



# CITY OF PERRIS

DEVELOPMENT SERVICES DEPARTMENT  
PLANNING DIVISION  
135 NORTH "D" STREET, PERRIS, CA 92570-2200  
TEL.: (951) 943-5003 FAX: (951) 943-8379

## NOTICE OF DETERMINATION

**FROM:** CITY OF PERRIS  
Development Services Department  
Planning Division  
135 North "D" Street  
Perris, CA 92570

**TO:**  OFFICE OF PLANNING AND RESEARCH  
P.O. Box 3044  
Sacramento, CA 95812-3044

COUNTY CLERK  
County of Riverside  
2720 Gateway Drive  
Riverside, CA 92507

**SUBJECT:** *Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code*

**State Clearinghouse Number (if submitted to Clearinghouse):** 2022010274  
**Project Title:** Duke Warehouse at Patterson Avenue and Nance Street Project  
**Project Applicant:** Nicole Torstvet, Patterson Limited Partnership.  
**Lead Agency Contact Person:** Douglas Fenn, Contract Planner **Area Code/Telephone:** (951) 943-5003

**Project Location (include County):** The Assessor's Parcel Numbers (APNs) for the Project site are: 314-153-015 through -040, 314-153-042, 314-153-044, 314-153-046, 314-153-048, 314-160-005 through -012, and 314-160-033. The Project site is located at the northeastern corner of Patterson Avenue and Nance Street, in the City of Perris (City), Riverside County, California

**Project Description:** The Final Environmental Impact Report (EIR) (SCH No. 2022010274), Specific Plan Amendment No. PLN21-05267, Tentative Parcel Map (TPM) 38259 (TPM No. PLN21-05086,) and Development Plan Review (DPR) DPR21-00005 – Proposal for the construction and operation of a 769,668-square-foot (SF) building on the approximate 35.7-net-acre Project site, the building is proposed to accommodate 749,668 SF of high-cube, non-refrigerated warehouse distribution uses with the remaining 20,000 SF for supporting office uses through the following entitlements: Specific Plan Amendment to delete two planned streets: California Avenue and Nance Street between Patterson Avenue to the west and Nevada Avenue to the east; a Tentative Parcel Map to merge thirty-eight (38) existing parcels into one parcel, and vacate all or portions of the ROW of California Avenue and Nance Street and dedicate a portion of Patterson Avenue and Nevada Avenue ROW, and a Development Plan Review to analyze the proposed site plan and architectural elevations. The Project is located within the Perris Valley Commerce Center Specific Plan (PVCCSP) planning area.

This is to advise that the City of Perris City Council approved the above-described project on November 28, 2023, and made the following determinations:

1. The project [will  will not] have a significant effect on the environment.
2.  An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.  
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation Measures [ were were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [was was not] adopted for this project.
5. A Statement of Overriding Considerations [was was not] adopted for this project.
6. Findings [were were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval is available to the General Public at:

City of Perris Development Services Department, 135 North D Street, Perris, CA 92570 or on the City of Perris webpage: <https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review>

Signature:   
Date received for filing at OPR: \_\_\_\_\_

Date: 11/28/23

Title: Project Planner