

RESOLUTION NUMBER 5082

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ADOPTING MITIGATED NEGATIVE DECLARATION 2326 AND APPROVING DEVELOPMENT PLAN REVIEW (DPR) 16-00003 AND TENTATIVE PARCEL MAP 16-05049 (TPM 37055) TO CONSTRUCT A 380,000 SQUARE-FOOT INDUSTRIAL BUILDING ON APPROXIMATELY 21.63 ACRES OF VACANT LAND AND TO CONSOLIDATE 8 LOTS INTO ONE PARCEL TO FACILITATE THE INDUSTRIAL DEVELOPMENT LOCATED AT THE SOUTHEAST CORNER OF THE I-215 FREEWAY AND HARLEY KNOX BOULEVARD; AND MAKING FINDINGS IN SUPPORT THEREOF.

WHEREAS, the applicant Perris Gateway Investors LLC proposes construct a 380,000 square-foot industrial building on approximately 21.63 acres of vacant land located at the southeast corner of the I-215 Freeway and Harley Knox Blvd (“Project”); and

WHEREAS, a Development Plan Review application (DPR 16-00003) was submitted for consideration of architectural design and site layout to facilitate the development; and

WHEREAS, Tentative Parcel Map 16-05049 (TPM 37055) was submitted to consolidate 8 lots into one parcel; and

WHEREAS, the proposed DPR 16-00003 and TPM 37055 (collectively, the “Project”) are considered a “project” as defined by the California Environmental Quality Act (“CEQA”); and

WHEREAS, on January 18, 2017, the Planning Commission conducted a public hearing on DPR 16-00003 and TPM 37055 and considered public testimony and materials in the staff reports and accompanying document and exhibits; and unanimously recommended approval of the Project subject to amending Planning Conditions No. 38.f to specify that graffiti shall be removed within 48 hours; and

WHEREAS, on January 31, 2017, the City Council conducted a duly noticed public hearing on the Project, at which time all interested persons were given full opportunity to heard and to present evidence; and

WHEREAS, prior to taking action, the City Council has heard, been presented with, and/or reviewed all of the information and data which constitutes the administrative record for the above-mentioned approvals, 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. The above recitals are all true and correct.

Section 2. The City Council has determined that although the proposed project could have a significant effect on the environment, there would not be an adverse effect by this project because revisions in the project have been made by or agreed to by the project proponent, and a Mitigated Negative Declaration has been prepared pursuant to the California Environmental Quality Act (CEQA).

Section 3. The City Council further finds, based upon the information contained within the staff report and accompanying attachments, as well as any written or oral testimony presented at the public, the following regarding Development Plan Review and Tentative Parcel Map:

Tentative Parcel Map 37055

- A. Tentative Parcel Map 37055 is consistent with the Specific Plan landuse designation of Light Industrial, General Industrial and all other applicable Zoning Code standards, as amended; and
- B. Tentative Parcel Map 37055 in compliance with the Subdivision Map Act; and
- C. The site is physically suitable to restructure lot lines and vacate streets to facilitate the industrial development; and
- D. The design of Tentative Parcel Map 37055 and the type of improvements being made are not likely to cause substantial environmental damage, and will not substantially or avoidably injure fish or wildlife or their habitat; and
- E. The design of Tentative Parcel Map 37055 and the type of improvements are unlikely to cause serious public health problems; and
- F. The design of Tentative Parcel Maps 37055 and the type of improvements will not conflict with easements of record or easements established by court judgment, acquired by the public at large, for access through or use of property within the proposed subdivision; and
- G. The discharge of waste from implementation of Tentative Parcel Map 37055 will not result in violation of existing requirements prescribed by a California Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000) of the California Water Code.

Development Plan Review 16-00003

- A. Development Plan Review 16-00003, is consistent with the underlying Specific Plan land

use designations (*i.e. Light Industrial*) and other applicable General Plan policies, including the location, size, design, and intensity of the development and related improvements; and

- B. Development Plan Review 16-00003, including the location, size, design, density and intensity of the development and related improvements, is consistent with the underlying landuse designations of Light Industrial and General Industrial and all other applicable Zoning Code standards, as amended; and
- C. All requirements of the California Environmental Quality Act have been met; and
- D. The site is physically suitable for the location, size, design, density, and intensity of the plotting and architectural design for the type of industrial development; and
- E. Development Plan Review 16-00003, including the location, size, design, density and intensity of the development and related improvements, is consistent with the Sustainable Community Element of the General Plan, in that the Project supports the City's commitment to protecting the environment, improving quality of life, and promoting sustainable development by incorporating certain measures into the design, construction, and maintenance of the buildings and overall project development.
- F. 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 light industrial development proposed with Development Plan Review 16-00003; and
- G. Development Plan Review 16-00003 and the conditions under which it would be operated or maintained is 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; and
- H. The architecture of Development Plan Review 16-00003 is compatible with community standards and protects the character of other City industrial developments; and
- I. The landscaping plan of Development Plan Review ensures visual relief and provides an attractive environment for the public's enjoyment; and
- J. The safeguards necessary to protect the public health, safety and general welfare have been required for Development Plan Review 16-00003.

Section 7. The City Council hereby adopts Mitigated Negative Declaration 2326 and approves Development Review (DPR) 16-00003 and Tentative Parcel Map 37055 (TPM 16-05049) for the Perris Gateway Project located at the southeast corner of the I-215 Freeway and Harley Knox Blvd, based on the information and findings presented in the staff report and subject to the attached Conditions of Approval and Mitigation Monitoring Program. The City Council further finds that these documents adequately addressed the impacts of the proposed project were prepared in accordance with the California Environmental Quality Act, and reflects the independent judgment of the City Council; and,

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 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. The Mayor shall sign this Resolution and the City Clerk shall certify to the passage and adoption of this Resolution.

ADOPTED, SIGNED, and APPROVED this 31st day of January 2017.

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, DO HEREBY CERTIFY that the foregoing Resolution Number 5082 was duly and regularly adopted by the City Council of the City of Perris at a regular meeting held on the 31st day of January 2017, by the following vote:

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

City Clerk, Nancy Salazar