



**NOTICE OF INTENT
TO ADOPT AN INITIAL STUDY/MITIGATED NEGATIVE DECLARATION (IS/MND)
RAMONA EXPRESSWAY AND BRENNAN AVENUE WAREHOUSE PROJECT**

Project Title: Ramona Expressway and Brennan Avenue Warehouse Project (DPR 22-00010)

Lead Agency:

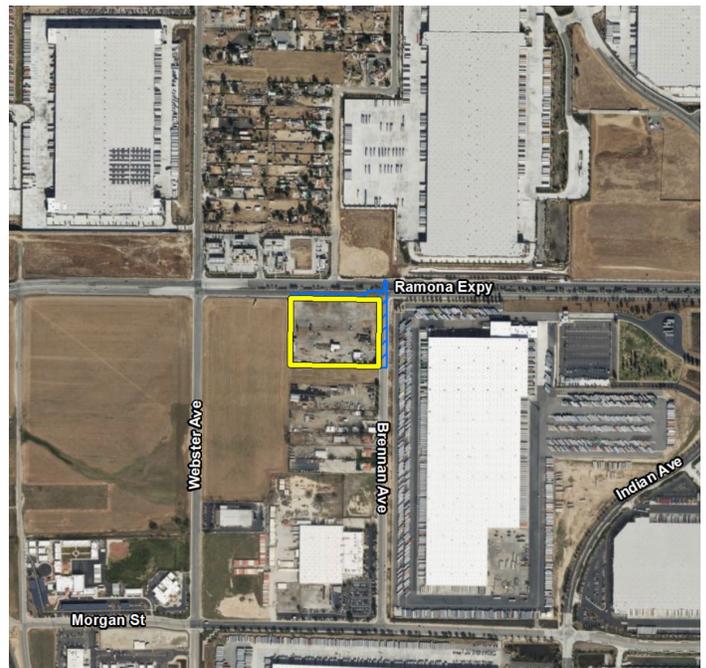
City of Perris
11 S. "D" Street
Perris, California 92570
(951) 943-5003

Project Location - City: Perris

Project Location - County: Riverside

Project Location - Specific: The project site is located at the southwest corner of Ramona Expressway and Brennan Avenue within the Perris Valley Commerce Center Specific Plan (PVCCSP) planning area in the City of Perris (refer to the below exhibit). The approximately 7.5-acre project site corresponds to Assessor's Parcel Numbers (APNs) 303-020-005, -022, -023, -024, and -025. The project site is located within Section 7, Range 03 West, and Township 04 South of the Perris, California United States Geological Survey (USGS) 7.5-minute Topographic Quadrangle Map.

Description of the Project: The project applicant, Seefried Industrial Properties, Inc., proposes to construct an approximately 165,371-square-foot non-refrigerated warehouse center for consumer products. The warehouse center would consist of a 160,371-square-foot warehouse, 2,500-square-foot office located on the first floor, a 2,500-square-foot mezzanine, 20 dock doors, an outdoor employee break area/seating patio, and an outdoor gym park. The proposed project could utilize approximately 68 full-time employees. Employees would at similar facilities typically work in two shifts within a 24-hour period and most trucks serving the warehouse facility are assumed to arrive and depart between 7:00 p.m. and 1:00 a.m. The site could operate 24-hours a day, 365 days per year. The project site is located within the PVCCSP planning area and has a City of Perris General Plan Land Use designation of Light Industrial (LI). The proposed project does not require a General Plan amendment, PVCCSP amendment, or zone change as the proposed project is consistent with the current land use and zoning designations.



Regional access to the project site is provided via Interstate 215 (I-215) by way of the Morgan Street exit. Local access would be provided via one 40-foot driveway along Brennan Avenue and one 35-foot driveway along Ramona Expressway. Trucks would access the site via Brennan Avenue to Morgan Street and Morgan Street to Indian Avenue. From there, trucks would either travel northbound on Indian Avenue to Harley Knox Boulevard or south to the new Placentia Interchange, in order to access I-215. A 26-foot-wide fire lane is proposed to the north, west, and south of the warehouse, and would provide emergency and fire truck access.

The proposed project would include 68 standard automobile parking spaces, 9 electric vehicle (EV) charging spaces, 33 trailer parking spaces, and 29 trailer loading spaced. Parking would be provided along the northern, western, and southern edges of the project site. As previously discussed, the warehouse building will feature approximately 20 dock doors. The proposed project would include approximately 41,155 square feet of landscaping and would be consistent with Section 19.02.130 of the City of Perris Code of Ordinances and Section 6.0, Landscape Standards and Guidelines of the PVCCSP.

The proposed project's off-site improvements would include the construction of half-width right-of-way improvements consisting of pavement, curb and gutter, parkway, and sidewalk improvements on the southern side of the centerline in addition to restriping of three through lanes and the construction of an acceleration/deceleration lane along Ramona Expressway. A dual 36-inch underground piping structures would replace the open channel along Ramona and connect to the existing storm drain on the north side of Ramona Expressway. Sewer connections would be eventually provided at the north side of Ramona Expressway, with a temporary septic field at the southeast corner of the project site serving as an interim measure. A 12-inch water line would also be extended along Ramona Expressway from the

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western connection point to the northeast corner of Ramona Expressway and Brenna Avenue. Along Brennan Avenue, the proposed project would construct half-width right-of-way improvements including landscaped parkways and streetlights in accordance with the City of Perris, County of Riverside, and Caltrans standards. A 6-inch dry pipe would be installed along the Brennan frontage for an Eastern Municipal Water District (EMWD) connection.

Additionally, the proposed project would install curb and gutter improvements, four catch basins, underground piping, and an underground detention system under the northern portion of the project site. A modular wetland treatment device would also be installed at the northeast corner of the project site. Stormwater runoff from building roof, detention system, and modular wetland treatment device would be discharged into the existing public storm drain system at the curb face along Brennan Avenue.

The proposed project included the following discretionary actions by the City of Perris: approval of the Final IS/MND and Mitigation Monitoring and Reporting Program (MMRP), Development Plan review (DPR 22-00010) approval, Grading and Building Permits to grade and construct the proposed project.

Address Where Hard Copy of the Mitigated Negative Declaration is Available: The Draft IS/MND is available for public review at the City of Perris Planning Division, 11 South “D” Street, Perris, California 92570-2200. The Planning Counter is open Monday – Friday 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
11 South “D” Street
Perris, California 92570-2200
Phone: (951) 943-5003
FAX: (951) 943-8379
Email: dsplanning@cityofperris.org
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 **November 4th and close on December 5th**. Due to the time limits mandated by State Law, your comments must be received at the earliest date, but not later than **December 5th**. Please send your comments to Alfredo Garcia, City of Perris Planning Division, 11 S. “D” Street, Perris, California 92570-2200. Mr. Alfredo 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 IS/MND 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 IS/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: The proposed project is located within Airport Overlay Zone C1 (Primary Approach/Departure Zone), of the March Air Reserve Base/Inland Port Airport (MARB/IP) Land Use Compatibility Plan. The proposed development does not conflict with the MARB/IP Land Use Compatibility Plan and is required to comply with the standard Conditions of Approval for these Airport Zones. In addition, Tribal Consultations have been conducted.