

RESOLUTION NUMBER 4811

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA APPROVING DEVELOPMENT PLAN REVIEW 14-02-0014 FOR THE CONSTRUCTION OF AN 864,000 SQUARE FOOT DISTRIBUTION WAREHOUSE BUILDING ON 43 ACRES, AND TENTATIVE PARCEL MAP 36726 TO MERGE SIX EXISTING PARCELS INTO ONE INDUSTRIAL LOT, LOCATED SOUTH OF NANCE STREET, NORTH OF MARKHAM STREET, BETWEEN WEBSTER AVENUE AND INDIAN AVENUE

WHEREAS, the Integra Distribution Center (“Project”) proposes the development of a high-cube or e-commerce distribution warehouse facility of 864,000 square feet with associated parking and other site improvements, and on- and off-site infrastructure improvements, on approximately 43 acres located south of Nance Street, north of Markham Street, between Webster Avenue and Indian Avenue; and

WHEREAS, Tentative Parcel Map 36726 (TPM 14-03-0020) is a proposal to merge six existing parcels into one lot in compliance with the requirements of the Subdivision Map Act to facilitate the proposed development; and

WHEREAS, proposed Development Plan Review 14-02-0014 and Tentative Parcel Map 36726 (TPM 14-03-0020), are considered a “project” as defined by the California Environmental Quality Act (“CEQA”); and

WHEREAS, Environmental Impact Report (EIR) EIR 14-06-0005 for the Integra Distribution Center Project was certified, and Development Plan Review 14-02-0014 and Tentative Parcel Map 14-03-0020 were approved unanimously (7-0) by the Planning Commission at a regularly scheduled hearing on December 17, 2014; and

WHEREAS, the Planning Commission decision regarding the Integra Project was appealed by the California Clean Energy Committee (CCEC) on December 29, 2014; and

WHEREAS, the City Council is the designated hearing body to review the appeal within 30 days of the filing of the Planning Commission’s decision; and

WHEREAS, CCEC references its comment letter dated December 23, 2014 as the basis for its appeal, and the City responded in detail to this letter (Letter H) in Section 2.0 of the Final EIR; and

WHEREAS, the applicant has responded to these comments in the letter and attachments from Allen Matkins, Attorneys at Law, dated January 20, 2015; and

WHEREAS, the City Council reviewed the Final EIR and accompanying attachments; and

WHEREAS, public notice of this City Council Appeal hearing was duly provided through publication on January 16, 2015; and

WHEREAS, on January 27, 2015, the City Council conducted a duly noticed public hearing on Appeal No. 14-00103 concerning the EIR 14-06-0005, Development Plan Review 14-02-0014 and Tentative Parcel Map 36726, considering testimony and materials in the staff report and accompanying documents; and

WHEREAS, the public hearing scheduled for January 27, 2015 was held before the City Council, at which time all interested persons were given full opportunity to be 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, THE CITY COUNCIL OF THE CITY OF PERRIS does resolve as follows:

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

Section 2. Appeal 14-000103 is denied, and the Planning Commission decisions of December 17, 2014 to certify EIR 14-06-0005 and approve DPR 14-02-0014 and TPM 14-03-0020 are upheld.

Section 3. City Council Resolution Number 4810 found that all the requirements of the California Environmental Quality Act (“CEQA”), the State CEQA Guidelines and the City’s Local CEQA Guidelines have been satisfied in the EIR, which is sufficiently detailed so that all of the significant environmental effects of the Project have been adequately evaluated.

Section 4. The City Council further finds, based upon the information contained within the staff report and accompanying attachments, with respect to the Integra Distribution Center Project, the following regarding Development Plan Review 14-02-0014 and Tentative Parcel Map 36726:

- 1) The location, size, design, density and intensity of the proposed development and improvements are consistent with the Perris Valley Commerce Center Specific Plan and the City's General Plan, the purposes and provisions of this Title, the purposes of the Zone in which the site is located, and the development policies and standards of the City.
- 2) 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.
- 3) The proposed development 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.
- 4) The architecture proposed is compatible with community standards and protects the character of adjacent development.
- 5) The landscaping plan ensures visual relief and provides an attractive environment for the public's enjoyment.
- 6) The safeguards necessary to protect the public health, safety and general welfare have been required for the proposed project.

Section 5. The City Council hereby approves Development Plan Review 14-02-0014 and Tentative Parcel Map 36726 (14-03-0020) for the Integra Distribution Center Project, based on the information and findings presented in the staff report and supporting exhibits, and subject to the attached Conditions of Approval.

Section 6. 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 7. The Mayor shall sign this Resolution and the City Clerk shall certify to the adoption of this Resolution.

ADOPTED, SIGNED and APPROVED this 27th day of January, 2015.

Daryl R. Busch, Mayor

ATTEST:

Nancy Salazar, City Clerk

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 4811 was duly and regularly adopted by the City Council of the City of Perris at a regular meeting thereof held on the 27th day of January 2015, by the following vote:

AYES: RABB, RODRIGUEZ, ROGERS, BURKE, BUSCH

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

Nancy Salazar, City Clerk

Attachments: Exhibit A - Planning Division and Engineering Department (revised at Planning Commission 12-17-14) Conditions of Approval