

RESOLUTION NUMBER 4539

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING DEVELOPMENT PLAN REVIEW 11-12-0004 AND TENTATIVE TRACT MAP 36469 FOR THE DEVELOPMENT OF TWO HIGH-CUBE WAREHOUSE/DISTRIBUTION BUILDINGS, TOTALING 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, the Stratford Ranch Industrial (“Project”) proposes the development of two high-cube warehouse/distribution buildings, totaling approximately 1,714,880 square feet, and associated parking, and on- and off-site infrastructure improvements on approximately 91.26 gross acres located on the east side of Redlands Avenue, between Perry Street and the Riverside County Flood Control Channel; and

WHEREAS, proposed Development Plan Review 11-12-0004 and Tentative Tract Map 36469, are considered a “project” as defined by the California Environmental Quality Act (“CEQA”); 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 Final 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, the City Council reviewed the Final EIR and accompanying attachments; and

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

WHEREAS, the public hearing scheduled for November 27, 2012 before the City Council, 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 as follows:

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

Section 2. Planning Resolution No. 12-08 found that all the requirements of the California Environmental Quality Act (“CEQA”), the State CEQA Guidelines and the City’s Local CEQA Guidelines have been satisfied in the EIR, which is sufficiently detailed so that all of the 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 Development Plan Review 11-12-0004 and Tentative Tract Map 36469:

- 1) The location, size, design, density and intensity of the proposed development and improvements are consistent with the Perris Valley Commerce Center Specific Plan and the City’s General Plan, 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.
- 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.
- 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.

- 4) The architecture proposed is compatible with community standards and protects the character of adjacent development.
- 5) The landscaping plan ensures visual relief and provides an attractive environment for the public's enjoyment.
- 6) The safeguards necessary to protect the public health, safety and general welfare have been required for the proposed project.

Section 4. The City Council hereby approves Development Plan Review 11-12-0004 and Tentative Tract Map 36469 for the Stratford Ranch Industrial Project, based on the information and findings presented in the staff report and supporting exhibits, and subject to the attached Conditions of Approval.

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 27th day of November, 2012.

Daryl R. Busch, Mayor

ATTEST:

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 4539 was duly and regularly adopted by the City Council of the City of Perris at a regular meeting thereof held on the 27th day of November, 2012, by the following vote:

AYES: YARBROUGH, LANDERS, EVANS, ROGERS, BUSCH

NOES:

ABSTAIN:

ABSENT:

Judy L. Haughney, CMC, City Clerk

Attachments: Revised Planning Division and Engineering Department
Conditions of Approval