

RESOLUTION NO. 24-19

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, CERTIFYING THE ENVIRONMENTAL IMPACT REPORT (STATE CLEARINGHOUSE NO. 2023040144) PREPARED FOR THE ELLIS INDUSTRIAL BUILDING PROJECT CONSISTING OF DEVELOPMENT PLAN REVIEW 22-00018, AND ADOPTING THE PROPOSED MITIGATION MONITORING AND REPORTING PROGRAM AND THE FINDINGS OF FACT AND STATEMENT OF OVERRIDING CONSIDERATIONS, BASED UPON THE FINDINGS NOTED HEREIN.

WHEREAS, the applicant, Courtney Wing with Newcastle Partners, Inc., proposes to construct a 643,419 square foot industrial warehouse building on 33.51 acres, located south of Ellis Avenue, north of Case Road, between Goetz Road and the I-215 Freeway (APNs: 330-090-006 and 330-090-007) in the Light Industrial Zone (the “Project”); and

WHEREAS, the applicant submitted Development Plan Review (“DPR”) 22-00018 for the Project for consideration of architectural design and site layout; and

WHEREAS, the proposed DPR 22-00018 is 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, the City, as lead agency, determined that an Environmental Impact Report should be prepared under CEQA in order to analyze all potentially significant adverse environmental impacts of the Project; and

WHEREAS, an Environmental Impact Report (“EIR”) (State Clearing House No. 2023040144) was prepared for the Project and was publicly reviewed for a forty-five (45) day period in accordance with CEQA from May 17, 2024, to July 1, 2024; and

WHEREAS, responses to comments were prepared for inclusion in the EIR and were circulated to commentators prior to the hearing date; and

WHEREAS, on November 6, 2024, the Planning Commission conducted a duly noticed public hearing on the Project, which includes, without limitation, consideration of public testimony and materials in the staff report and accompanying documents for the Environmental Impact Report (State Clearinghouse No. 2023040144), Mitigation Monitoring and Reporting Program, and Findings of Facts and Statement of Overriding Considerations, and DPR 22-00018; and

WHEREAS, all the requirements of CEQA and the State CEQA Guidelines have been satisfied in the EIR, which is sufficiently detailed so that all of the potentially significant environmental effects of the Project have been adequately evaluated; and

WHEREAS, the EIR prepared in connection with the Project sufficiently analyzes both the feasible mitigation measures necessary to avoid or substantially lessen the Project's environmental impacts and a range of feasible alternatives capable of eliminating or reducing these effects by CEQA and the State CEQA Guidelines; and

WHEREAS, all of the proposed findings and conclusions recommended by this Resolution are based upon the oral and written evidence presented to the Planning Commission as a whole and not based solely on the information provided in this Resolution; and

WHEREAS, before taking action, the Planning Commission has heard, been presented with, and reviewed all of the information and data which constitutes the administrative record, including, but not limited to, the Final EIR, Mitigation Monitoring and Reporting Program, and the Findings of Fact and Statement of Overriding Considerations attached hereto and incorporated by reference as if outlined in full; and

WHEREAS, the Planning Commission's certification of the Final EIR reflects its independent judgment and analysis; and

WHEREAS, no comments made in the public hearings conducted by the Planning Commission or any additional information submitted to the Planning Commission have produced substantial new information requiring recirculation or other environmental review under State CEQA Guidelines section 15088.5; and

WHEREAS, all other legal prerequisites to adopting this Resolution have occurred; and

WHEREAS, the Final Environmental Impact Report (State Clearinghouse No. 2023040144) was prepared in accordance with Sections 21000 through 21177 of the California Public Resources Code and Sections 15000 through 15387 of the California Code of Regulations (*CEQA Guidelines*).

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Perris as follows:

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

Section 2. The majority of potentially significant environmental impacts of the Project identified in the Final EIR have been determined to be insignificant or mitigated to a less than significance level.

Section 3. Certain impacts associated with Noise have been determined to be significant and unavoidable. The specific impacts are outlined in the Findings of Fact and Statement of Overriding Considerations attached hereto and incorporated herein by reference as if set forth in full. Based on significant economic, social, and other public benefits, as outlined in the Findings of Fact and Statement of Overriding Considerations, the Planning Commission finds those effects acceptable. Such benefits include, but are not limited to, an increase in local government revenues via additional business tax, more opportunities for businesses to be located in the City providing more employment opportunities for City residents, and the Project will dedicate approximately five (5) acres to the Western Riverside County Regional Conservation Agency (RCA) for permanent preservation of that area to be included in the RCA's regional habitat preserve area. Therefore, the Planning Commission finds those significant and unavoidable effects acceptable and hereby adopts the Findings of Fact and Statement of Overriding Considerations.

Section 4. The Planning Commission finds that the Final EIR (State Clearinghouse No. 2023040144) has been completed in compliance with CEQA and the State CEQA Guidelines and certifies the Final EIR as complete and adequate.

Section 5. The Planning Commission hereby adopts the Mitigation Monitoring and Reporting Program attached hereto and incorporated herein by reference as if set forth in full.

Section 6. The Planning Commission 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.

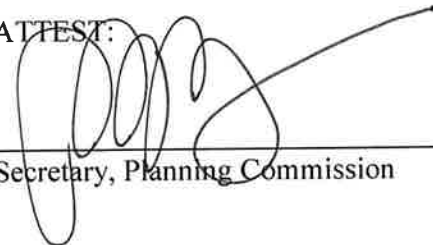
Section 7. The Chairperson shall sign, and the Secretary shall certify the passage and adoption of this Resolution.

ADOPTED, SIGNED, and APPROVED this 6th day of November 2024.



 CHAIRPERSON, PLANNING COMMISSION

ATTEST:

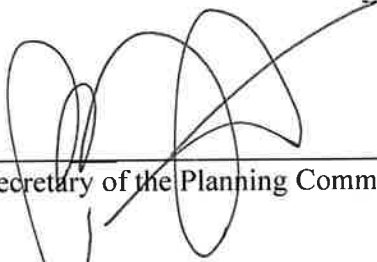


 Secretary, Planning Commission

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

I, Patricia Brenes, Designee Secretary of the Planning Commission of the City of Perris, do hereby certify that the foregoing Resolution No. 24-19 was duly adopted by the Planning Commission of the City of Perris at a regular meeting thereof held on the 6th day of November 2024, by the following vote:

AYES: Chairman Hammond, Vice-Chairman Shively, Commissioner Lopez
NOES: Commissioner Gomez
ABSTAIN:
ABSENT: Commissioner Jimenez



Secretary of the Planning Commission

Attachments: Draft EIR, Final EIR, Findings of Fact and Statement of Overriding Considerations, and Mitigation Monitoring and Reporting Program
Due to the size of the files this attachment is available online at:
https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-405#docan1206_1313_479