



**NOTICE OF INTENT
DUKE PERRY ST AND BARRETT AVE WAREHOUSE PROJECT
MITIGATED NEGATIVE DECLARATION NO. 2343**

August 14, 2019

Project Title: Duke Perry St and Barrett Ave Warehouse Project Initial Study/Mitigated Negative Declaration No. 2343 for the Project Site.

Lead Agency:

City of Perris
Planning Division
135 North "D" Street
Perris, CA 92570
(951) 943-5003
Contact: Mary Blais, Contract Planner

Project Location - City: Perris

Project Location - County: Riverside

Project Location - Specific: The approximate 7.26-acre Project site is located at the southeast corner of Perry Street and Barrett Avenue within the Perris Valley Commerce Center Specific Plan (PVCCSP) area in the City of Perris (City) in Riverside County. The off-site improvement area extends east from the southeast corner of the Project site connecting a stormdrain line in Perris Avenue and a 4-legged intersection at Perry Street and Indian Avenue; the off-site improvement area is also within the PVCCSP area in the City. The Project site is comprised of Assessor Parcel Numbers (APNs) 302-060-011, 302-060-026, 302-060-030, and 302-060-031 (see Figure 1 – Vicinity Map and Figure 2 – Aerial Map).

Description of the Project: The proposed Duke Perry St and Barrett Ave Warehouse Project and off-site improvements (herein collectively referred to as proposed Project or Project) involves the construction and operation of approximately 148,297 square feet of industrial high-cube, non-refrigerated warehouse/distribution uses including approximately 3,000 square feet of office and 3,000 square feet of mezzanine office space on an approximately 7.26-acre site (see Figure 3 – Proposed Site Plan). The warehouse building will feature approximately 25 dock doors on the south side of the building. The Project will also provide approximately 79 standard automobile parking stalls, approximately 5 American Disabilities Act-compliant (ADA) parking stalls, 5 electric vehicle stalls, 11 clean air/vanpool stalls, and approximately 19 trailer parking stalls on site. The Project site will also include employee break areas, and associated landscape as well as on-site water quality basin and best management practices (BMP) facilities for stormwater quality treatment. The proposed Project will comply with all requirements of the 2014 March Air Reserve Base (MARB)/Inland Port Airport Land Use Compatibility Plan (ALUCP) Compatibility Zone B1, Compatibility Zones B2 and C1, and Accident Potential Zone II (APZ II). Construction of the proposed Project would involve mass grading of the Project site with approximately 24,220 of cut, 42,120 cubic yards of fill, shrinkage of 4,413 cubic yards resulting in 17,900 cubic yards of fill.

The off-site improvements include the construction of a 4-legged intersection at Indian Avenue and Perry Street and construction of a water line in Barrett Avenue. Two on-site storm drain lines will be constructed; Line A (approximately 563 linear feet) and Line B (approximately 845 linear feet). Line A will run along north and south on the Project site and convey northerly site flows to the bio-retention basin, located on the south east corner of the Project site. Storm drain Line B will connect the bio-retention basin to an existing south eastern connection, Lateral E-11, on Perris Boulevard, outside of the Project site.

The proposed Project would include roadway improvements to Barrett Avenue and construction of a sidewalk along the Project frontage on Perry Street. Barrett Avenue, along the western Project site boundary, has currently been constructed to 28-feet of its ultimate 60-foot width as a local road. The Project will construct Barrett Avenue to its ultimate width east of the centerline; this includes four-feet of pavement, two-foot curb and gutter and a six-foot sidewalk along the Project frontage as well as a cul-de-sac at the terminus of Barrett Street. On the west side of Barrett Avenue, the Project is responsible for constructing four-feet of pavement and a two-foot curb.

The proposed Project will include three driveways. Driveway 1 off Perry Street will be full access only for passenger cars, Driveway 2 off Perry Street will be full access for passenger cars, and Driveway 3 off Barrett Avenue will be full access only for trucks. The truck entrance at Barrett Avenue will be the main entrance for trucks.

The proposed Project includes the following discretionary actions by the City: (1) Adopt the Mitigated Negative Declaration (MND) (18-2343) with the determination that the MND has been prepared in compliance with the requirements of CEQA; and (2) Development Plan Review (18-00011) to allow the development of the approximately 7.26-acre site for an approximately 148,297-square-foot warehouse including approximately 3,000 square feet of office and 3,000 square feet of mezzanine office space.

Address where the Draft Mitigated Negative Declaration is Available

(Electronic copy provided on-line at <http://www.cityofperris.org/departments/development/planning.html>):

City of Perris

Planning Division

135 North "D" Street

Perris, CA 92570

Phone: (951) 943-5003

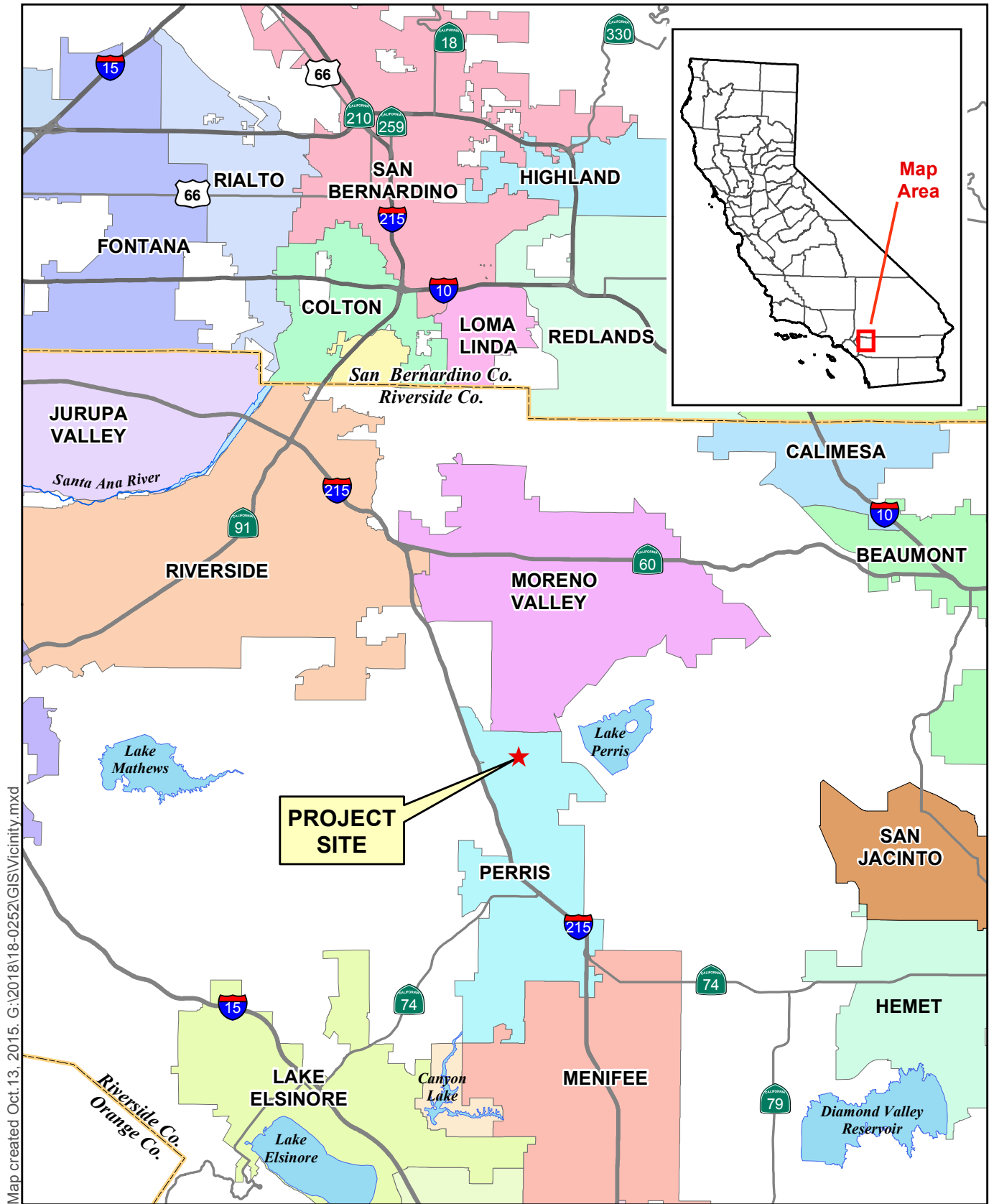
Monday – Friday 8:00 a.m. – 6:00 p.m.

Public Review Period: The Initial Study is being circulated for a minimum **30 day review period**, which will commence on **August 14, 2019** and conclude on **September 12, 2019**. Due to the time limits mandated by State Law, your comments must be received at the earliest date, but not later than **September 12, 2019 at 5 pm**. Please send your comments to Mary Blais, City of Perris Planning Division, 135 N. "D" Street, Perris, CA 92570-2200. Ms. Blais may be reached by phone at (951) 943-5003, or via e-mail at mblais@cityofperris.org.

Public Hearing: Written and oral comments regarding the Mitigated Negative Declaration may also be submitted at a public hearing that will be held before the City of Perris Planning Commission. The date, time, and place of future public hearings will be appropriately notified per City and CEQA requirements. Copies of all relevant material, including the project specifications, the Draft EIR, and supporting documents, are available for review at the City of Perris Planning Department, located at the address provided above.

Hazardous Materials Statement: The project site is not listed on any list of hazardous waste sites prepared pursuant to Government Code Section 65962.5.

NOTES: City staff has reviewed the proposed Project and has determined that the Project is compatible with and does not conflict with the MARB ALUCP. In addition, Tribal Consultations have been conducted.



Map created Oct. 13, 2015. G:\2018\18-0252\GIS\Vicinity.mxd

Source: County of Riverside GIS, 2018.

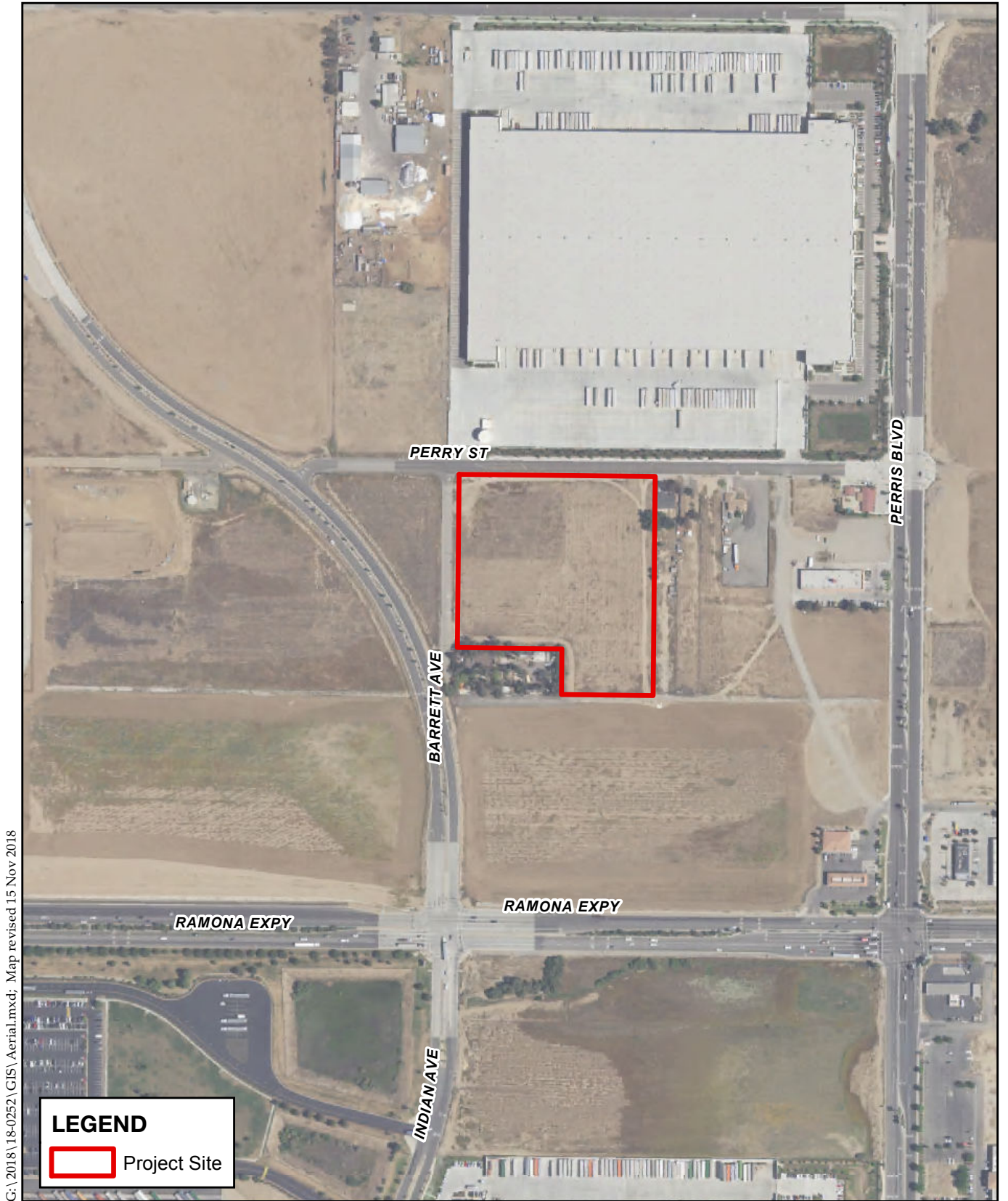
Figure 1 – Vicinity Map

Duke Warehouse at Perry St. and Barrett Ave.




0 2 4 6
Miles





C:\2018\18-0252\GIS\Aerial.mxd; Map revised 15 Nov 2018

LEGEND

 Project Site

Sources: Riverside Co. GIS, 2018;
USDA NAIP, 2016.



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Figure 2 - Aerial Map
Duke Warehouse at Perry St. and Barrett Ave.

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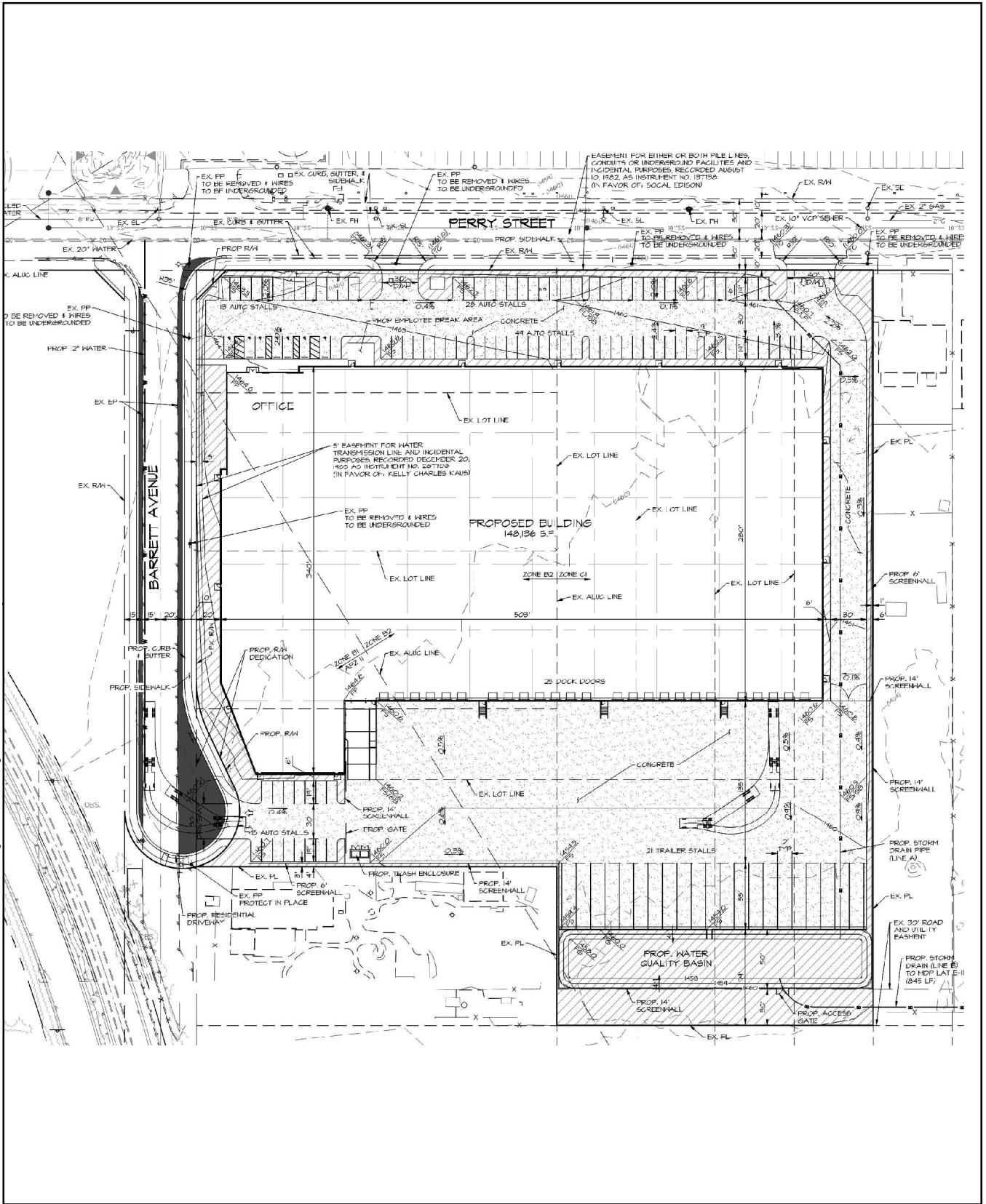


Figure 3 - Proposed Site Plan
Duke Warehouse at Perry St. and Barrett Ave.



Not to Scale