

**RESOLUTION NUMBER 4538**

***A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ADOPTING SPECIFIC PLAN AMENDMENT 11-12-0005 AND GENERAL PLAN AMENDMENT 12-02-0001 TO REMOVE A SECTION OF HARLEY KNOX BLVD, FROM REDLANDS AVENUE TO THE PERRIS VALLEY STORM CHANNEL FROM BOTH THE CITY OF PERRIS GENERAL PLAN AND PERRIS VALLEY COMMERCE CENTER SPECIFIC PLAN CIRCULATION ELEMENTS TO FACILITATE TWO HIGH-CUBE WAREHOUSE/DISTRIBUTION BUILDINGS, TOTALING APPROXIMATELY 1,714,880 SQUARE FEET, ON 91 GROSS ACRES OF LAND LOCATED ON THE EAST SIDE OF REDLANDS AVENUE, BETWEEN PERRY STREET AND THE RIVERSIDE COUNTY FLOOD CONTROL CHANNEL***

**WHEREAS**, Stratford Ranch Industrial (“Project”) filed an application for a Specific Plan Amendment 11-12-0005 and General Plan Amendment 12-02-0001 to remove a section of Harley Knox Blvd (from Redlands Avenue to the Perris Valley Storm Channel) from both the City of Perris General Plan and Perris Valley Commerce Center Specific Plan Circulation Elements.

**WHEREAS**, proposed Specific Plan Amendment 11-12-0005 and General Plan Amendment 12-02-0001, are considered a “project” as defined by the California Environmental Quality Act (“CEQA”); and

**WHEREAS**, proposed Specific Plan Amendment 11-12-0005 and General Plan Amendment 12-02-0001 are required to remove a section of Harley Knox Blvd (from Redlands Avenue to the Perris Valley Storm Channel) from both the City of Perris General Plan and Perris Valley Commerce Center Specific Plan Circulation Elements; and

**WHEREAS**, Government Code Section 65350-65362 specifies procedures for preparation, adoption and amendment of a General Plan; and

**WHEREAS**, the City of Perris Municipal Code Section 19.49 specifies the purpose, requirements, regulations and procedures for an amendment to a Specific Plan; and

**WHEREAS**, a Draft Environmental Impact Report (“Draft EIR”) for the Project (State Clearinghouse No. 2012011037) has been prepared and was circulated on August 1, 2012 to September 14, 2012 for a 45-day public review period pursuant to the California Environmental Quality Act (“CEQA”), Public Resources Code Section 21000 *et seq.*, and State and Agency Guidelines adopted pursuant thereto; and

**WHEREAS**, notice was duly provided to the public, government agencies and all other interested parties that they may submit written comments on the Draft EIR to the City; and

**WHEREAS**, a Final Environmental Impact Report (“Final EIR”) for the Project has been prepared pursuant to CEQA and the State CEQA Guidelines, and incorporates the Draft EIR with changes and revisions thereto, written Responses to Comments made during the CEQA review period, and the Mitigation and Monitoring Program; and

**WHEREAS**, on November 7, 2012, the Planning Commission conducted a duly noticed public hearing on the proposed Specific Plan Amendment SP 11-12-0005 and General Plan Amendment GPA 12-02-0001, including the approval of Development Plan Review 11-12-004 and Tentative Parcel Map 36469, considering testimony and materials in the staff report and accompanying documents, and recommended that the City Council approve SPA 11-12-0005 and GPA 12-002-001; and

**WHEREAS**, on November 27, 2012, the City Council conducted a duly noticed public hearing on the proposed Specific Plan Amendment SP 11-12-0005 and General Plan Amendment GPA 12-02-0001, including the approval of Development Plan Review 11-12-004 and Tentative Parcel Map 36469, considering testimony and materials in the staff report and accompanying documents; and

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

**WHEREAS**, a Draft Environmental Impact Report have been prepared, advertised, and circulated pursuant to CEQA with regard to the proposed use of the Subject Property; and

**WHEREAS**, the project site is located within March Air Reserve Base (MARB) Airport Influence Area III, the proposed zone change is subject to the Riverside County Airport Land Use Commission’s (ALUC) recommendation based on the project’s consistency with the 1984 Riverside County Airport Land Use Plan; and

**WHEREAS**, at the ALUC hearing on June 14, 2012, ALUC found the proposed zone change and development plan consistent with the Riverside County Airport Land Use Plan, and therefore no further action is required from the City; and

**WHEREAS**, the public hearing scheduled for November 27, 2012, 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 and ordain as follows:

*Section 1.* The above recitals are all true and correct.

*Section 2.* The City Council finds that all of the requirements of the California Environmental Quality Act (“CEQA”), the State CEQA Guidelines and the City’s Local CEQA significant environmental effects of the Project have been adequately evaluated.

*Section 3.* The City Council further finds, based upon the information contained within the staff report and accompanying attachments, with respect to the Stratford Ranch Industrial project, the following regarding Specific Plan Amendment 11-12-0005 and General Plan Amendment 12-02-0001:

- A. The proposed Specific Plan Amendment to remove Harley Knox Blvd from Redlands Avenue to PVSC (Perris Valley Storm Channel) is inconsistent with the current General Plan Circulation Element. However, the proposed associated General Plan Amendment would also remove Harley Knox Blvd from Redlands Avenue to PVSC from the Perris General Plan Circulation Element. As such, the Specific Plan amendment would therefore be consistent with the General Plan Circulation Element; and
- B. The proposed General Plan Amendment has been processed in accordance with the California Government Code Section 65350-65362. In conformance to the California Environmental Quality Act (CEQA), and the State CEQA Guidelines, the City conducted an extensive environmental review; and
- C. The proposed General Plan Amendment and Specific Plan Amendment will not have a negative affect on public health, safety, or general welfare. The Traffic Impact Analysis (TIA) prepared for this project to assessed the impacts resulting from the removal of Harley Knox, between Redlands Avenue and the PVSC. The TIA analysis determined that with mitigation measures and payment of fees for street improvements, all intersections and roadway segments analyzed would operate at the applicable performance standard or better during peak hours, resulting in a less than significant project-specific impact and cumulative impacts.

*Section 4.* The City Council approves Specific Plan Amendment 11-12-0005 and General Plan Amendment 12-02-0001 for the Stratford Ranch Industrial Project, based on the information and findings presented in the staff report and supporting exhibits.

*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 this Resolution and the City Clerk shall certify to the adoption of this Resolution.

**ADOPTED, SIGNED** and **APPROVED** this 27<sup>th</sup> day of November, 2012.

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Daryl R. Busch, Mayor

ATTEST:

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Judy L. Haughney, CMC, City Clerk

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

I, Judy L. Haughney, City Clerk of the City of Perris, do hereby certify that the foregoing Resolution Number 4538 was duly and regularly adopted by the City Council of the City of Perris at a regular meeting thereof held on the 27<sup>th</sup> day of November, 2012, by the following vote:

AYES: YARBROUGH, LANDERS, EVANS, ROGERS, BUSCH  
NOES:  
ABSTAIN:  
ABSENT:

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Judy L. Haughney, CMC, City Clerk

Attachments: Revised General Plan Circulation Element Exhibit and Revised Specific Plan Amendments