

**RESOLUTION NUMBER 3260**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING MITIGATED NEGATIVE DECLARATION 2149; AND GENERAL PLAN AMENDMENT 03-0385 TO CHANGE THE LAND USE DESIGNATION FOR THE EASTERLY PORTION OF A 24.36-ACRE SITE LOCATED AT THE SOUTHEAST CORNER OF OLEANDER AND INDIAN AVENUES, APPROXIMATELY 635-FEET WEST OF PERRIS BOULEVARD FROM COMMERCIAL COMMUNITY TO LIGHT INDUSTRIAL TO FACILITATE THE APPROVAL OF TENTATIVE PARCEL MAP 31832 (P03-0387) AND DEVELOPMENT PLAN REVIEW 03-0388 TO SUBDIVIDE 6 PARCELS INTO 5 LOTS FOR AN INDUSTRIAL DEVELOPMENT CONSISTING OF 5 BUILDINGS TOTALING 494,218 SQUARE FEET, AND MAKING FINDINGS IN SUPPORT THEREOF**

**WHEREAS**, on November 13, 2003, the applicant applied to amend the General Plan Land Use Element and subdivide the property; and,

**WHEREAS**, the City Council of the City of Perris adopted a General Plan to guide development throughout the City and a Zoning Ordinance to implement the vision set forth in the General Plan; and,

**WHEREAS**, State Law limits amendments to the Land Use Element to four times a year; howsoever, a number of changes may be made at one time; and,

**WHEREAS**, this amendment, coupled with other proposals considered on this date, constitutes the second time in 2004 that the City has amended the Land Use Element of the General Plan; and,

**WHEREAS**, on June 16, 2004, the Planning Commission conducted a duly noticed public hearing on the proposed General Plan Amendment, Zone Change, Tentative Tract Map, and Development Plan Review, and considered testimony and materials in the staff report and accompanying documents, and recommended approval of the proposed project to the City Council; and,

**WHEREAS**, on July 13, 2004, the City Council conducted a duly noticed public hearing on the proposed General Plan Amendment, considered testimony and materials in the staff reports, accompanying documents and exhibits; and,

**WHEREAS**, the City Council considered the Initial Study and Mitigated Negative Declaration (2149) for the project, finding that these documents adequately addressed the

impacts of the proposed project in accordance with the California Environmental Quality Act, and reflect the independent judgment of the City; and,

**WHEREAS**, all legal prerequisites for the adoption of this resolution have occurred;

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Perris, as follows:

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

**Section 2.** The City Council has reviewed and considered the environmental documentation for the project prior to taking action on the applications. Based on the analysis contained in the Initial Study and the accompanying environmental information, the City Council finds that:

- A. There is no substantial evidence of potentially significant environmental impacts and a Mitigated Negative Declaration (2149) has been prepared.
- B. The City has complied with the California Environmental Quality Act (CEQA).
- C. Determinations of the City Council reflect the independent judgment of the City.

**Section 3.** Based on the information contained within the Project Report and the accompanying attachments and exhibits, the City Council hereby finds that:

- A. General Plan Amendment 03-0385.
  1. The proposed project is consistent with the goals and policies of the Land Use Element of the General Plan in that the project provides a variety of employment opportunities and still maintain a mix of land uses which capitalizes, enhances, and expands upon existing physical and economic assets of the planning area (Goal 1/Policy 1.1.), as a quality industrial development will be constructed, which will provide significant numbers of well paid jobs, in addition to still leaving 8-acres of Commercial Community zoned property adjacent to Perris Boulevard to develop a commercial development.
  2. The proposed project is compatible with the existing dominant land uses in the project area, whereas all of the adjacent properties to the north, south and west are designated Light Industrial.

3. The proposed project is a logical extension of the existing zoning pattern, whereas the abutting properties to the north, south and west are already designated Light Industrial, and as the additional Light Industrial zone will still leave 8-acres of Commercial Community property adjacent to Perris Boulevard, which maintains the intended character for the planning area.
- B. Tentative Tract Map 31832 (03-0387).
1. The proposed Tentative Parcel Map will not result in significant adverse environmental effects, as a Mitigated Negative Declaration has been prepared. Potential environmental impacts will not be significant because mitigations have been incorporated into the project to reduce any significant impact to non-significant, and revisions in the project have been made by or agreed to by the project proponent.
  2. The proposed Tentative Parcel Map is consistent with the goals and policies of the Land Use Element of the General Plan as the additional land designated for Light Industrial will still leave 8-acres of Commercial Community zoned property adjacent to Perris Boulevard to develop a commercial development, while providing a quality industrial development that will provide a significant number of well paid jobs to the City, while still maintaining the intended plan for the planning area.
  3. The proposed Tentative Parcel Map and design, as conditioned, is in compliance with the applicable zoning ordinances and Subdivision Map Act.
  4. The proposed Tentative Parcel Map and design, as conditioned, is consistent with city standards, ordinances, and policies.
  5. The proposed Tentative Parcel Map is compatible with the existing land uses and zoning designations in the area, as the abutting properties to the north, south and west are already designated Light Industrial, and the additional Light Industrial zone still leaves 8-acres of Commercial Community land adjacent to Perris Boulevard, which still maintains the intended character for the planning area.

6. The proposed Tentative Parcel Map will not affect health, safety, and welfare.
- C. Development Plan Review 03-0388
1. The project will not affect health, safety, and welfare.
  2. The proposed project will not result in a significant adverse effect on the environment because mitigations have been incorporated into the project to reduce any significant impact to non-significant, and revisions in the project have been made by or agreed to by the project proponent.
  3. The proposed project will be consistent with the adjacent land uses, and zoning designations in the area, in that the abutting properties to the north, south and west are already designated Light Industrial and the project is a quality development that will encourage other high-end developers to build in the City.
  4. The proposed project has been found to be consistent with city standards, ordinances, and policies.
  5. The proposed project will be consistent with The General Plan with the approval of the General Plan Amendment application in that the additional land designated for Light Industrial will still leave 8-acres of Commercial Community zoned property adjacent to Perris Boulevard to develop a commercial development, while providing a quality industrial development that will provide significant numbers of well paid jobs to the City, while still maintaining the intended character for the planning area.
  6. The proposed project will be consistent with the LI Zoning Ordinance with the approval of the Zone Change application.
  7. The architecture proposed will raise the community standards for industrial development, and will not only protect the character of adjacent developments but will improve the project area and encourage other developers to build in the City.
  8. The landscaping plan will ensure visual relief and provide an attractive environment for the public view.

**Section 4.** The City Council hereby approves Mitigated Negative Declaration 2149, General Plan Amendment 03-0386, Tentative Tract Map 31832 (P03-0387), and Development Plan Review 03-0388 to facilitate the subdivision of 6 parcels into 5 lots for an industrial development consisting of 5 buildings totaling 494,218 square feet, based on the information and findings presented in the staff report, and subject to the attached conditions of approval (see Exhibit A).

**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 13<sup>th</sup> day of July, 2004.

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Mayor, Daryl R. Busch

ATTEST:

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City Clerk, Margaret Rey

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

I, Margaret Rey, CITY CLERK OF THE CITY OF PERRIS, CALIFORNIA, DO HEREBY CERTIFY that the foregoing Resolution Number 3260 was duly and regularly adopted by the City Council of the City of Perris at a regular meeting thereof held on the 13<sup>th</sup> day of July, 2004, and that it was so adopted by the following called vote:

AYES: Rogers, Yarbrough, Busch, Landers, Motte  
NOES:  
ABSENT:  
ABSTAIN:

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City Clerk, Margaret Rey