

**RESOLUTION NUMBER 5115**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, FINDING THE PROJECT AS CATEGORICALLY EXEMPT FROM CEQA AS A CLASS 32 IN-FILL DEVELOPMENT PURSUANT TO CALIFORNIA CODE OF REGULATIONS TITLE 14, SECTION 15332, AND APPROVING MAJOR MODIFICATION 16-05075 TO ALLOW A 1.57 ACRE EXPANSION OF THE EXISTING SELF-STORAGE USE LOCATED NORTH OF WALNUT STREET AND WEST OF PERRIS BLVD, AND MAKING FINDINGS IN SUPPORT THEREOF.**

**WHEREAS**, on March 29, 2016, an application was filed for a Major Modification to Conditional Use Permit 02-0066 to the change the land use designation of 7.48 acres from Commercial to Light Industrial under the Perris Valley Commerce Center Specific Plan, and to add a 1.57 acre parcel to the existing 5.91 acre self-storage facility for a total of 182,393 square feet of self-storage on 7.48 acres of land north of Walnut Street and west of Perris Boulevard (“Project”); and

**WHEREAS**, the proposed PVCCSP was adopted by the City Council on January 10, 2012, at which time land use requirements and guidelines were set forth to guide future development in the north Perris area; and

**WHEREAS**, proposed Major Modification 16-05075 will not conflict with the goals, policies, and implementation measures set forth in the General Plan and Zoning Ordinance; and

**WHEREAS**, Major Modification 16-05075 will bring the existing and proposed self-storage land use into conformity with Table 2.0-2, Land Use, of the PVCCSP, which requires Light Industrial zoning for mini-storage use; and

**WHEREAS**, the proposed Major Modification is Categorically Exempt pursuant to California Code of Regulations Title 14, Section 15332, Class 32 for in-fill development, therefore no further environmental review is required; and

**WHEREAS**, the existing and proposed land use is located in March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan Zones B1-APZ II and B2, and therefore is subject to the Riverside County Airport Land Use Commission’s (ALUC) recommendation based on the project’s consistency with the MARB Airport Land Use Compatibility Plan; and

**WHEREAS**, at the ALUC hearing on May 9, 2016, ALUC found the proposed Major Modification 16-05075 to be consistent with the MARB Airport Land Use Compatibility Plan, therefore no further action is required from the City; and

**WHEREAS**, on April 19, 2016, the Planning Commission conducted a legally noticed public hearing regarding Major Modification 16-05075, and recommended approval to the City Council after consideration of public testimony, materials in the submittal report, and accompanying documents and exhibits; and,

**WHEREAS**, on May 30, 2016 the City Council conducted a duly noticed public hearing regarding Major Modification 16-05075 to allow a 1.57 acre expansion of the existing self-storage use located at 3010 N. Perris Blvd, based on the information and findings presented herein; and,

**WHEREAS**, all legal prerequisites for 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.** The above recitals are all true and correct.

**Section 2.** The City Council has reviewed and considered the environmental information included in the staff report and accompanying attachments prior to taking action on the applications for the proposed projects and finds that the City has complied with the California Environmental Quality Act, and the City Council determinations reflect the independent judgment of the City.

**Section 3.** Based on the information contained within the staff report and the accompanying attachments and exhibits for Major Modification 16-05075, the City Council hereby finds:

- A. The original character of the development and use will not be changed.
- 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.
- C. The proposed location and the conditions under which it could 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.
- D. The architecture proposed is compatible with the community standards and protects the character of adjacent development.
- E. The landscaping plan ensures visual relief and provides an attractive environment for the public's enjoyment.

**Section 4.** Based upon the forgoing, the City Council finds that the Project is categorically exempt from CEQA as a Class 32 in-fill development pursuant to California Code of Regulations Title 14, Section 15332, and approves Major Modification 16-05075.

**Section 5.** 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 Resolution.

***ADOPTED, SIGNED and APPROVED*** this 30th day of May, 2017.

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Mayor Michael M. Vargas

ATTEST:

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City Clerk Nancy Salazar

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

I, Nancy Salazar, CITY CLERK FOR THE CITY OF PERRIS, CALIFORNIA, DO HEREBY CERTIFY that the foregoing Resolution Number 5115 was duly and regularly adopted by the City Council of the City of Perris at a regular meeting thereof held on the 30<sup>th</sup> day of May 2017, by the following vote:

AYES: CORONA, RABB, ROGERS, BURKE, VARGAS  
NOES: NONE  
ABSENT: NONE  
ABSTAIN: NONE

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City Clerk Nancy Salazar