, General Plan Circulation Element and the Perris Valley Commerce Center Specific Plan and supports the general intent of the Perris Valley Commerce Center Specific Plan Circulation Element Truck Circulation goals as summarized below:
  - a. Separate truck traffic and passenger vehicle traffic;
  - b. Move truck traffic efficiently through the PVCC Specific Plan Area while avoiding residential areas as much as possible.

**Section 7. Planning Commission Recommendation.** That for the foregoing reasons the Planning Commission hereby recommends to the City Council adoption of Ordinance Amendment 21-05223 (Exhibit 1), General Plan Amendment 21-05224 (Exhibit 2), and Specific Plan Amendment 21-05225 (Exhibit 3 a request to eliminate the truck route designation on Perris Boulevard from Harley Knox Boulevard to Case Road and on Ramona Expressway from the I-215 to the eastern city limits and updating the three documents so that the exhibits and text designating truck routes located north of Placentia Avenue and extending along Perris Boulevard to Case Road are consistent, based on the information and findings presented in the staff report.

**Section 8. Severability.** The Planning Commission 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 9. Certification.** The Chairperson shall sign, and the Secretary shall certify to the passage and adoption of this Resolution.

**ADOPTED, SIGNED, and APPROVED** this 17<sup>th</sup> day of November, 2021.

\_\_\_\_\_  
CHAIRPERSON, PLANNING COMMISSION

Attest:

\_\_\_\_\_  
Secretary, Planning Commission

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

I, Kenneth Phung, Designee Secretary of the Planning Commission of the City of Perris, do hereby certify that the foregoing Resolution Number 21-22 was duly adopted by the Planning Commission of the City of Perris at a regular meeting thereof held on the 17<sup>th</sup> day of November 2021, by the following vote:

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

\_\_\_\_\_  
Designee Secretary of the Planning Commission

Exhibit 1

Ordinance Amendment 21-05223

Perris Municipal Code Chapter 10.40

**ORDINANCE NUMBER (Next in Order)**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS, CALIFORNIA MODIFYING PERRIS MUNICIPAL CODE CHAPTER 10.40 TO BE CONSISTENT WITH CONCURRENTLY ADOPTED AMENDMENTS TO THE PERRIS GENERAL PLAN CIRCULATION ELEMENT AND THE PERRIS VALLEY COMMERCE CENTER SPECIFIC PLAN AND ADOPT THE INITIAL STUDY/NEGATIVE DECLARATION NO. 2364 AND MAKING FINDINGS RELATED THERETO.**

**WHEREAS**, to preserve the health, safety, and welfare of the community, the City Council desires to establish and enforce designated Truck Routes that are consistent in the Perris Municipal Code, the General Plan Circulation Element, and the Perris Valley Commerce Center Specific Plan, that reflect current land use patterns and prevent truck traffic from traveling or parking on commercial or residential streets in the northern part of the City; and;

**WHEREAS**, to achieve these goals, the City has introduced the following applications Ordinance Amendment (OA) 21-05223 amending Perris Municipal Code Chapter 10.40 – Truck Routes, and General Plan Amendment (GPA) 21-05224 amending the General Plan Circulation Element, and Specific Plan Amendment (SPA) 21-05224 amending the Circulation Element of the Perris Valley Commerce Center Specific Plan (PVCCSP); and

**WHEREAS**, the proposed amendments are considered a "Project" as defined by the California Environmental Quality Act ("CEQA");

**WHEREAS**, Initial Study/Negative Declaration No. 2364 was prepared and made available for public review and comment during a state-mandated 20-day public review period between October 13, 2021, and November 2, 2021; and

**WHEREAS**, On November 4, 2021, the Riverside County Airport Land Use Commission considered and determined that the Project is "Consistent" with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan and the 2011 Perris Valley Airport Land Use Compatibility Plan; and

**WHEREAS**, Section 1.04.070 of the City of Perris Municipal Code (Amendments to Code) authorizes the City to adopt ordinances that repeal, amend or add to any portion of the Code; and

**WHEREAS**, a Planning Commission a duly noticed public hearing was held on November 17, 2021, at which time all interested persons were given full opportunity to be heard and to present evidence; and

**WHEREAS**, prior to taking action, the Planning Commission heard, been presented with, and reviewed all of the information and data which constitutes the administrative record for the approval as mentioned above, including all oral and written evidence presented to the City during all Project meetings and hearings; and



**WHEREAS**, on November 17, 2021, the Planning Commission considered Ordinance Amendment 21-05223, General Plan Amendment 21-05224, and Specific Plan Amendment 21-05225 and recommended to the City Council adoption of all amendments; and

**WHEREAS**, the December 14, 2021, City Council public hearing on the Ordinance Amendment, General Plan Amendment, and Specific Plan Amendment has been duly noticed; and

**WHEREAS**, prior to taking action, the City Council has heard, been presented with, and reviewed all of the information and data which constitutes the administrative record for the approval as mentioned above, including all oral and written evidence presented to the City during all Project meetings and hearings; 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 HEREBY ORDAIN AS FOLLOWS:**

**Section 1.** Recitals Incorporated. The City Council of the City of Perris finds the above recitals are true and correct and incorporated herein by this reference.

**Section 2.** CEQA. The City Council of the City of Perris has reviewed and considered the proposed Ordinance Amendment No. 21-05223. The City Council further finds and determines that the City has complied with the California Environmental Quality Act (“CEQA”) and the State CEQA Guidelines (“CEQA Guidelines”), and General Plan Amendment No. 21-05224 is Categorically Exempt from CEQA pursuant to CEQA Guidelines, Sections 15060(c)(2) and 15061(b)(3), as this Ordinance will not result in a direct or reasonably foreseeable indirect physical change in the environment, nor will it have a significant effect upon the environment.

**Section 3.** Perris Municipal Code Section 10.40.030 (a). Repeal and replace in its entirety Section 10.40.030 (a) with the following:

Whenever any truck route has been duly established pursuant to this chapter and so designated by appropriate signs, the operation of any vehicle exceeding a maximum gross weight of five tons shall drive on such route or routes and none other.

**Section 4.** Perris Municipal Code Section 10.40.040. Repeal and replace in its entirety Section 10.40.040 with the following:

Section 10.40.040 The operation of any vehicle exceeding a maximum gross weight limit of five tons on any street or highway not designated in Section 10.40.030(b), shall be in violation of this code and punishable as set forth in Chapters 1.16, 1.17 and/or 1.18 in the discretion of the City and as against any responsible person as defined in Section 1.04.010 of this code.

**Section 5.** Severability. 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, and the City Clerk shall certify to the passage and adoption of this Ordinance.

**ADOPTED, SIGNED, and APPROVED** this 14<sup>th</sup> day of December 2021.

\_\_\_\_\_  
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 Ordinance Number No. (Next in Order) was duly and regularly adopted by the City Council of the City of Perris at a regular meeting thereof held on the 14<sup>th</sup> day of December 2021, by the following vote:

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

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

Exhibit 2

General Plan Amendment 21-05224

Perris General Plan Circulation Element

**RESOLUTION NUMBER (Next in Order)**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ADOPTING THE TRUCK ROUTE UPDATES SUBJECT TO THE FINDINGS NOTED HEREIN, INITIAL STUDY/NEGATIVE DECLARATION NO. 2364 AND GENERAL PLAN AMENDMENT NO. 21-05224 ELIMINATING THE TRUCK ROUTE DESIGNATIONS ON PERRIS BLVD FROM HARLEY KNOX BLVD TO CASE ROAD AND RAMONA EXPRESSWAY FROM THE I-215 TO THE EASTERN CITY LIMITS AND UPDATING THE GENERAL PLAN CIRCULATION ELEMENT SO THAT THE EXHIBITS AND TEXT DESIGNATING TRUCK ROUTES LOCATED NORTH OF PLACENTIA AVENUE AND EXTENDING ALONG PERRIS BLVD TO CASE ROAD ARE CONSISTENT WITH CONCURRENTLY CONSIDERED AMENDMENTS TO THE MUNICIPAL CODE (ORDINANCE AMENDMENT 21-05523) AND THE PERRIS VALLEY COMMERCE CENTER SPECIFIC PLAN (SPECIFIC PLAN AMENDMENT 21-05525).**

**WHEREAS**, to preserve the health, safety, and welfare of the community, the City Council desires to establish and enforce designated Truck Routes and truck regulations that are consistent with the Perris Municipal Code, the General Plan Circulation Element, and the Perris Valley Commerce Center Specific Plan and that reflect current land use patterns and prevent truck traffic from traveling or parking on commercial or residential streets in the northern part of the City; and;

**WHEREAS**, to achieve these goals, the City has introduced the following applications Ordinance Amendment (OA) 21-05223 amending Perris Municipal Code Chapter 10.40 – Truck Routes, and General Plan Amendment (GPA) 21-05224 amending the Circulation Element of the City of Perris General Plan, and Specific Plan Amendment (SPA) 21-05224 amending the Circulation Element of the Perris Valley Commerce Center Specific Plan (PVCCSP); and

**WHEREAS**, the proposed amendments are considered a "Project" as defined by the California Environmental Quality Act ("CEQA");

**WHEREAS**, Initial Study/Negative Declaration No. 2364 was made available for public review and comment during a state-mandated 20-day public review period between October 13, 2021, and November 2, 2021; and

**WHEREAS**, On November 4, 2021, the Riverside County Airport Land Use Commission considered and determined that the Project is "Consistent" with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan and the 2011 Perris Valley Airport Land Use Compatibility Plan; and

**WHEREAS**, California Government Code Section 65350 through 65362 establishes the manner for preparing, adopting, and amending General Plans; and

**WHEREAS**, the Planning Commission public hearing was held on November 17, 2021, at which time all interested persons were given full opportunity to be heard and to present evidence; and

**WHEREAS**, the Planning Commission at their regular meeting November 17, 2021 recommended approval of General Plan Amendment (GPA) 21-05224 amending the Circulation Element of the City of Perris General Plan; and

**WHEREAS**, the City Council consideration of General Plan Amendment 21-05224 on December 14, 2021 has been duly noticed; and

**WHEREAS**, on December 14, 2021 the City Council held a duly noticed public hearing on General Plan Amendment 21-05224; and

**WHEREAS**, prior to taking action, the City Council has heard, been presented with, and reviewed all of the information and data which constitutes the administrative record for the approval as mentioned above, including all oral and written evidence presented to the City during all Project meetings and hearings; and

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

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Perris as follows:

**Section 1. Recitals Incorporated.** The City Council of the City of Perris finds the above recitals are true and correct and incorporated herein by this reference.

**Section 2.** The City Council hereby determines that the potential environmental impacts of General Plan Amendment 21-05224 were assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (“CEQA”), the State CEQA Guidelines (“CEQA Guidelines”), and the environmental regulations of the City in Initial Study and Draft Negative Declaration No. 2364 which analyzed the potential impacts of the proposed project and was circulated for twenty days. The Initial Study found that the project does not have the potential to significantly impact the environment. The City Council hereby find and determine that this general plan amendment does not have the potential to significantly impact the environment and adopts the Negative Declaration for the Perris Truck Routes.

**Section 3. Exhibit CE-9 Existing Designated Truck Routes Map.** Repeal in its entirety the Existing Designated Truck Routes Map (Exhibit 2.a) and replace the map with the attached Exhibit 1 – Perris Designated Truck Routes Map updated November 2021.

**Section 4. Exhibit CE-9 Existing Designated Truck Routes Map.** Revise the last paragraph of column one on page 28 of the Circulation Element as shown below:

Exhibit CE-9 shows the designated truck routes within the study area. The designated truck routes are intended to indicate arterial streets, which may be used for truck movement in excess of the weight designated in the City Ordinance for movement through the City. In accordance with both local and State law, ~~truck movements for the purpose of making deliveries within a city can use the most direct route to the particular delivery location.~~ trucks may use restricted streets when necessary for the purpose of making pickups and deliveries of goods, wares or merchandise from or to any building or structure located on a restricted street or for delivering materials or equipment to be used in repair, alteration, remodeling or construction of any building or structure on a restricted street.

**Section 5. Consistency with the Municipal Code and the Perris Valley Specific Plan.** General Plan Amendment 21-05224 will establish truck routes in the General Plan Circulation Element that are consistent with the proposed truck routes in the Municipal Code as approved by Ordinance Amendment 21-05223 and the Perris Valley Commerce Center Specific Plan as approved by Specific Plan Amendment 21-05225.

**Section 6. Consistency with the General Plan.** By establishing consistent enforceable designated truck routes in the Perris Municipal Code, Perris General Plan Circulation Element and the Perris Valley Commerce Center Specific Plan, the General Plan Amendment 21-05224 will contribute to achieving, Policy V.A and Implementation Measures V.A.2 and V.A.4 of the General Plan as stated below:

Policy V.A states *Provide for the safe movement of goods along the street and highway system.*

Implementation Measure V.A.2 states *Designate truck routes identified in Exhibit 4.5 and distribute the maps to the California Truck Association and to major truck operators.*

Implementation Measure V.A.4 states *Limit truck traffic in residential and commercial areas to designated truck routes; limit construction delivery and truck through traffic to designated routes and distribute the maps of the approved truck routes to the City traffic officers.*

**Section 7. Consistency with the Perris Valley Specific Plan.** By restricting trucks with maximum weight more than 5 tons from traveling on residential streets and limiting truck traffic on commercial streets to pick-ups and deliveries only, General Plan Amendment 21-05224 will meet the Perris Valley Commerce Center Specific Plan Circulation Element Truck Circulation goals as summarized below:

- a. Separate truck traffic and passenger vehicle traffic;
- b. Move truck traffic efficiently through the PVCC Specific Plan Area while avoiding residential areas as much as possible.

**Section 8.** Subsequent to hearing and consideration of all testimony, the City Council hereby adopts General Plan Amendment 21-05224.

**PASSED, APPROVED AND ADOPTED ON 14<sup>th</sup> day of December 2021.**

---

MAYOR, MICHAEL M. VARGAS

Attest:

---

City Clerk, Nancy Salszar

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 Resolution Number (Next in Order) was duly adopted by the City Council of the City of Perris at a public hearing thereof held on the 14<sup>th</sup> day of December 2021, by the following vote:

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

---

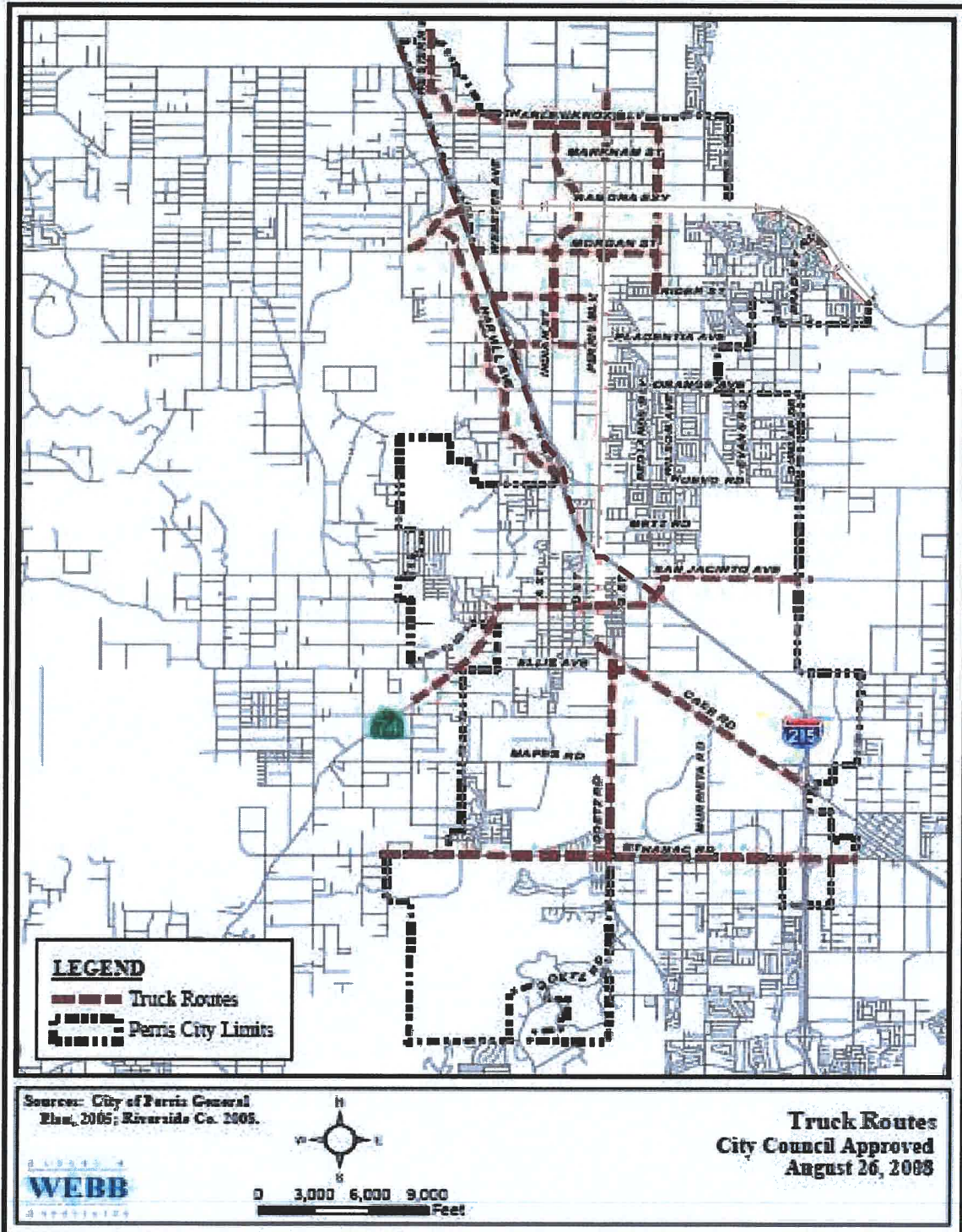
City Clerk, Nancy Salazar

**Exhibit 2.a**  
**Existing Designated Truck Routes**  
**General Plan Circulation Element**





### Exhibit CE-9: Existing Designated Truck Routes



Proposed November 2021

**Exhibit 3**

**Specific Plan Amendment 21-05225**

**Perris Valley Commerce Center Specific Plan**

**ORDINANCE NUMBER (Next in Order)**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS, CALIFORNIA MODIFYING PERRIS VALLEY SPECIFIC PLAN TO BE CONSISTENT WITH CONCURRENTLY ADOPTED AMENDMENTS TO THE PERRIS GENERAL PLAN CIRCULATION ELEMENT AND PERRIS MUNICIPAL CODE AND ADOPT THE INITIAL STUDY/NEGATIVE DECLARATION NO. 2364 AND MAKING FINDINGS RELATED THERETO.**

**WHEREAS**, to preserve the health, safety, and welfare of the community, the City Council desires to establish and enforce designated Truck Routes and truck regulations that are consistent in the Perris Municipal Code, the General Plan Circulation Element, and the Perris Valley Commerce Center Specific Plan, that reflect current land use patterns and prevent truck traffic from traveling or parking on commercial or residential streets in the northern part of the City; and;

**WHEREAS**, to achieve these goals, the City has introduced the following applications Ordinance Amendment (OA) 21-05223 amending Perris Municipal Code Chapter 10.40 – Truck Routes, and General Plan Amendment (GPA) 21-05224 amending the General Plan Circulation Element, and Specific Plan Amendment (SPA) 21-05224 amending the Circulation Element of the Perris Valley Commerce Center Specific Plan (PVCCSP); and

**WHEREAS**, the proposed amendments are considered a "Project" as defined by the California Environmental Quality Act ("CEQA");

**WHEREAS**, Initial Study/Negative Declaration No. 2364 was prepared and made available for public review and comment during a state-mandated 20-day public review period between October 13, 2021 and November 2, 2021; and

**WHEREAS**, On November 4, 2021, the Riverside County Airport Land Use Commission considered and determined that the Project is "Consistent" with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan and the 2011 Perris Valley Airport Land Use Compatibility Plan; and

**WHEREAS**, Chapter 19.54 of the City of Perris Municipal Code (Zoning Code, Authority and Review Procedures) authorizes the City to approve, or deny requests for a Specific Plan Amendment; and

**WHEREAS**, a Planning Commission duly noticed public hearing was held on November 17, 2021, at which time all interested persons were given full opportunity to be heard and to present evidence; and

**WHEREAS**, prior to taking action, the Planning Commission heard, been presented with, and reviewed all of the information and data which constitutes the administrative record for

the approval as mentioned above, including all oral and written evidence presented to the City during all Project meetings and hearings; and

**WHEREAS**, on November 17, 2021, the Planning Commission considered Ordinance Amendment 21-05223, General Plan Amendment 21-05224, and Specific Plan Amendment 21-05225 and recommended to the City Council adoption of all amendments; and

**WHEREAS**, on December 14, 2021, the City Council held a duly noticed public hearing on the Ordinance Amendment, General Plan Amendment, and Specific Plan Amendment; and

**WHEREAS**, prior to taking action, the City Council has heard, been presented with, and reviewed all of the information and data which constitutes the administrative record for the approval as mentioned above, including all oral and written evidence presented to the City during all Project meetings and hearings; 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 HEREBY ORDAIN AS FOLLOWS:**

**Section 1.** Recitals Incorporated. The City Council of the City of Perris finds the above recitals are true and correct and incorporated herein by this reference.

**Section 2.** CEQA. The City Council of the City of Perris has reviewed and considered the proposed Specific Plan Amendment No. 21-05225. The City Council further finds and determines that the City has complied with the California Environmental Quality Act (“CEQA”) and the State CEQA Guidelines (“CEQA Guidelines”), and General Plan Amendment No. 21-05224 is Categorical Exempt from CEQA pursuant to CEQA Guidelines, Sections 15060(c)(2) and 15061(b)(3), as this Ordinance will not result in a direct or reasonably foreseeable indirect physical change in the environment, nor will it have a significant effect upon the environment.

**Section 3.** Perris Valley Commerce Center Specific Plan Amendment – Circulation Plan Map on p. 3.0-1. Shall be revised and replaced with Exhibit 3.a.

**Section 4.** Perris Valley Commerce Center Specific Plan Amendment – Truck Route Plan Map on p. 3.0-7. Shall be revised and replaced with Exhibit 3.b,

**Section 5.** Perris Valley Commerce Center Specific Plan Amendment – p. 3.0-6, last sentence. As shown in Exhibit 3.c, repeal in its entirety the last sentence on p. 3.0-6 of the Perris Valley Specific Plan and replace with the following:

*Existing truck routes are identified on Figure 3.0-3 as listed below:*

*I-215 - Northwest City Limit to Southeast City Limit  
Western Way - City Limit to Harley Knox Boulevard  
Harley Knox Boulevard - I-215 to Redlands Avenue*

*Indian Avenue - Harley Knox Boulevard to Placentia Avenue*  
*Perris Boulevard - City Limit to Harley Knox Boulevard*  
*Redlands Avenue - Harley Knox Boulevard to Rider Street*  
*Morgan Street - I-215 to Redlands Avenue*  
*Rider Street - I-215 to Perris Boulevard*  
*Placentia Avenue - I-215 to Perris Boulevard*

**Section 6. Consistency with the General Plan.** By establishing consistent enforceable designated truck routes in the Perris Municipal Code, Perris General Plan Circulation Element and the Perris Valley Commerce Center Specific Plan, the General Plan Amendment 21-05224 will contribute to achieving, Policy V.A and Implementation Measures V.A.2 and V.A.4 of the General Plan as stated below:

Policy V.A states *Provide for the safe movement of goods along the street and highway system.*

Implementation Measure V.A.2 states *Designate truck routes identified in Exhibit 4.5 and distribute the maps to the California Truck Association and to major truck operators.*

Implementation Measure V.A.4 states *Limit truck traffic in residential and commercial areas to designated truck routes; limit construction delivery and truck through traffic to designated routes and distribute the maps of the approved truck routes to the City traffic officers.*

**Section 7. Severability.** 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 Ordinance and the City Clerk shall certify to the passage and adoption of this Ordinance.

**ADOPTED, SIGNED, and APPROVED** this 14<sup>th</sup> day of December 2021.

\_\_\_\_\_  
 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 Ordinance Number (Next in order) was duly and regularly adopted by the City Council of the City of Perris at a regular meeting thereof held on the 14<sup>th</sup> day of December 2021, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

---

City Clerk, Nancy Salazar

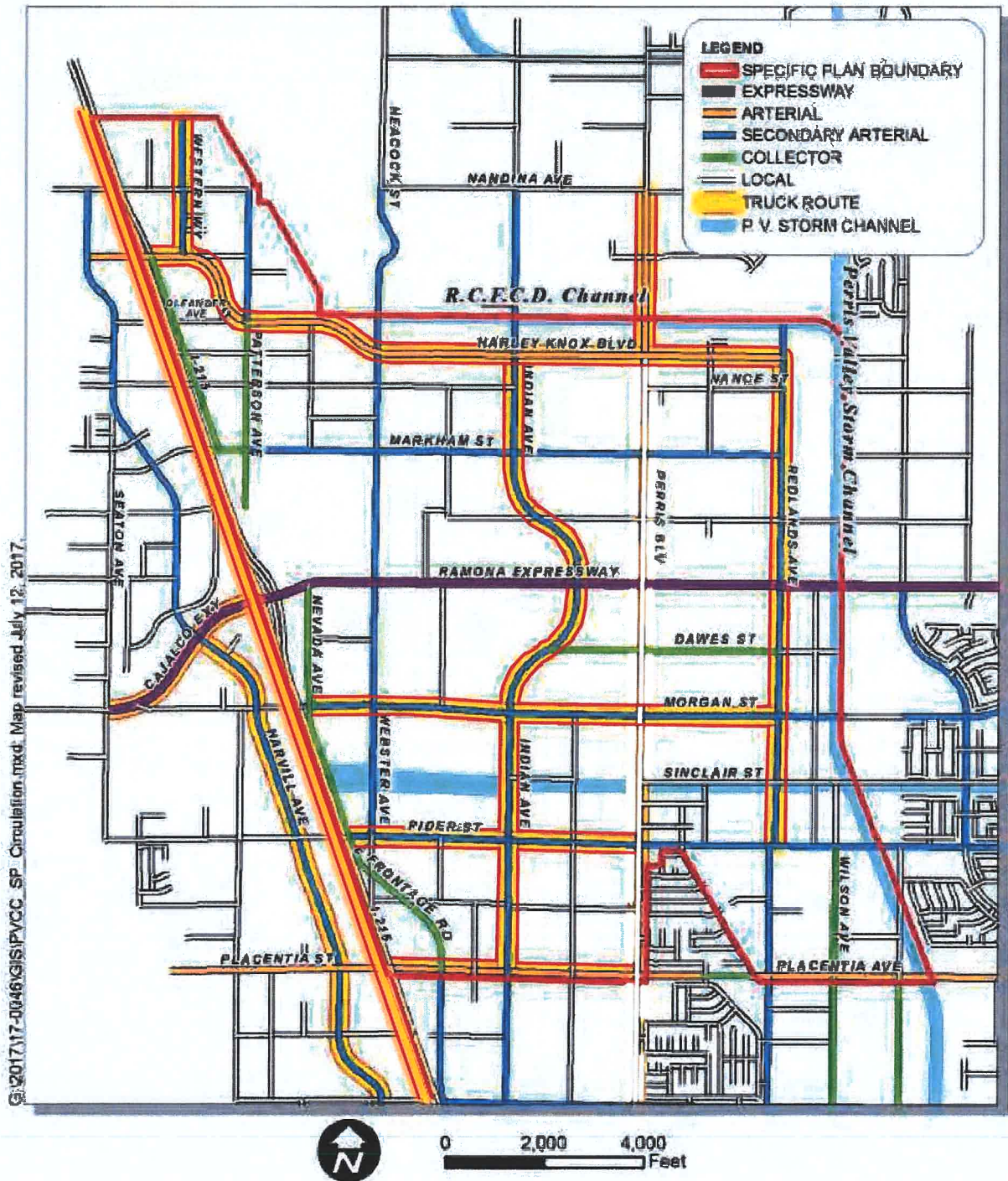
**Exhibit 3.a**

**Figure 3.0-1 Circulation Plan**

**Perris Valley Commerce Center Specific Plan**



Figure 3.0-1, Circulation Plan



G:\2017\17-0046\GIS\IPVCC\_SP\_Circulation.mxd: Map revised July 12, 2017.

Proposed November 2021



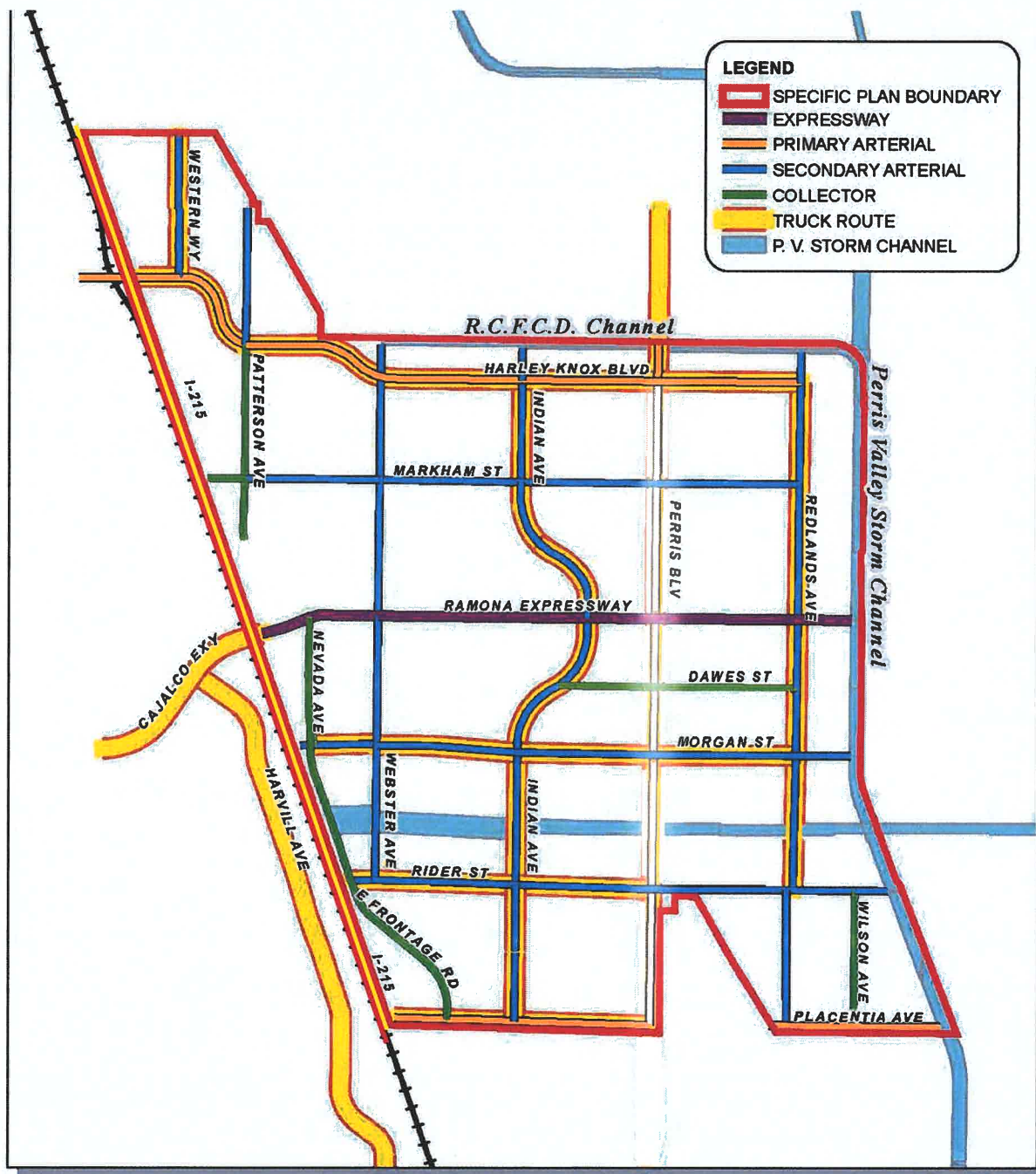
**Exhibit 3b**

**Figure 3.0-3 Circulation Plan**

**Perris Valley Commerce Center Specific Plan**



Figure 3.0-3, Truck Route Plan



For actual truck routes please refer to list on page 3.0-6. This image is for illustrative purposes only.



0 2,000 4,000 Feet

Proposed November 2021

**Exhibit 3.c**

**Section 3.2.2 Truck Circulation**

**Perris Valley Commerce Center Specific Plan**



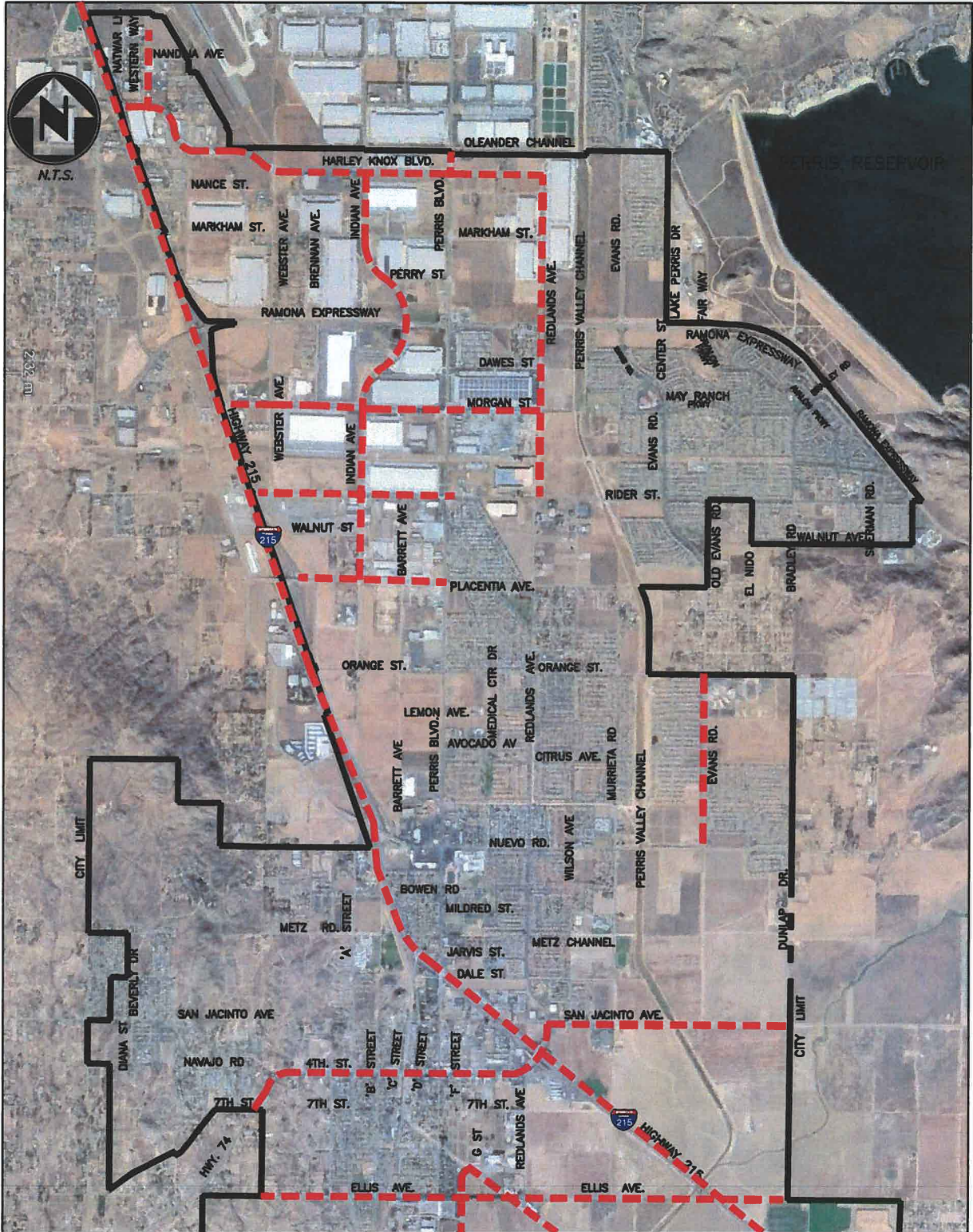
### 3.2.2 Truck Circulation

The Perris Valley Commerce Center Specific Plan area is primarily intended to accommodate commercial and industrial uses and as such, requires a greater need for established truck routes to serve existing and future businesses. The City has adopted specific truck routes throughout the Perris Valley Commerce Center area in an effort to separate passenger and truck traffic and move truck traffic efficiently through the project area while avoiding residential communities as much as possible. Existing truck routes are identified on Figure 3.0-3 as shown below but should be verified with the City's General Plan for the most up to date information as some streets may be removed once others have been improved such as Ramona Expressway and Perris Blvd:

- **Harley Knox Boulevard** from Redlands Avenue to Interstate-215
- **Placentia Avenue** from Perris Boulevard to Interstate-215
- **Perris Boulevard** from Harley Knox to Moreno Valley City Limits
- **Morgan Street** from Frontage Road to Redlands Avenue
- **Rider Street** from Frontage Road to Perris Boulevard
- **Western Way** from Harley Knox to northerly City limit Specific Plan Boundary
- **Indian Avenue** from Placentia Avenue to Harley Knox Boulevard
- **Redlands Avenue** from Rider Street to Harley Knox Boulevard
- **Interstate 215** from northernmost city limit to southernmost city limit

**EXHIBIT B**  
**Proposed North Perris Truck Routes Map**

# CITY OF PERRIS PROPOSED TRUCK ROUTES



**LEGEND:**

- - - PROPOSED TRUCK ROUTES
- PERRIS CITY LIMITS



**EXHIBIT C**  
**Letter Riverside County Airport Land Use**  
**Commission dated November 4, 2021**

# RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



November 4, 2021

Ms. Candida Neal, Planning Consultant  
City of Perris Development Services Department – Planning Division  
101 N. D Street  
Perris CA 92570

**CHAIR**  
Steven Stewart  
Palm Springs

**VICE CHAIR**  
Steve Manos  
Lake Elsinore

**COMMISSIONERS**

Arthur Butler  
Riverside

John Lyon  
Riverside

Russell Betts  
Desert Hot Springs

Richard Stewart  
Moreno Valley

Michael Geller  
Riverside

**STAFF**

Director  
Paul Rull

Simon A. Housman  
Jackie Vega  
Barbara Santos

County Administrative Center  
4080 Lerron St., 14th Floor  
Riverside, CA 92501  
(951) 955-5132

**RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW –  
DIRECTOR'S DETERMINATION**

File No.: ZAP1024PV21  
Related File No.: 21-05224 (General Plan Amendment), 21-05225 (Specific Plan Amendment), 21-05223 (Ordinance Amendment)  
APN: Citywide

Dear Ms. Neal:

As authorized by the Riverside County Airport Land Use Commission (ALUC) pursuant to its Resolution No. 2011-02, as ALUC Director, I have reviewed City of Perris Case Nos. 21-05224 (General Plan Amendment), 21-05225 (Specific Plan Amendment), 21-05223 (Ordinance Amendment), a proposal to update the City's General Plan Circulation Element, Perris Valley Commerce Center Specific Plan, and Municipal Code, to establish truck route designations within the city.

There are no development standard changes or changes to zoning and land use that would increase residential density or non-residential intensity within the proposed amendments (that would exceed ALUCP criteria). Therefore, these amendments have no possibility for having an impact on the safety of air navigation within the portions of the March Air Reserve Base/Inland Port Airport and Perris Valley Airport Influence Areas located within the City of Perris.

As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, and the 2011 Perris Valley Airport Land Use Compatibility Plan.

If you have any questions, please contact me at (951) 955-6893.

Sincerely,  
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

Paul Rull, ALUC Director

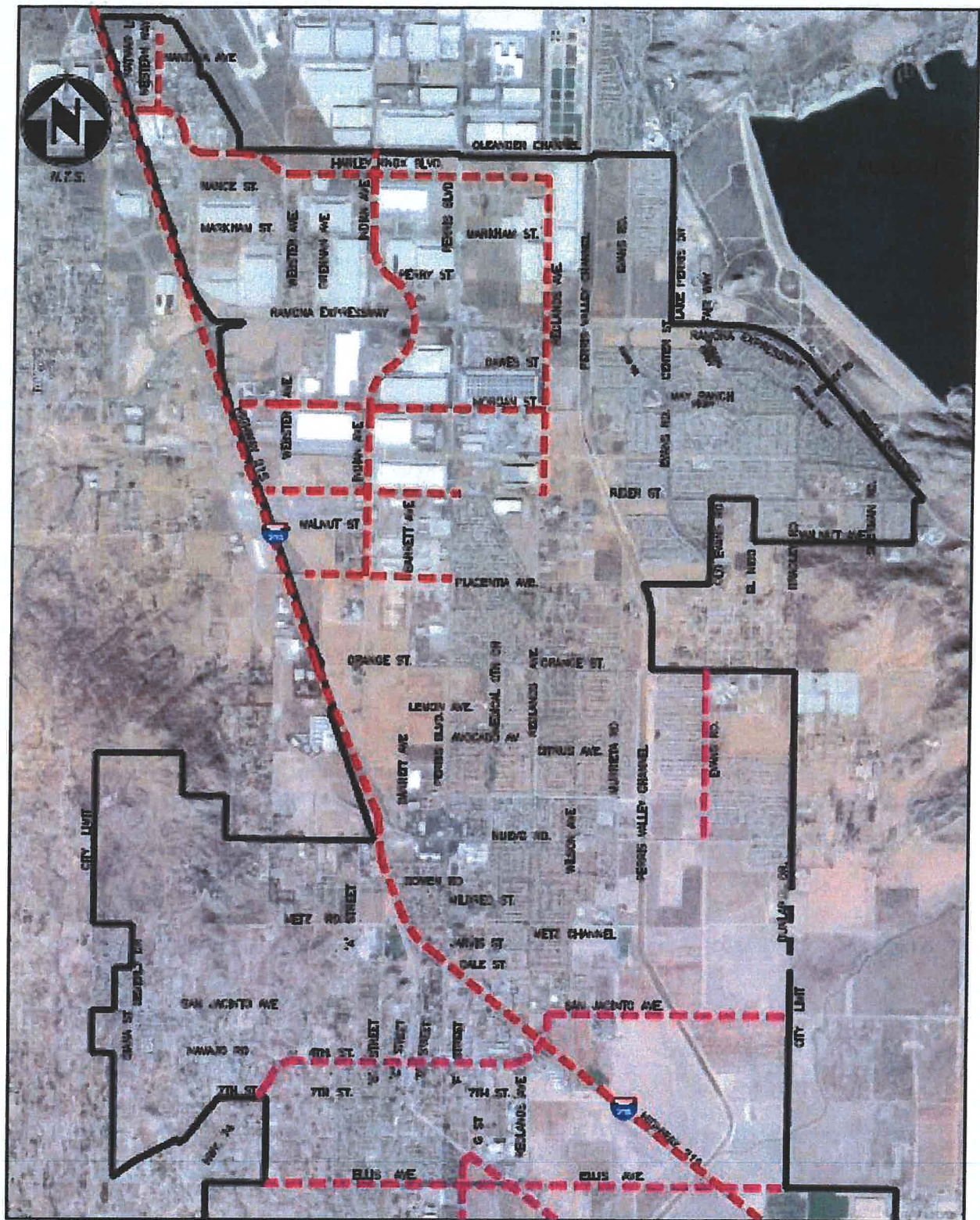
cc: ALUC Case File

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[www.rcaluc.org](http://www.rcaluc.org)



Exhibit 4: City of Perris Proposed Truck Routes Map



- LEGEND:**
- - - PROPOSED TRUCK ROUTES
  - PERRIS CITY LIMITS
  - - - NOT PART OF THIS PROJECT



**9. PROJECT DESCRIPTION**

General Plan Amendment 21-05224, Specific Plan Amendment 21-05225, and Ordinance Amendment 21-05223 will change the Truck Route designations in the City of Perris General Plan Circulation Element Map, the Perris Valley Commerce Center Specific Plan, and the City of Perris Municipal Code generally in the northern part of the City, above Placentia and extending south along Perris Boulevard to Case Road. Their purpose is to create consistency between the three documents. These proposed map changes do not permit any new development or alter existing uses. (Exhibit 4 – City of Perris Proposed Truck Routes)

**General Plan Amendment 21-05224**

The proposed project will make the following changes to the General Plan Circulation Element Designated Truck Routes Map.

**Table 1 – Circulation Element Amendments**

<b>Roadway Segments</b>	<b>Circulation Element</b>
<b><i>I-215</i></b> Northwest City Limit to Southwest City Limit	Add to Circulation Element
<b><i>Harley Knox Boulevard</i></b> I-215 to Western Avenue	Add to Circulation Element
<b><i>Perris Boulevard</i></b> Harley Knox Boulevard to Case Road	Remove from Circulation Element
<b><i>Ramona Expressway</i></b> East of Harvill Avenue to I-215 (outside city limits)	Remove from Circulation Element
<b><i>Harvill Avenue</i></b> Ramona Expressway to I-215 (outside city limits)	Remove from Circulation Element
<b><i>Ramona Expressway</i></b> I-215 to Eastern City Limits	Remove from Circulation Element

**Specific Plan Amendment 21-05225**

The proposed project will make the following changes to the Designated Truck Routes Map in the Perris Valley Commerce Center Specific Plan.

**Table 2 – Perris Valley Commerce Center Specific Plan Amendments**

<b>Roadway Segments</b>	<b>Perris Valley Commerce Center Specific Plan</b>
<b><i>I-215</i></b> Northwest City Limit to Southwest City Limit	Add to PVCC Specific Plan
<b><i>Perris Boulevard</i></b> Harley Knox Boulevard to Case Road	Remove from PVCC Specific Plan

**Ordinance Amendment 21-05223**

The proposed project will make the changes listed below to the Perris Municipal Code Section 10.40 – Designated Truck Routes. The Amendment will also make text changes to ensure consistency and to improve enforceability of the ordinance.

**Table 3 – Perris Municipal Code Amendments**

<b>Roadway Segments</b>	<b>Municipal Code</b>
<b><i>Western Way</i></b> City Limit to Harley Knox Boulevard	Add roadway segment to Municipal Code
<b><i>Harley Knox Boulevard</i></b> I-215 to Western Avenue	Add roadway segment to Municipal Code
<b><i>Harley Knox Boulevard</i></b> Western Avenue to Redlands Avenue	Add roadway segment to Municipal Code
<b><i>Indian Avenue</i></b> Harley Knox Boulevard to Placentia Avenue	Add roadway segment to Municipal Code
<b><i>Perris Boulevard</i></b> Harley Knox Boulevard to Case Road	Remove roadway segment from Municipal Code
<b><i>Redlands Avenue</i></b> Harley Knox Boulevard to Rider Street	Add roadway segment to Municipal Code
<b><i>Evans Road</i></b> Ramona Expressway to Placentia Avenue	Remove roadway segment from Municipal Code
<b><i>Ramona Expressway</i></b> I-215 to Eastern City Limits	Remove roadway segment from Municipal Code
<b><i>Morgan Street</i></b> I-215 to Redlands Avenue	Add roadway segment to Municipal Code
<b><i>Rider Street</i></b> I-215 to Perris Boulevard	Add roadway segment to Municipal Code
<b><i>Placentia Avenue</i></b> I-215 to Perris Boulevard	Add roadway segment to Municipal Code

**EXHIBIT D**

**Draft Initial Study/Negative Declaration for  
the City of Perris Proposed Truck Routes  
found at**

**<https://www.cityofperris.org/home/showpublicdocument/14628/637698015655230000>**