



# 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*

**Project Title:** Phelan Development Industrial Project DPR 20-00017

**Mitigated Negative Declaration:** 2371

**State Clearing House Number:** SHC 2022010280

**Project Applicant:** Katrina DeArme, Phelan Development

**Lead Agency Contact Person:** Alfredo Garcia, Associate Planner

**Area Code/Telephone:** (951) 943-5003 ext. 287

**Project Location (include County):** 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.

This is to advise that the City of Perris Planning Commission approved the above-described project on April 6, 2022, 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 MND 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: 04/7/22 Title: Associate Planner



State of California - Department of Fish and Wildlife  
**2022 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/22) Previously DFG 753.5a

RECEIPT NUMBER: <b>22-139782</b>
STATE CLEARINGHOUSE NUMBER <i>(if applicable)</i> <b>2022010280</b>

**SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.**

LEAD AGENCY <b>CITY OF PERRIS</b>	LEAD AGENCY EMAIL <b>ALGARCIA@CITYOFPERRIS.ORG</b>	DATE <b>04/08/2022</b>
COUNTY/STATE AGENCY OF FILING <b>RIVERSIDE</b>	DOCUMENT NUMBER <b>E-202200316</b>	

PROJECT TITLE  
**PHELAN DEVELOPMENT INDUSTRIAL PROJECT DPR 20-00017**

PROJECT APPLICANT NAME <b>DANIEL LEE</b>	PROJECT APPLICANT EMAIL <b>DLEE@PHELANDEVCO.COM</b>	PHONE NUMBER <b>(909) 837-8602</b>
PROJECT APPLICANT ADDRESS <b>450 NEWPORT CENTER DRIVE, SUITE 405</b>	CITY <b>NEWPORT BEACH</b>	STATE <b>CA</b>
		ZIP CODE <b>92660</b>

PROJECT APPLICANT *(Check appropriate box)*

Local Public Agency   
  School District   
  Other Special District   
  State Agency   
  Private Entity

**CHECK APPLICABLE FEES:**

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,539.25	\$ _____
<input checked="" type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,548.00	\$ <u>2,548.00</u>
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,203.25	\$ _____
<input type="checkbox"/> Exempt from fee		
<input type="checkbox"/> Notice of Exemption (attach)		
<input type="checkbox"/> CDFW No Effect Determination (attach)		
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)		
<hr/>		
<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$ _____
<input checked="" type="checkbox"/> County documentary handling fee		\$ <u>50.00</u>
<input type="checkbox"/> Other		\$ _____

**PAYMENT METHOD:**

Cash   
  Credit   
  Check   
  Other

**TOTAL RECEIVED**    \$ 2,598.00

SIGNATURE <b>X</b> <i>James A. Zimmerman</i>	AGENCY OF FILING PRINTED NAME AND TITLE <b>Deputy</b>
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Lead Agency: City of Perris  
ATTN: Alfredo Garcia  
Address: 135 North "D" Street  
Perris, CA. 92570

FILED / POSTED

County of Riverside  
Peter Aldana  
Assessor-County Clerk-Recorder

E-202200316  
04/08/2022 03:37 PM Fee: \$ 2598.00  
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Removed: By: Deputy



(SPACE FOR CLERK'S USE)

## Project Title

PHELAN DEVELOPMENT INDUSTRIAL PROJECT DPR 20-00017

## Filing Type

- Environmental Impact Report
- Mitigated/Negative Declaration
- Notice of Exemption
- Other:

## Notes