

ORDINANCE NUMBER 1098

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AMENDING TITLE 19 OF THE PERRIS MUNICIPAL CODE APPROVING ANNEXATION PRE-ZONE 02-0006 FOR A 7.87 ACRE PARCEL LOCATED WEST OF THE I-215 FREEWAY, EAST OF WEST FRONTAGE ROAD, SOUTH OF ORANGE AVENUE AND NORTH OF NUEVO ROAD

WHEREAS, the City Council approved General Plan Amendment No. 02-0005 to change the General Plan Land Use Map for the project area from Neighborhood Commercial (CN) to Light Industrial (LI); and

WHEREAS, The City Council has adopted an official Zoning Ordinance and corresponding Zoning Map; and

WHEREAS, the Zoning Ordinance and corresponding Zoning Map apply zoning districts to the incorporated area of the City and unincorporated territories bearing a relationship to the City; and

WHEREAS, U-Haul Co. of California has filed an Annexation Pre-zone application 02-0006 to assign a land use designation of Light Industrial (LI) to the subject site; and

WHEREAS, said zoning is consistent with the General Plan Amendment No. 02-0005; and

WHEREAS, the City Council of the City of Perris, after due notice, held a public hearing on May 30, 2002, on proposed changes to the zoning distribution within the City and considered testimony and materials in the project report and accompanying documents and exhibits; and

WHEREAS, the City has prepared an Initial Study regarding this proposal and complied with the California Environmental Quality Act (CEQA); and

WHEREAS, all legal prerequisites for the adoption of this Ordinance have occurred;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF PERRIS DOES ORDAIN AS FOLLOWS:

Section 1. The above recitals are true and correct

Section 2. An Initial Study has been prepared for the proposed project in accordance with the California Environmental Quality Act (CEQA). Based on the analysis contained in the Initial Study and the accompanying environmental information, the City Council has determined that any impact that the proposed project will not have a significant impact on the environment and a Negative Declaration (No. 2105) has been prepared.

Section 3. The City Council **HEREBY FINDS AND DETERMINES** that:

- A. The proposed zoning is consistent with the General Plan Land Use Map with the enactment of General Plan Amendment No. 02-0005 and the is consistent with the applicable objectives, policies and programs of the General Plan.
- B. The proposed zoning is compatible with adjacent land uses.
- C. The proposed zoning is a logical extension of the existing zoning pattern.

Section 4. The City Council **HEREBY AMENDS** the zoning map approving Annexation Pre-zone 02-0004 and the following parcels are hereby added to the Light Industrial (LI) zone:

- A. In the City of Perris, County of Riverside, State of California, the parcel known as Assessor's Parcel Nos. (305-170-031; 305-220-056; 305-220-058; 305-180-037; 305-230-055; 305-180-038) shown in the attached Exhibit 'A' and incorporated hereto.

Section 5. The City Council of the City of Perris **HEREBY DECLARES** that no vested right to develop shall accompany this amendment to the Zoning Map.

Section 6. The Mayor of the City of Perris shall sign and the City Clerk shall certify passage and adoption of the Ordinance, and shall cause the same to be published and posted pursuant to the provisions of law in this regard, and this Ordinance shall take effect thirty (30) days after its final passage.

Exhibit "A": Proposed zoning designation

ADOPTED, SIGNED, and APPROVED this 14th day of May, 2002.

Mayor, Daryl R. Busch

ATTEST:

City Clerk, Margaret Rey

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

I, Margaret Rey, CITY CLERK OF THE CITY OF PERRIS, CALIFORNIA, DO HEREBY CERTIFY that the foregoing Ordinance Number 1098, introduced at a regular meeting of the City Council of the City of Perris held on the 30th day of April, 2002, was adopted by the City Council at a regular meeting thereof held on the 14th day of May, 2002, and that it was so adopted by the following called vote:

AYES: Busch, Yarbrough, Landers, Motte
NOES:
ABSENT: Rogers
ABSTAIN:

City Clerk, Margaret Rey