



CITY OF PERRIS

DEVELOPMENT SERVICES DEPARTMENT

PLANNING DIVISION

135 N. "D" Street, Perris, CA 92570-2200

TEL: (951) 943-5003 FAX: (951) 943-8379

NOTICE OF DETERMINATION

February 16, 2023

To: Riverside County Clerk
2724 Gateway Drive
Riverside, CA 92507

From: City of Perris Development Services Department
Planning Division
135 North "D" Street
Perris, CA 92570

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

Project Title: Ramona Expressway and Brennan Avenue Warehouse Project (DPR 22-00010)
Contact Person: Alfredo Garcia, Associate Planner Telephone No.: (951) 943-5003 Ext 287
Project Location: Southwest corner of Ramona Expressway and Brennan Avenue (APN's: 303-020-005, -022, -023, -024, and -025), City of Perris, Riverside County

Project Description: 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.

Project Applicant: Irwin Scott
2321 Rosecrans Avenue, Suite 2220
El Segundo, CA 90245

Mitigated Negative Declaration No.: 2373

This is to advise that the City of Perris Planning Commission (Lead Agency) has approved the above-described project on **February 15, 2023**, and has made the following determinations regarding the above-described project:

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 Mitigated 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 [**X**] was not adopted for this project.
6. Findings [**X**] were were not made pursuant to the provisions of CEQA.

The record of this project approval is available to the general public at the Office of the City Clerk, 101 North "D" Street, Perris, CA or www.cityofperris.org.



Signature (Agency)

2-16-23
Date

Associate Planner
Title