

RESOLUTION NUMBER 6726

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, CERTIFYING AN ENVIRONMENTAL IMPACT REPORT (STATE CLEARING HOUSE NO. 2023110588) PREPARED FOR THE RETREAT AT LAKE PERRIS MIXED-USE DEVELOPMENT PROJECT CONSISTING OF SPECIFIC PLAN AMENDMENT (SPA) 22-05380, TENTATIVE PARCEL MAP 22-05379 (TPM 38730), CONDITIONAL USE PERMIT (CUP) 25-00004, DEVELOPMENT PLAN REVIEW (DPR) 22-00037, DEVELOPMENT PLAN REVIEW (DPR) 22-00038 AND VARIANCE 25-00001, AND ADOPTING THE INCLUDED MITIGATION MONITORING AND REPORTING PROGRAM AND THE FINDINGS OF FACT AND STATEMENT OF OVERRIDING CONSIDERATIONS, BASED UPON THE FINDINGS NOTED HEREIN

WHEREAS, the project applicant, Marwan Alabassi, on behalf of Alabassi Construction and Engineering, Inc. (“Applicant”), proposes to develop a mixed-use project consisting of a 107-room hotel, two (2) sit-down restaurants, one of which is 4,000 square feet and the other 5,000 square feet, a 204-unit multifamily residential development in two buildings, and a 181,000 square foot self-storage facility, all on a 16.91 acre project site located on the south side of Ramona Expressway, between Perris Boulevard and Redlands Avenue, APNs 303-100-012 and 303-100-014 (the “Project”); and

WHEREAS, the Applicant submitted an application for the following entitlements for the Project: (1) Specific Plan Amendment (SPA) 22-05380 to amend the PVCCSP to rezone 7.13 acres of the Project site from the PVCCSP Commercial (C) Zone to the PVCCSP Multi-Family Residential (MFR) Zone, amend the development standards table in the PVCCSP to clarify the MFR zone floor area ratio (FAR) maximum and increase the MFR zone height maximum from 30 feet to 50 feet, and amend the PVCCSP land use table to allow self-storage facility uses within the PVCCSP Commercial zone through a Conditional Use Permit; (2) Tentative Parcel Map (TPM) 38720 to subdivide two (2) parcels into five (5) parcels; (3) Conditional Use Permit (CUP) 25-00004 for the proposed self-storage facility use on 5.4 acres; (4) Variance (VAR) 25-00001 to allow a reduced side yard setback for the proposed self-storage facility; (5) Development Plan Review (“DPR”) 22-00037 for the review of the site plan and building elevations for two (2) freestanding sit-down restaurants totaling 9,000 square feet and a four-story, 107-room hotel on 4.31 acres of the Project site; and (6) DPR 22-00038 for the review of the site plan and building elevations for a 204-unit multifamily residential development in two buildings on 7.13 acres of the Project site; and

WHEREAS, the proposed SPA 22-05380, TPM 22-05379 (TPM 38730), CUP 25-00004, DPR 22-00037, DPR 22-00038, and VAR 25-00001 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, 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. 2023110588) was prepared and was publicly reviewed for a forty-five (45) day period in accordance with CEQA from April 26, 2024 to June 10, 2024. The aforementioned EIR assessed an originally proposed project of the Applicant that included a 271,098 square-foot warehouse building, a 107-room hotel, and two sit-down restaurants consisting of 4,000 square feet and 5,000 square feet. The aforementioned EIR included analysis of three alternatives to the originally proposed project, none of which included the Project. Four comment letters were received during the aforementioned public review period, and a Final EIR and Findings of Fact and Statement of Overriding Considerations were prepared; and

WHEREAS, the originally proposed project was presented to the City’s Planning Commission on August 5, 2024, and to the City’s City Council on September 10, 2024. At that time, the Planning Commission recommended approval; however, Commissioners did raise concerns regarding the compatibility of the originally proposed warehouse with the adjacent land uses. The City Council indicated that they would prefer an alternative to the originally proposed warehouse that would be more compatible with the adjacent Park Place Mobile Home Park to the west of the site and the Camper Resorts of America facility to the east of the site. The Applicant requested that the Project hearing be continued so that an alternative addressing the City Council’s concerns, and those raised by members of the public, could be developed and brought forward for consideration before a City Council decision on the project, and the City Council continued the hearing off calendar to facilitate same; and

WHEREAS, based on comments provided by the Planning Commission and City Council, the Applicant developed a fourth alternative (Alternative 4 – Retreat at Lake Perris) for consideration by the City, which is the Project; and

WHEREAS, development of a new alternative is considered significant new information under CEQA Guidelines, Section 15088.5(a); thus, a Revised Draft EIR with changes to the Executive Summary and Alternatives sections of the original Draft EIR and changes to the included Mitigation Monitoring and Reporting Program was prepared for the Project and was recirculated for public review pursuant to CEQA Guidelines Section 15088.5 for a 45-day period in accordance with CEQA from June 13, 2025 to July 28, 2025; and

WHEREAS, one comment letter was received during the 45-day public review period for the revised Draft EIR. A response to the comment was prepared for inclusion in the Revised Final EIR and was circulated to commentators prior to the below-referenced Planning Commission hearing date; and

WHEREAS, the comments received during the 45-day public review period on the Revised Draft EIR did not produce or result in “significant new information” being added to the Revised Draft EIR such as would require recirculation within the meaning of State CEQA Guidelines section 15088.5. An Errata was included in the Revised Final EIR setting forth clarifications, amplifications and/or correction of typographical errors that, as further detailed in the Errata, do not change the significance conclusions presented in the Revised Draft EIR or substantially alter the analysis presented for public review. Accordingly, the Errata does not constitute “significant new information” and no further recirculation is required pursuant to CEQA Guidelines section 15088.5; and

WHEREAS, all the requirements of CEQA and the State CEQA Guidelines have been satisfied with respect to preparation and review of the Revised Draft and Final EIR for the Project, which is sufficiently detailed so that all of the potentially significant environmental effects of the Project have been adequately evaluated. A revised Findings of Fact and Statement of Overriding Considerations has also been prepared adequately addressing the remaining significant environmental effects of the Project; and

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

WHEREAS, the City Council’s certification of the Revised Final EIR as set forth herein reflects its independent judgment and analysis; and

WHEREAS, a duly noticed public hearing was held by the Perris Planning Commission on August 20, 2025, for the Project, at which time all interested persons were given full opportunity to be heard and to present evidence. Following the public hearing, the Planning Commission by a vote of 5-0 adopted Planning Commission Resolution No. 25-19, recommending City Council certification of the Revised Final EIR and adoption of the included Mitigation Monitoring and Reporting Program and the Revised Findings of Fact and Statement of Overriding Considerations for the Project, with inclusion of the benefits discussed in Section 4(c) of said resolution in the Statement of Overriding Considerations, and recommending City Council approval of the Project subject to conditions of approval; and

WHEREAS, on September 30, 2025, the City Council conducted a duly noticed public hearing on the Project, at which time all interested persons were given full opportunity to be heard and to present evidence. The public hearing included the CEQA determination for the Project, which includes, without limitation, consideration of public testimony and materials in the staff report and accompanying documents for the Revised Final Environmental Impact Report (State Clearinghouse No. 2023110588), the included MMRP, and the Revised Findings of Fact and Statement of Overriding Considerations, as well as consideration of approval of Specific Plan Amendment (SPA) 22-05380, Tentative Parcel Map 22-05379 (TPM 38730), Development Plan Review (DPR) 22-00037, and Development Plan Review (DPR) 22-00038; and

WHEREAS, before taking action, the City Council has heard, been presented with, and reviewed all of the information and data which constitutes the administrative record, including, but not limited to, the Revised Draft and Final EIR, including public comments and responses and Mitigation Monitoring and Reporting Program, the revised Findings of Fact and Statement of Overriding Considerations (all of which is attached hereto and incorporated by reference as if set forth in full), and 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 the adoption of this Resolution have occurred, including but not limited to all applicable tribal notice and consultation requirements.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF PERRIS does find, determine, 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. Based upon the entire record, the City Council finds and certifies that:

- A. The Revised Final Environmental Impact Report (“EIR”) (SCH 2023110588) has been completed in compliance with the California Environmental Quality Act (CEQA). The Revised Final EIR concludes that a majority of the potential environmental effects of the Project are either less than significant or less than significant with incorporation of the mitigation measures set forth in the Mitigation Monitoring and Reporting Program included in the Revised Final EIR (which mitigation measures have been incorporated into the Project Conditions of Approval attached Resolution Number 6727) but certain environmental effects of the Project associated with Greenhouse Gas emissions have been determined to be significant and unavoidable.
- B. The specific significant environmental effects of the Project are outlined in the Revised Findings of Fact attached hereto and incorporated herein by reference as if set forth in full (“Findings of Fact”) with respect to Alternative 4 as referred to therein. With respect to each of those significant effects, based on substantial evidence in the record, the City Council’s findings are as set forth in Section V of the Findings of Fact pursuant to CEQA Guidelines Section 15091 with respect to Alternative 4 as referred to therein. A brief explanation of the rationale for each such recommended finding is provided in the Findings of Fact.
- C. With respect to the adverse environmental effects of the Project associated with Greenhouse Gas emissions which have been determined to be significant and unavoidable as detailed in the Revised Final EIR, specific economic, legal, social, technological, or other public benefits of the Project outweigh those significant and unavoidable adverse environmental effects, and therefore those environmental effects

are considered acceptable, pursuant to CEQA Guidelines Section 15093, as further detailed below and in the Statement of Overriding Considerations attached hereto and incorporated herein by reference as if set forth in full (Section VI of the Revised Findings of Fact and Statement of Overriding Considerations; “SOC”). Such benefits include, but are not limited to, providing: (i) a new hotel and two sit-down restaurants to diversify lodging and dining opportunities and generate tax revenue within the City; and (ii) multifamily housing to help meet housing need, implement City’s Housing Element, and generate tax revenue in the City. The specific reasons to support the City Council’s action approving the Project resulting in these significant and unavoidable effects based on the Revised Final EIR and/or other information in the record are as detailed in this Resolution and in the SOC with respect to Alternative 4 as referred to therein.

- D. The Revised Final EIR was presented to the City Council as the decision-making body of the City as lead agency, and the City Council has reviewed and considered the information contained in the Revised Final EIR prior to approving the Project.
- E. The City has complied with CEQA.
- F. The Revised Final EIR reflects the independent judgment and analysis of the City as lead agency.

Section 3. Based upon the foregoing and the whole administrative record, including, but not limited to, all statements and reports (including all attachments and exhibits) presented at its public hearing on September 30, 2025, the City Council certifies the Revised Final Environmental Impact Report (SCH: 2023110588) pursuant to CEQA Guidelines Section 15090 and adopts the included Mitigation Monitoring and Reporting Program (MMRP), and adopts the Revised Findings of Fact and SOC subject to inclusion of the benefits discussed in Section 2(c) above in the SOC with respect to Alternative 4 as referred to therein as additional specific reasons to support Project approval (subject to conditions of approval). The Revised Final EIR, MMRP, Findings of Fact and SOC are attached hereto as Exhibit 1 and incorporated herein by this reference.

Section 4. This Resolution shall take effect immediately upon its adoption.

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 on this 30th day of September 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 6726 was duly and regularly adopted by the City Council of the City of Perris at a regular meeting held on the 30th day of September 2025, by the following called a vote:

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

City Clerk, Nancy Salazar

Exhibit 1: Revised Final Environmental Impact Report
 Revised Findings of Fact and Statement of Overriding Considerations
 Revised Mitigation Monitoring and Reporting Program
 *(due to the size of the files, the documents are located at the
 following webpage link):*
 https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-405#docan1206_1313_479