

RESOLUTION NUMBER 6691

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ADOPTING MITIGATED NEGATIVE DECLARATION (2401) AND MITIGATION MONITORING AND REPORTING PROGRAM AND TENTATIVE PARCEL MAP 23-05028 (TPM38739) AND DEVELOPMENT PLAN REVIEW (DPR) 22-00031 FOR DEVELOPMENT OF THREE (3) MULTI-TENANT BUSINESS PARK DEVELOPMENT TOTALING 66,686 SF ON 4.37 ACRES LOCATED AT THE NORTHWEST CORNER OF PERRIS BLVD AND HARLEY KNOX BLVD WITHIN THE COMMERCIAL ZONE OF THE PERRIS VALLEY COMMERCE SPECIFIC PLAN (PVCC SP), BASED UPON THE FINDINGS HEREIN AND SUBJECT TO CONDITIONS OF APPROVAL.

WHEREAS, the applicant, Joel Kirchenstein (“Applicant”), proposes to amend the Perris Valley Commerce Center Specific Plan (“PVCCSP”) to apply a Planned Development Overlay to the Commercial Zone of the PVCCSP to facilitate construction of three (3) multi-tenant industrial buildings (Building A: 23,881 SF, Building B: 20,340 SF, and Building C: 22,465 SF) totaling 66,686 SF on a 4.37-acre project site located at the northwest corner of Perris Blvd and Harley Knox Blvd within the Commercial Zone of the PVCCSP (“Project”); and

WHEREAS, the Applicant submitted an application for Specific Plan Amendment (“SPA”) 23-05029 to apply a Planned Development Overlay to the Commercial Zone of the PVCCSP, Tentative Parcel Map (“TPM”) 38739 to consolidate six (6) parcels into three (3) parcels, and Development Plan Review (“DPR”) 22-00031 for design review consideration of the Project; and

WHEREAS, the proposed Specific Plan Amendment (SPA) 23-05029, Tentative Parcel Map 38739 (TPM23-05028), and DPR22-00031 are considered a “project” as defined by the California Environmental Quality Act (“CEQA”); and

WHEREAS, pursuant to CEQA and State CEQA Guidelines, an Initial Study (“IS”) was prepared for the proposed Project and, based upon review thereof by the City as lead agency, a Notice of Intent to adopt a Mitigated Negative Declaration was provided on January 24, 2025, in accordance with CEQA Guidelines Section 15072, and a Draft Mitigated Negative Declaration No. 2401 (“MND”) was prepared for the Project and was publicly reviewed for a thirty (30) day period in accordance with CEQA, from November 29, 2024, to December 30, 2024; and

WHEREAS, during the public comment period, certain public comments were received. The public comments received during the public review period did not warrant or result in any “substantial revision,” within the meaning of CEQA Guidelines Section 15073.5,

to the MND. Although not required by CEQA, in the interests of thoroughness and transparency, responses to the public comments received have been prepared and included in the Final MND. No “substantial revision” of the MND has been made in response to the comments or otherwise, and therefore no recirculation is required pursuant to CEQA Guidelines Section 15073.5. No changes were made to the Draft MND in the Final MND. There is no substantial evidence in light of the whole record before the City, including the public comments received, that the project may have a significant effect on the environment which cannot be mitigated or avoided, and therefore no EIR is required pursuant to CEQA Guidelines Section 15073.5; and

WHEREAS, the Riverside County Airport Land Use Commission (“ALUC”) conducted a hearing on March 9, 2023, to consider the Project’s consistency with the D (Flight Corridor Buffer) Zone and determined that the Project is consistent with the March Air Reserve Base/Inland Port Airport (MARB/IPA) Land Use Compatibility Plan; and

WHEREAS, Chapter 19.54 (Authority and Review Procedures) of the City of Perris Municipal Code (“PMC”) authorizes the City to approve, conditionally approve, or deny requests for Specific Plan Amendments, Tentative Parcel Maps and Development Plan Reviews; and

WHEREAS, a duly noticed Planning Commission public hearing was scheduled for February 19, 2025, and continued to the March 19, 2025, meeting, for the Project. During the public hearing, additional public comments were received regarding the MND, which were duly considered and which did not warrant or result in any revision to the MND, and which did not provide or result in substantial evidence in light of the whole record before the City, including the public comments received, that the Project may have a significant effect on the environment which cannot be mitigated or avoided. Following the hearing, the Planning Commission by a vote of 5-0 recommended approval of the Project to the City Council; and

WHEREAS, On July 29, 2025, the City Council conducted a duly noticed public hearing regarding the Project, at which time all interested persons were given full opportunity to be heard and to present evidence for the City Council’s consideration (including all oral and written testimony from members of the public and City staff, including, but not limited to, the City staff reports and accompanying documents and exhibits), and now hereby intends to approve the Final MND, DPR and TPM, in connection with approval of the SPA which is the subject of Ordinance No. ___; and

WHEREAS, before acting, the City Council has heard, been presented with, and reviewed all the information and data that constitutes the administrative record for the above-mentioned approvals, 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 find and resolve as follows:

Section 1. Recitals. The above recitals are all true and correct and are incorporated herein by this reference as findings of fact.

Section 2. CEQA Findings. The City Council hereby finds as follows with respect to the IS/MND for the Project:

- A. The City Council has considered the whole administrative record, including the IS/MND, together with the comments received during and after the public review process and the responses thereto contained in the Final IS/MND. The findings in this Section 2 are made on the basis of the whole administrative record.
- B. The IS/MND has been prepared and considered in compliance with CEQA and contains all required contents pursuant to CEQA Guidelines Section 15071.
- C. ALUC has determined that the Project is consistent with the March Air Reserve Base/Inland Port Airport (MARB/IPA) Land Use Compatibility Plan and will not result in a safety hazard or noise problem for persons using the airport or for persons residing or working in the Project area. The City Council has also considered whether the Project will result in a safety hazard or noise problem for persons using the March Air Reserve Base/Inland Port Airport or for persons residing or working in the Project area, and finds that it will not.
- D. With the imposition of the mitigation measures set forth in the Mitigation Monitoring and Reporting Program (which is included in the IS/MND), there is no substantial evidence that the Project will have a significant effect on the environment. Said mitigation measures have been made enforceable conditions on the Project, as they have been included in the Project conditions of approval.
- E. The IS/MND reflects the independent judgment and analysis of the City.
- F. The location and custodian of the documents or other material which constitute the record of proceedings upon which the City Council's decision set forth in this Resolution is based is as follows: City of Perris Planning Division, 135 N. D. St., Perris, CA 92570.

Section 3. Tentative Parcel Map 23-05028. The Planning Commission further finds, with respect to Tentative Parcel Map 23-05028 (TPM 38739), that:

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

The Project proposes Parcel Map 38739 to consolidate six (6) parcels into three (3) parcels, totaling 4.37 acres (hereinafter, the "Subdivision"). Parcels 4, 5, and 6, are proposed to be developed with the business park office layout with commercial uses and will be required, as conditioned, to provide a reciprocal access agreement for

shared access and parking. In order to achieve superior site planning, the minimum lot standards requirements will be based on the lot area, lot width, and lot depth of the entire commercial center. However, the Planned Development Overlay (PDO) to be applied via the Specific Plan Amendment will allow flexibility from the subdivision standards. Parcel 4 is 1.51 acres; Parcel 5 is 1.15 acres; and Parcel 6 is 1.75 acres; all lots and lot dimensions are in compliance with the minimum lot standards of the requested C Zone of the PVCCSP. Therefore, the commercial center will be consistent with the PVCCSP and Title 18 - Subdivisions.

2. *The design and improvement of the proposed Subdivision is consistent with the applicable General Plan and Specific Plans.*

The proposed subdivision is consistent with the applicable General Plan and PVCC Specific Plan improvements since the Harley Knox Boulevard and Perris Boulevard dedications and street improvements are already constructed to ultimate design.

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

As noted above, Parcel Map 38739 to consolidate six (6) parcels into three (3) parcels, totaling 4.4 acres. Parcels 4, 5, and 6, are proposed to be developed with the commercial center not subject to any density restrictions. The Project has been designed to be consistent with all applicable City Code requirements for business park projects through a Planned Development Overlay over the Commercial Zone of the PVCCSP. Therefore, the project complies with lot coverage, floor area ratio, height, setbacks, landscaping, and parking standards, as noted in the staff report.

4. *The design of the Subdivision and the proposed improvements will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.*

The potential environmental impacts associated with the Project were evaluated in the IS/MND, and it has been determined that with the incorporation of the mitigation measures which are included as enforceable conditions of approval, the Project will not cause any significant impacts on biological resources.

5. *The design of the Subdivision and the type of improvements will not cause serious public health problems.*

An IS/MND has been completed in compliance with the California Environmental Quality Act (CEQA) Guidelines. The IS/MND concluded that the Project will not cause significant human health or cancer risk to adjacent workers or sensitive receptors.

6. *The design of the Subdivision and the proposed 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.

The proposed subdivision will not propose any off-site improvements since all Harley Knox Boulevard and Perris Boulevard ultimate improvements are constructed. All onsite improvements will enable reciprocal access through CC&Rs. Also, the project is conditioned to record Covenants, Conditions, and Restrictions (CC&Rs) to record reciprocal access, record shared parking agreements, and maintain existing records of easements.

7. *All requirements of CEQA have been met.*

As mentioned above, an IS/MND has been prepared to comply with the California Environmental Quality Act (CEQA) Guidelines. Therefore, all requirements of CEQA have been met.

8. *The discharge of waste from the proposed Subdivision into an existing community sewer system would not result in violation of existing requirements prescribed by a state regional water quality control board pursuant to division 7 (commencing with section 13000) of the Water Code.*

The development shall be subject to all provisions of City of Perris Ordinance Number 1194, which establishes stormwater/urban runoff management and discharge controls to improve water quality and comply with federal regulations and any subsequent amendments, revisions, or ordinances pertaining thereto. Therefore, a Pre-WQMP (Water Quality Management Plan) has been prepared. The structural BMPs selected for this project have been approved in concept. The owner shall submit a final WQMP including plans and details providing the elevations, slopes, and other details for the proposed structural BMPs including three Modular Wetlands Systems, self-retaining landscape and covered trash enclosures. The Public Works department shall review and approve the final WQMP text, plans and details. Therefore, the project will comply with the requirements of the Santa Ana Water Quality Control Board.

Section 4. Development Plan Review 22-00031. The Planning Commission further finds, with respect to Development Plan Review 22-00031, that:

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 PMC Title 19, the purposes of the zone in which the site is located, and the development policies and standards of the City.*

The location, size, design, density, and intensity of the proposed development and improvements of the Project 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 Project will be in accordance with the standards of the underlying commercial zone if the Specific Plan Amendment is approved. The proposed Project site is physically suitable in terms of parcel size, shape, access, and availability of utilities and services, for the proposed development. The commercial site is located along Perris Blvd and Harley Knox Blvd, which allows for adequate access and provides for the logical connection to infrastructure to service the site. Utility service connections are available to service the site.

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.*

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.

4. *The proposed project's architecture is compatible with community standards and protects the character of adjacent development.*

The Project proposes a similar architecture as the existing gas station and original commercial shopping center project. However, the Project proposes an architecturally enhanced concept with varying roofline angles and heights, including stone, tile, horizontal cement panels, and glass building accents, which meet the development and architectural standards of the PVCCSP Commercial Zone.

5. *The proposed Project's landscaping plan ensures visual relief and provides an attractive environment for the public's enjoyment.*

The proposed Project meets and exceeds the Commercial Zone's on-site and off-site landscape standards as outlined in the PVCCSP. It provides a mix of native and drought-tolerant trees, shrubs, ground cover, and annual color throughout the site to ensure visual relief and effectively frame, soften, and embellish access points, building entries, parking areas, and trash enclosures.

6. *The safeguards necessary to protect public health, safety, and general welfare*

have been required for the proposed Project.

The proposed Project provides the safeguards necessary to protect the public health, safety, and general welfare with the conditions of approval, which are attached hereto and incorporated herein by this reference as Exhibit 1 and 2, which are incorporated herein by this reference, and which will ensure that the Project is developed in compliance with City and affected service agency codes and policies, and mitigates potential impacts to the environment.

Section 5. Based upon the preceding and the whole administrative record, including but not limited to all oral and written statements and reports presented by City staff and members of the public at its public hearing on July 29, 2025, the City Council adopts Mitigated Negative Declaration No. 2401, and the included Mitigated Monitoring and Reporting Program, attached to this Resolution as Exhibit 2 and incorporated herein by this reference.

Section 6. Based upon the preceding and Mitigated Negative Declaration No. 2401, and all oral and written communication submitted by members of the public and City staff, including, but not limited to, all such statements and reports (including all attachments and exhibits) presented at its public hearing on July 29, 2025, the City Council approves TPM 38739 (TPM 23-05028) and DPR22-00031, subject to the Conditions of Approval attached to this Resolution as Attachment 1 and incorporated herein by this reference.

Section 7. This Resolution shall take effect upon effectiveness of Ordinance Number 1462, approving Specific Plan Amendment No. 23-05029 for the Project.

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 the adoption of this Resolution.

ADOPTED, SIGNED, and APPROVED on this 29th day of July 2025.

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 6691 was duly and regularly adopted by the City Council of the City of Perris at a regular meeting held on the 29th day of July 2025, by the following called a vote:

AYES: NAVA, CORONA, RABB, VALLEJO, VARGAS

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

City Clerk, Nancy Salazar

- Exhibits:
- A. Conditions of Approval (Planning, Engineering, Public Works, Community Services, and Building & Safety)
 - B. Initial Study/Mitigated Negative Declaration No. 2401 and Mitigation Monitoring Reporting Program - *Due to the size of the files, the documents are available online at:*
https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-477#docan1206_1313_479

Please Note: Due to the size of the documents all attachments are on file in the Office of the City Clerk or in Development Services