

RESOLUTION NUMBER 6304

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING TENTATIVE PARCEL MAP 21-05086 (TPM 38259), AND DEVELOPMENT PLAN REVIEW (DPR 21-00005) TO FACILITATE THE CONSTRUCTION OF A 764,753-SQUARE-FOOT WAREHOUSE FACILITY ON A 35.63 ACRE SITE, LOCATED SOUTH OF HARLEY KNOX BOULEVARD BETWEEN PATTERSON AND NEVADA AVENUES, SUBJECT TO CONDITIONS OF APPROVAL AND BASED UPON THE FINDINGS NOTED HEREIN.

WHEREAS, the project applicant, Nicole Torstvet of Patterson Limited Partnership, proposes to amend the Circulation Plan of the Perris Valley Commerce Center Specific Plan (“PVCCSP”) to vacate two existing unimproved streets, Nance Street and California Avenue, and consolidate 38 parcels into one (1) parcel to facilitate the construction and operation of a 764,753 square foot warehouse distribution facility on 35.63 acres located south of Harley Knox Boulevard between Patterson and Nevada Avenues;

WHEREAS, the applicant submitted: 1) Specific Plan Amendment (“SPA”) 21-05267 to vacate two paper/unimproved streets; 2) Tentative Parcel Map 21-05086 (“TPM 38259”) to merge the existing 38 parcels into one (1) parcel; and 3) Development Plan Review (“DPR”) 21-00005 for consideration of the site plan and building elevations (collectively the “Project”); and

WHEREAS, the proposed SPA 21-05267, TPM 38259, and DPR 21-00005 are considered a “project” as defined by the California Environmental Quality Act (“CEQA”); and

WHEREAS, pursuant to CEQA and the State CEQA Guidelines (14 Cal. Code Regs. §15000 *et seq.*), the City is the lead agency for the Project, as it is the public agency with general governmental powers over the Project; and

WHEREAS, a Final Environmental Impact Report (“EIR”) (State Clearinghouse (SCH) No. 2022010274) was prepared for the Project, which includes, without limitation, SPA 21-05267, TPM 21-005086 (TPM-38259), DPR 21-00005, and was made available for public review and comments for a forty-five (45) day period in accordance with CEQA from November 4, 2022 to December 19, 2022; and

WHEREAS, the Airport Land Use Commission (“ALUC”) conducted a hearing on August 23, 2022, to consider the Project’s consistency with March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (“MARB/IPA ALUCP”) is with the Airport Overlay Zone B2 (High Noise Zone), which prohibits residential uses and limits the number of people to an average of 100 people acres no more than 250 per single acre, and

WHEREAS, the Planning Commission conducted a duly noticed public hearing on May 17, 2023, regarding the Final EIR and Project, at which time all interested persons were given full opportunity to be heard and to present evidence for the Planning Commission’s consideration, and

after the public hearing and after consideration thereof, the Planning Commission recommended certification of the Final EIR and approval of the Project to the City Council; and

WHEREAS, before acting, the City Council has heard, been presented with, and reviewed all of the information and data which constitutes the administrative record for the Project approval, including all oral and written evidence presented to the City by members of the public and City staff during all Project meetings and hearings; and

WHEREAS, all other legal prerequisites to adopting 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. Based upon the forgoing and all oral and written testimony made by members of the public and City staff (including without limitation the staff report and all exhibits/attachments) at the public hearing on November 28, 2023, the City Council hereby finds:

1. A Final Environmental Impact Report (SCH 2022010274) has been completed in compliance with the California Environmental Quality Act (CEQA) Guidelines. The Final EIR concludes that all impacts have generally been reduced to less than significant or have been reduced to below the level of significance with the implementation of mitigation measures. The City Council has fully considered the Final EIR and recommends certification and adoption of the Final EIR. The Planning Commission recommends that the City Council find that the Project is consistent with and has been thoroughly assessed by the Final EIR and that this Project is anticipated explicitly in the Final EIR and is consistent with the purpose and intent of the Final EIR.
2. The City has complied with CEQA.
3. Determinations of the Planning Commission reflect the independent judgment of the City.

Section 3. Based upon the preceding, the Final Environmental Impact Report (SCH 2022010274), and all oral and written communication submitted by members of the public and City staff to the City Council on December 12, 2023, public hearing (including, but not limited to, all staff reports and supporting exhibits), the City Council further finds the following:

Tentative Parcel Map 21-05086 (TPM 38259)

1. *The proposed map is consistent with the applicable General and Specific Plans.*

The Project proposes a Tentative Parcel Map to consolidate 38 parcels into one (1) 35.63-acre parcel. The map is consistent with the minimum lot size of 15,000

square feet, approximate lot width of 779 feet, and lot depth of 1,284 feet required in the General Industrial (GI) and Light Industrial (LI). The map will facilitate the construction and operation of a 764,753-square-foot warehouse facility. The project is located within the General Plan area designated as Planning Area 1. (North Commercial/Industrial) of the General Plan, which allows industrial and commercial opportunities due to the area's proximity to the I-215 freeway and the proximity to March Global Port. As proposed, the Project will be consistent with the General Plan.

The site is physically suitable for the type and density of the proposed development.

As noted above, the Project proposes a Tentative Parcel Map to consolidate 38 parcels into one (1) 35.63-acre parcel. The Project has been designed to be consistent with all applicable Code requirements for industrial projects in the GI and LI and Zones of the PVCCSP, including lot coverage, floor area ratio, height, setbacks, landscaping, and parking, as noted in the staff report.

2. *The map's design or the type of improvements will not cause substantial environmental damage or unavoidably injure fish, wildlife, or their habitat.*

The potential environmental impacts associated with the Project were evaluated in the Final Environmental Impact Report (SCH 2022010274). It has been determined that all possible effects of the Project on aesthetics, air quality, biological resources, cultural resources, energy, geology and soil, greenhouse gas emissions, hazards, noise, transportation, and tribal cultural resources will be reduced to less than significant levels with implementation of mitigation measures.

3. *The map's design or the type of improvements will not cause serious public health problems.*

The Final EIR prepared for the Project concludes that all impacts related to aesthetics, air quality, biological resources, cultural resources, energy, geology and soil, greenhouse gas emissions, hazards, noise, transportation, and tribal cultural resources have been reduced to less than significant or have been reduced to below the level of significance with the implementation of mitigation measures.

Development Plan Review 21-00005

1. *The location, size, design, density, and intensity of the proposed development and improvements are consistent with the City's General Plan, any applicable Specific Plans, 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.*

The Project proposes the construction of a 764,753-square-foot industrial warehouse on 35.63 acres in the GI and LI Zones of the PVCCSP, which allows for "light industrial uses and related activities including manufacturing, warehouse and distribution, assembly of non-hazardous material and retail related to

manufacturing.” The location, size, design, density, and intensity of the proposed development and improvements are consistent with the City's General Plan, the PVCCSP, the purposes and provisions of the Perris Municipal Code, the purposes of the Zones 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.*

The industrial components of the Project are in compliance with the development standards of the underlying zones. Adequate access, utilities, and services are provided on-site. The proposed Project will not be detrimental to public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.

3. *The proposed development and the conditions under which it would be operated or maintained are compatible with abutting properties. They will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.*

The proposed Project will not be detrimental to public health, safety, or welfare or materially injurious to properties or improvements in the vicinity. The traffic study for the project concluded that all the study area intersections are anticipated to operate at acceptable levels of service after the Project is operating.

The Project proposes an architecturally enhanced industrial warehouse building with varying roofline angles and heights, steel canopy awnings, bronze glazing building elements, and other accents. Colors on the façades range from different hues of grey, darker colors, and white accents meet the development standards of the PVCCSP and the General Industrial (GI) and Light Industrial (LI) Zones. The proposed screen walls and landscaping ensure visual relief and an attractive environment for the public's enjoyment.

Section 4. Based upon the preceding, the Final Environmental Impact Report (SCH: 2022010274), and all oral and written communication submitted by members of the public and City staff to the City Council on November 28, 2023, public hearing (including, but not limited to, all staff reports and supporting exhibits), the City Council approves Tentative Parcel Map No. 21-05086. (TPM 38259) and Development Plan Review 20-00005, subject to the Mitigation Monitoring and Reporting Program and Conditions of Approval attached to this Resolution as Attachments 1 and 2.

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 the adoption of this Resolution.

ADOPTED, SIGNED, and APPROVED this 28th day of November 2023.

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, CALIFORNIA, DO HEREBY CERTIFY that the foregoing Resolution Number 6304 was duly and regularly adopted by the City Council of the City of Perris at a regular meeting held on the 29th day of August 2023, by the following called a vote:

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

City Clerk, Nancy Salazar

Attachment: Conditions of Approval (Planning, Engineering, Fire, Public Works, Community Services, Building and Safety)-Due to the size of the attachment it is on file in the City Clerk's office