



**NOTICE OF INTENT
TO ADOPT A MITIGATED NEGATIVE DECLARATION (MND) 2371
Phelan Warehouse Project DPR 20-00017**

Project Title: Phelan Warehouse at W Nance/N Webster (DPR 20-00017)

Lead Agency:

City of Perris
135 North “D” Street
Perris, California 92570
(951) 943-5003

Project Location - City: Perris

Project Location - County: Riverside

Project Location - Specific: The proposed Project site is located at the southeast corner of W Nance Street and N Webster Avenue within the Perris Valley Commerce Center Specific Plan (PVCCSP) planning area in the City of Perris (refer to the attached exhibit). The Project site is Assessor Parcel Number (APN) 3020-300-10. The site is 4.99 acres (plus 0.11 acre of Webster Ave dedication) for a gross site area of 5.1 acres.

Description of the Project: The proposed Phelan Warehouse at W Nance/N Webster (Project) would involve construction and operation of an approximately 109,229-square-foot (SF) industrial, non-refrigerated warehouse distribution use that includes four bays, two grade level docks and 15 high docks. The warehouse is designed to house one tenant, which has not been identified at this time, and includes one 5,000 SF area of office space. The Project also would include one outdoor employee amenity area proposed adjacent to the northeast corner of the proposed building, a trellised employee break area outfitted with patio furniture and a bocce ball court and an indoor employee break area. The Project site has a City of Perris General Plan Land Use designation of PVCCSP – Perris Valley Commerce Center Specific Plan. Per the PVCCSP, the Project site has a Specific Plan land use designation of General Industrial (GI). The Project does not require a General Plan amendment, specific plan amendment, or zone change.

The main entrance for both autos and trucks is from W. Nance Street, with each having separate ingress and egress based on vehicle type. Autos enter and exit via a designated driveway located approximately 194 feet east of the N. Webster Ave intersection, and the truck designated ingress and egress is located approximately 373 feet east of the N. Webster Ave intersection. The truck exit onto W. Nance Street is designed as a right turn only. The driveway access at N. Webster Ave is approximately 622 feet from the intersection of N. Webster Ave and W. Nance Street, and is designed as a right-exit-only for trucks as no autos may enter or exit on N. Webster, and no trucks may enter on N. Webster Ave. The Project would provide a total of 44 automobile parking stalls, including four (4) American with Disabilities Act (ADA) compliant stalls. The warehouse building would include 17 loading docks along the east side of the building. Onsite landscaping of approximately 42,076 is also provided. Additionally, the Project includes an on-site storm drain system that will be constructed to collect and convey the storm water runoff in a northeasterly direction to a permanent structural “best management practices” (BMPs) for treatment purpose. Two (2) proprietary BMPs (i.e. – Modular Wetland Systems by BioClean) are proposed in the northeasterly area of the Project site to treat the on-site runoff prior to discharging the flow into the catch basin along W. Nance Street. The biofiltration system outflow pipes confluence onsite just before discharging from the Project site via 18-inch diameter high-density polyethylene (HDPE) pipe, where the onsite drainage system will tie into the relocated 7-foot-wide Lateral E3-6 catch basin within the southern half-street of W. Nance Street.

The Project would comply with applicable provisions of the City of Perris Airport Overlay Zone, the 2014 March MARB/IPA Land Use Compatibility Plan, and the 2018 March Air Installation Compatible Use Zone study. The Project site is within an area designated as Compatibility Zone B1, Accident Potential Zone (APZ) I in the March MARB/IPA Land Use Compatibility Plan. Tribal Consultation in accordance with AB 52 has been completed.

Construction of the Project would occur in a single phase and is expected to begin in September 2022 and estimated to be completed over a period of approximately nine months. Initial site improvements include grading and underground infrastructure followed by building construction, paving, and landscape activities. The grading quantities are anticipated to balance on site and little to no import or export of fill material is anticipated. Project construction will require the use of heavy equipment such as bulldozers, scrapers, paving machines, concrete and water trucks.

The Project includes the following discretionary actions the by the City: adoption of the Mitigated Negative Declaration (MND 2371) in compliance with the requirements of the California Environmental Quality Act (CEQA), and approval of Development Plan Review (DPR 20-00017) to allow for development of the Project site with an approximately 109,229 SF non-refrigerated warehouse facility. Copies of all relevant material, including the project specifications, are available for review at the City of Perris Planning Division, located at the address stated below.

Address Where Hard Copy of the Mitigated Negative Declaration is Available: The Draft MND is available for public review at the **City of Perris** Planning Division, 135 North “D” Street, Perris, California 92570-2200. The Planning Counter is open Monday – Thursday 8:00 a.m. – 6:00 p.m. *Electronic copies can be viewed on the City’s website at <https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review>*

City of Perris

Planning Division
135 North “D” Street
Perris, California 92570-2200
Phone: (951) 943-5003
FAX: (951) 943-8379
Monday – Friday 8:00 AM to 6:00 PM

Public Review Period: The Initial Study/Mitigated Negative Declaration is being circulated for a **30-day review period**, which will commence on **January 19, 2022, and close on February 17, 2022**. Due to the time limits mandated by State Law, your comments must be received at the earliest date, but not later than February 17, 2022. Please send your comments to Alfredo Garcia, City of Perris Planning Division, 135 North “D” Street, Perris, California 92570-2200. Mr. Garcia may be reached by phone at (951) 943-5003 ext. 287, or via e-mail at algarcia@cityofperris.org.

Public Hearing: Written and oral comments regarding the MND/Initial Study and project may also be submitted at public hearings 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 MND, and supporting documents, are available for review at the City of Perris Planning Division located at the address stated 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: It should be noted that Tribal Consultations have been conducted.
