



CITY OF PERRIS PLANNING COMMISSION

AGENDA

May 03, 2023

City Council Chambers
Meeting to convene at 6:00 P.M.
101 North "D" Street
Perris, CA 92570

1. CALL TO ORDER:

2. ROLL CALL:

Commissioners: Lopez, Jimenez, Gomez,
Chair Hammond, Vice-Chair Shively

3. PLEDGE OF ALLEGIANCE: Commissioner Lopez,

4. PRESENTATION:

5. CONSENT CALENDAR:

A. Planning Commission Minutes for April 05, 2023

6. PUBLIC HEARING:

A. Scoping Meeting for an Environmental Impact Report associated with Development Plan Review 22-00018– A proposal to construct a 643,419 square foot industrial warehouse building on 34.52 acres, located south of Ellis Avenue, north of Case Road and between Goetz Road and the I-215 Freeway (APNs: 330-090-006 and 330-090-007) in the LI - Light Industrial Zone. Applicant: Courtney Smith, Newcastle Partners, Inc.

REQUESTED ACTION: Conduct a public Scoping Meeting to review, discuss, and provide comments on the potential environmental impacts associated with the project.

7. BUSINESS ITEM:

A. Development Update

8. PUBLIC COMMENTS:

Anyone who wishes to address the Planning Commission regarding items not on the agenda may do so at this time. Please walk up to the podium and wait for the Chairperson to recognize you. Please speak clearly, give your name, and spell your last name and address for accurate recording in the minutes. Each speaker will be given three (3) minutes to address the Planning Commission.

***LISTENING ASSISTIVE DEVICES** are available for the hearing impaired or language translation – please see the Commission Secretary. The City of Perris wishes to make all its public meetings accessible to the public. Upon request, this agenda will be made available in appropriate alternative formats to persons in need of language translation or disabilities as required by 42 U.S.C. 12132 of the Americans with Disabilities Act of 1990. Any person with a disability who requests a modification or accommodation in order to participate in a meeting should direct such request to 951-943-2003 x256 at least 72 hours before the meeting, if possible.*

In compliance with the Americans with Disabilities Act and Government Code Section 54953(g), the City Council has adopted a reasonable accommodations policy to swiftly resolve accommodation requests. The policy can also be found on the City's website. Please contact the City Clerk's Office at (951) 943-6100 to make an accommodation request, or to obtain an electronic or printed copy of the policy.

9. COMMISSION MEMBERS ANNOUNCEMENTS OR REPORTS:

10. DIRECTOR OF DEVELOPMENT SERVICES REPORTS AND/OR INFORMATION:

11. ADJOURNMENT

Planning Commission Agenda

CITY OF PERRIS

May 03, 2023

Item

5A

***Planning Commission Minutes for
April 05, 2023***

CITY OF PERRIS

MINUTES

Date of Meeting: April 5, 2023

Time: 06:07 PM

Place of Meeting: City Council Chambers

1. CALL TO ORDER:

2. ROLL CALL:

Commissioners Present: Gomez, Lopez, Jimenez, Chair Hammond, Vice-Chair Shively
Commission Members Present: Commissioner Lopez, Commissioner Jimenez, Vice Chair Shively, and Chair Hammond.

City Staff Present: Director of Development Services Kenneth Phung, Planning Manager Patricia Brenes, Assistant City Attorney Yesenia Vargas, City Engineer John Pourkazemi, Senior Planner Nathan Perez, Associate Planner Alfredo Garcia, and, Associate Planner Lupita Garcia

3. PLEDGE OF ALLEGIANCE: Commissioner Gomez,

4. PRESENTATION:

5. CONSENT CALENDAR:

A. Planning Commission Minutes for March 15, 2023

The Chair called for a motion.

M/S/C: Moved by Commissioner Jimenez, seconded by Vice Chair Shively to Approve Item 5A. Planning Commission Minutes for March 15, 2023

AYES: Commissioner Lopez, Commissioner Jimenez
Vice Chair Shively, Chair Hammond.

NOES:

ABSENT: Commissioner Gomez

ABSTAIN:

B. Street Naming Review 23-05015 – A proposal to name two streets within Tentative Parcel Map No. 38375, located south of Nuevo Road, north of San Jacinto Avenue, and west of Dunlap Drive within the Park West Specific Plan.

Applicant: PW Land Investments, LP. REQUESTED ACTION: Approve Street Naming Review 23-05015

The Chair called for a motion.

M/S/C: Moved by Commissioner Jimenez, seconded by Vice Chair Shively to Approve Item 5B. Street Naming Review 23-05015 – A proposal to name two streets within Tentative Parcel Map No. 38375, located south of Nuevo Road, north of San Jacinto Avenue, and west of Dunlap Drive within the Park West Specific Plan. Applicant: PW Land Investments, LP. REQUESTED ACTION: Approve Street Naming Review 23-05015

AYES: Commissioner Lopez, Commissioner Jimenez, Vice Chair Shively,
Chair Hammond.

NOES:

ABSENT: Commissioner Gomez.

ABSTAIN:

6. PUBLIC HEARING:

- A. Tentative Tract Map No. 38308 (PLN21-05271) – A proposal for Tentative Tract Map No. 38308 to subdivide 1.82 vacant acres into one lot for condominium purposes to facilitate a 37-unit residential condominium development, located on the east side of G Street at the terminus of 2nd Street, in the Urban Village (UV) Zone of the Perris Downtown Specific Plan (DTSP) (APNs: 310-070-001 and 310-070-002). Applicant: Winston Liu of W&W Land Design Consultants, Inc. REQUESTED ACTION: Adopt Resolution No. 23-10, recommending that the City Council find the project is Categorically Exempt from the California Environmental Quality Act (CEQA) review pursuant to Sections 15332 (In-fill Development Projects) and 15315 (Minor Land Divisions); and approving Tentative Tract Map No. 38308 (PLN21-05271), based on the findings contained in the resolution and subject to the Conditions of Approval.

Patricia Brenes, Planning Manager Presented this Item.

The Following Commissioner Spoke:

Commissioner Lopez
Commissioner Jimenez
Vice Chair Shively
Chair Hammond

Chair Hammond - open the Item for Public Comment

There were no public comments.

The Chair called for a motion.

M/S/C: Moved by Commissioner Lopez, seconded by Commissioner Jimenez to Approve Item 6A. Tentative Tract Map No. 38308 (PLN21-05271) – A proposal for Tentative Tract Map No. 38308 to subdivide 1.82 vacant acres into one lot for condominium purposes to facilitate a 37-unit residential condominium development, located on the east side of G Street at the terminus of 2nd Street, in the Urban Village (UV) Zone of the Perris Downtown Specific Plan (DTSP) (APNs: 310-070-001 and 310-070-002). Applicant: Winston Liu of W&W Land Design Consultants, Inc. REQUESTED ACTION: Adopt Resolution No. 23-10, recommending that the City Council find the project is Categorically Exempt from the California Environmental Quality Act (CEQA) review pursuant to Sections 15332 (In-fill Development Projects) and 15315 (Minor Land Divisions); and approving Tentative Tract Map No. 38308 (PLN21-05271), based on the findings contained in the resolution and subject to the Conditions of Approval.

AYES: Commissioner Lopez, Commissioner Jimenez, Vice Chair Shively,
Chair Hammond.

NOES:

ABSENT: Commissioner Gomez

ABSTAIN:

- B.** Specific Plan Amendment (SPA) 21-05125 – A proposed Specific Plan Amendment to update the Green Valley Specific Plan (GVSP) for consistency with the Perris Valley Airport Land Use Compatibility Plan (PV ALUCP). Applicant: Matthew Villalobos, Raintree Investment Corporation.

REQUESTED ACTION: Adopt Resolution No. 23-09 recommending that the City Council Adopt the Third Addendum to the Final Environmental Impact Report (Final EIR) of the Green Valley Specific Plan (GVSP) and Approve Specific Plan Amendment (SPA) 21-05125, based on the findings contained in the Resolution and subject to the Conditions of Approval.

Senior Planner Perez Presented this Item.

Chair Hammond - acknowledge the receipt of the comments letter via email from Tamisha Reagans

Chair Hammond opened the Item for Planning Commissioners' discussion.

The Following Commissioner Spoke:

Commissioner Lopez
Commissioner Jimenez
Vice Chair Shively
Chair Hammond

Applicant Speakers: Nick Johnson, Matt Villalobos

Chair Hammond - open the Item for Public Comments

Speaker 1- Resident William Doucette.

Speaker 2 - Resident Carl Williams

Chair Hammond closed public comments.
and Open the Item for Planning Commissioners' discussion.

The Following Commissioner Spoke:

Commissioner Lopez
Commissioner Jimenez
Chair Hammond

The Chair called for a motion.

M/S/C: Moved by Commissioner Lopez, seconded by Vice Chair Shively to Approve Item 6B. Specific Plan Amendment (SPA) 21-05125 – A proposed Specific Plan Amendment to update the Green Valley Specific Plan (GVSP) for consistency with the Perris Valley Airport Land Use Compatibility Plan (PV ALUCP). Applicant: Matthew Villalobos, Raintree Investment Corporation. REQUESTED ACTION: Adopt Resolution No. 23-09 recommending that the City Council Adopt the Third Addendum to the Final Environmental Impact Report (Final EIR) of the Green Valley Specific Plan (GVSP) and Approve Specific Plan Amendment (SPA) 21-05125, based on the findings contained in the Resolution and subject to the Conditions of Approval.

AYES: Commissioner Lopez, Commissioner Jimenez, Vice Chair Shively, Chair Hammond.

NOES:

ABSENT: Commissioner Gomez.

ABSTAIN:

7. BUSINESS ITEM:

- 8. PUBLIC COMMENTS:** Anyone who wishes to address the Planning Commission regarding items not on the agenda may do so at this time. Please walk up to the podium and wait for the Chairperson to recognize you. Please speak clearly, give your name, and spell your last name and address for accurate recording in the minutes. Each speaker will be given three (3) minutes to address the Planning Commission. LISTENING ASSISTIVE DEVICES are available for the hearing impaired or language translation – please see the Commission Secretary. The City of Perris wishes to make all its public meetings accessible to the public. Upon request, this agenda will be made available in appropriate alternative formats to persons in need of language translation or disabilities as required by 42 U.S.C. 12132 of the Americans with Disabilities Act of 1990. Any person with a disability who requests a modification or accommodation in order to participate in a meeting should direct such request to 951-943-2003 x256 at least 72 hours before the meeting, if possible. In compliance with the Americans with Disabilities Act and Government Code Section 54953(g), the City Council has adopted a reasonable accommodations policy to swiftly resolve accommodation requests. The policy can also be found on the City’s website. Please contact the City Clerk’s Office at (951) 943-6100 to make an accommodation request, or to obtain an electronic or printed copy of the policy.

9. COMMISSION MEMBERS’ ANNOUNCEMENTS OR REPORTS:

The following Commissioner Spoke:

Commissioner Lopez
Commissioner Jimenez
Vice Chair Shively
Chair Hammond

10. DIRECTOR OF DEVELOPMENT SERVICES REPORTS AND/OR INFORMATION:

Planning Manager Brenes – provided an update

Director Phung – provided an update

11. ADJOURNMENT

Chair Hammond adjourned the regular planning commission meeting.

Planning Commission Agenda

CITY OF PERRIS

May 03, 2023

Item

6A

*Scoping Meeting for an
Environmental Impact Report associated
with Development Plan Review 22-00018*



CITY OF PERRIS

PLANNING COMMISSION

AGENDA SUBMITTAL

MEETING DATE: May 3, 2023

SUBJECT: Scoping Meeting for an Environmental Impact Report associated with Development Plan Review 22-00018– A proposal to construct a 643,419 square foot industrial warehouse building on 34.52 acres, located south of Ellis Avenue, north of Case Road and between Goetz Road and the I-215 Freeway (APNs: 330-090-006 and 330-090-007) in the LI - Light Industrial Zone. Applicant: Courtney Smith, Newcastle Partners, Inc.

REQUESTED ACTION: Conduct a public Scoping Meeting to review, discuss, and provide comments on the potential environmental impacts associated with the project.

CONTACT: Kenneth Phung, Director of Development Services

BACKGROUND/ PROJECT DESCRIPTION:

The 34.52-acre site consists of two parcels that are currently vacant and surrounded by vacant and industrial uses to the north, industrial uses to the west, vacant property to the south, and the Action Star Games Paintball Park to the east. An existing railway exists along the southwest area of the project site, north of Case Road (Exhibit A). The southeast corner of the project site, approximately 5 acres, is located within a Federal Emergency Management Agency (FEMA) Special Flood Hazard Area. Therefore, no structures are proposed within the area.

The proposed project, referred to as the Ellis Logistic Center, consists of a 643,419 square foot warehouse and a 10,000-square-foot office mezzanine. The primary office is proposed on the northwest corner of the building, and a secondary office area is proposed on the southwest corner. The warehouse facility will not be used for cold storage. The building has been designed in a contemporary style with an overall height of 49 feet. A total of 38 dock doors are proposed on the north side of the building and 49 dock doors on the south side of the building. A total of 174 parking spaces are provided to serve the site. In addition, 227 trailer parking spaces are provided. Separate access is provided along Ellis Avenue for passenger vehicles and delivery trucks. In addition, the project proposes to extend a rail spur from the existing rail track located south of the project site to enter the site from the proposed south gate and position rail cars to be loaded or unloaded directly from the proposed building.

Implementation of the proposed Project requires a Development Plan Review (DPR22-00018) for the review of the site plan and building elevations and preparation of an Initial Study, which concludes

that the project has the potential to "significantly" impact the environment. Thus, in accordance with the CEQA Guidelines, an EIR will be prepared.

ENVIRONMENTAL IMPACT REPORT (EIR):

- ***Scoping Meeting***

The purpose of the scoping meeting is to provide information on the project and allow the Planning Commission, interested persons, organizations, and agencies the opportunity to comment on the preliminary assessment of the environmental issues that would need to be addressed in the Project specific Environmental Impact Report. After the scoping meeting, staff will work with the applicant and the Project environmental consultant on addressing any Project design concerns to reduce or eliminate, if possible, any environmental impacts. Upon completion of the Draft EIR, responses to comments received during the circulation period of the DEIR will be prepared as part of the Final EIR. The Final EIR will be presented to the Planning Commission for consideration and recommendation to the City Council.

- ***Notice of Preparation***

A Notice of Preparation (NOP) and Initial Study prepared for this project identifies the need for an EIR (Exhibit F). The public review period for the NOP commenced on April 7, 2023, and ends on May 8, 2023. As of the writing of this staff report, no letters have been received by staff regarding this project. All comments received will be addressed in the Final EIR, and all commenting agencies will receive a response to their comments.

- ***Environmental Impact Report***

The Draft EIR prepared for the project will include an executive summary, Project background, detailed Project description, a description of the existing environmental setting, cumulative analysis, environmental analysis of the Project site, other CEQA considerations, alternatives to the proposed project, effects found not to be significant, mitigation measures to reduce potentially significant impacts to less than significant levels, and appendices for each technical report.

The Initial Study prepared for this project found that the proposed project will not affect the following environmental issues. Therefore, these issues will not be addressed in the EIR:

- Agriculture and Forest Resources
- Mineral Resources
- Population and Housing
- Recreation
- Wildfire

The Initial Study found the project could impact the following environmental issues. Therefore, these issues will be analyzed in the Draft Environmental Impact Report:

- ***Aesthetics***. The proposed project would change the scenic quality of the vacant site with the construction of the warehouse building. The Project site is surrounded by undeveloped property and properties developed with industrial buildings. As the project would develop

on a currently vacant site, it could potentially impact the existing visual character of the site and its surroundings. Therefore, this topic will be further evaluated in the EIR.

- ***Air Quality.*** The Project site is located within the South Coast Air Basin (Basin). Air quality in the Basin is administered by the South Coast Air Quality Management District (SCAQMD). Impacts related to the Air Quality Management Plan for the South Coast Air Basin, potential violation of any air quality standard, cumulatively considerable net increase of any criteria pollutant, potential exposure to sensitive receptors to substantial pollutant concentrations, and objectionable odors will be addressed in the Draft EIR.
- ***Biological Resources.*** Site-specific biological resource surveys will be prepared for the project site to assess existing biological conditions. The results of these surveys will be discussed in the Draft EIR. The Draft EIR will also address consistency with the Western Riverside County Multiple Species Habitat Conservation Plan, as the project is located within Criteria Cell 3276. Therefore, this topic will be further evaluated in the EIR.
- ***Cultural Resources.*** The Project site has not been surveyed for historical resources. To further assess the potential for impacts on cultural resources, a Phase I Cultural Resources Assessment of the site, will be prepared as part of the EIR documentation. Without more information, impacts to historical resources are considered potentially significant. Therefore, this topic will be further evaluated in the EIR.
- ***Energy.*** The project would increase the site's demand for energy compared to its existing undeveloped condition. The EIR will quantify the amount of energy that would be used by both construction and operation of the proposed project to identify if wasteful, inefficient, or unnecessary consumption of energy resources would occur from the implementation of the project. Therefore, this topic will be further evaluated in the EIR.
- ***Geology and Soils.*** The project site consists of undeveloped but previously disturbed land. Due to the location of active faults in the region, strong seismic ground shaking could result in damage to the structures resulting in human health and safety. In addition, seismically induced liquefaction in the soil is due to seismic activity. Therefore the site will be subject to the the California Building Code for earthquake construction standards related to soil characteristics. Therefore, this topic will be further evaluated in the EIR.
- ***Greenhouse Gas Emissions.*** The project may generate substantial greenhouse gas emissions and/or be inconsistent with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases. Therefore, this topic will be further evaluated in the EIR.
- ***Hazards and Hazardous Materials.*** The proposed construction activities would involve transport, use, and disposal of hazardous materials such as paints, solvents, oils, grease, and caulking during construction activities. In addition, hazardous materials would be needed for fueling and servicing construction and transportation equipment on the site. Therefore, this topic will be further evaluated in the EIR.

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- ***Hydrology and Water Quality.*** The project would result in changes to the method and pattern of drainage, permeability, and water quality. Additionally, the proposed project would develop a vacant site with an industrial facility that would generate pollutants and impervious surfaces and utilize water supplies. Therefore, this topic will be further evaluated in the EIR.
 - ***Land Use and Planning.*** The proposed project is within Zone E of the Perris Valley Airport Plan. The project is also located in Zone E of the March Air Reserve Base/Inland Port Airport (MARB/IPA). Thus, the project may have the potential to interfere with an applicable plan, policy, or regulation related to the avoidance or mitigation of an environmental effect. Therefore, this topic will be further evaluated in the EIR.
 - ***Noise.*** The project may expose people to noise levels in excess of noise standards during construction and business operation. Therefore, this topic will be further evaluated in the EIR.
 - ***Public Services.*** The City of Perris contracts with the Riverside County Fire Department/Cal Fire (RCFD) for all fire and emergency services and the Riverside County Sheriff's Department. The proposed project would develop a vacant site with a new warehouse. Project construction and operation would increase the number of structures and employees in the Project area, resulting in additional calls for protection services. Therefore, this topic will be further evaluated in the EIR.
 - ***Transportation.*** The project may exceed established standards and regulations for vehicle miles traveled. A traffic impact analysis will be conducted to assess impacts to levels of service on surrounding streets and intersections. Therefore, this topic will be further evaluated in the EIR.
 - ***Tribal Cultural Resources.*** Project notification will be sent to Native American tribes that have provided notification to the City pursuant to Assembly Bill 52. A cultural resources assessment will be prepared with a literature review and records search related to potential site-specific tribal cultural resources that may be listed or eligible for listing in the California Register of Historical Resources or in a local register of historical resources as defined in Public Resources Code section 5020.1(k). Additionally, a Sacred Lands search request will be obtained from the Native American Heritage Commission (NAHC) as part of the tribal consultation process. Therefore, this topic will be further evaluated in the EIR.
 - ***Utilities and Service Systems.*** The project will tie into existing wastewater sewer and water lines within Ellis Avenue. Electrical service to the proposed project would be provided by Southern California Edison, and natural gas would be provided by Southern California Gas. Telecommunications would be provided telecommunications by Verizon or other local providers. It is anticipated that all utilities would tie into existing utility lines within Ellis Avenue and that new or expanded facilities would not be required. The potential for impacts to occur will be further evaluated in an EIR.
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RECOMMENDATION:

Staff recommends that the Planning Commission conduct a public Scoping Meeting; and review, discuss, and provide feedback on issues that should be addressed in the EIR for Development Plan Review 22-00018.

BUDGET (or FISCAL) IMPACT: Costs for staff preparation of this item are borne by the Applicant.

Prepared by: Alfredo Garcia, Associate Planner
Reviewed by: Patricia Brenes, Planning Manager

EXHIBITS:

- A. Vicinity and Aerial Map
- B. General Plan Map
- C. Zoning Map
- D. MARB/IP ALUCP and Perris Valley Airport Maps
- E. Project Plans (Site Plan, Floor Plan, and Building Elevations)
- F. Initial Study

Due to the size of the document files, the documents are on file with the Planning Division and available on the City's website at:

<https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-367>

Consent:
Public Hearing: X
Business Item:
Presentation:
Other:

EXHIBIT A
VICINITY AND AERIAL MAP

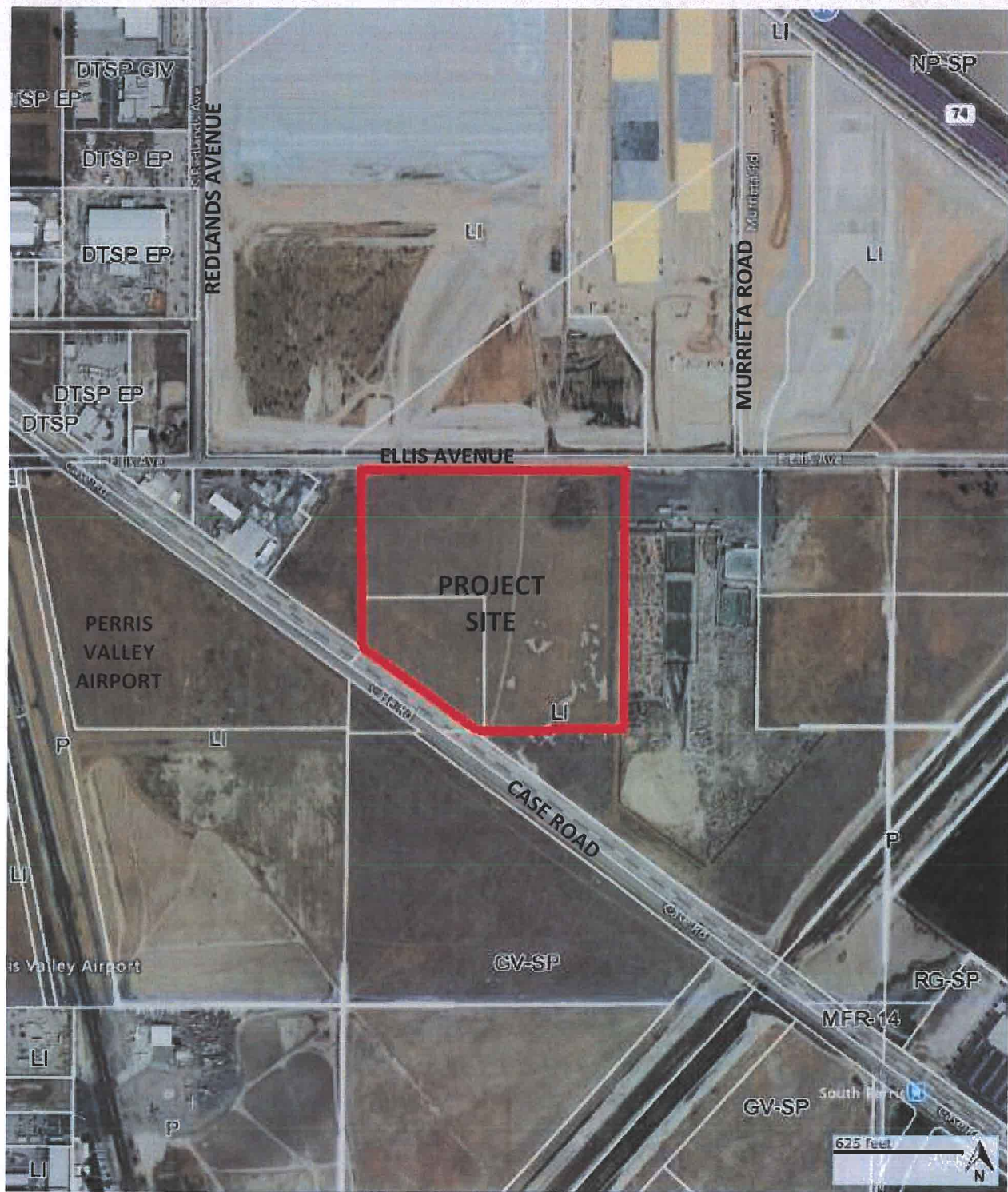


EXHIBIT B
GENERAL PLAN MAP

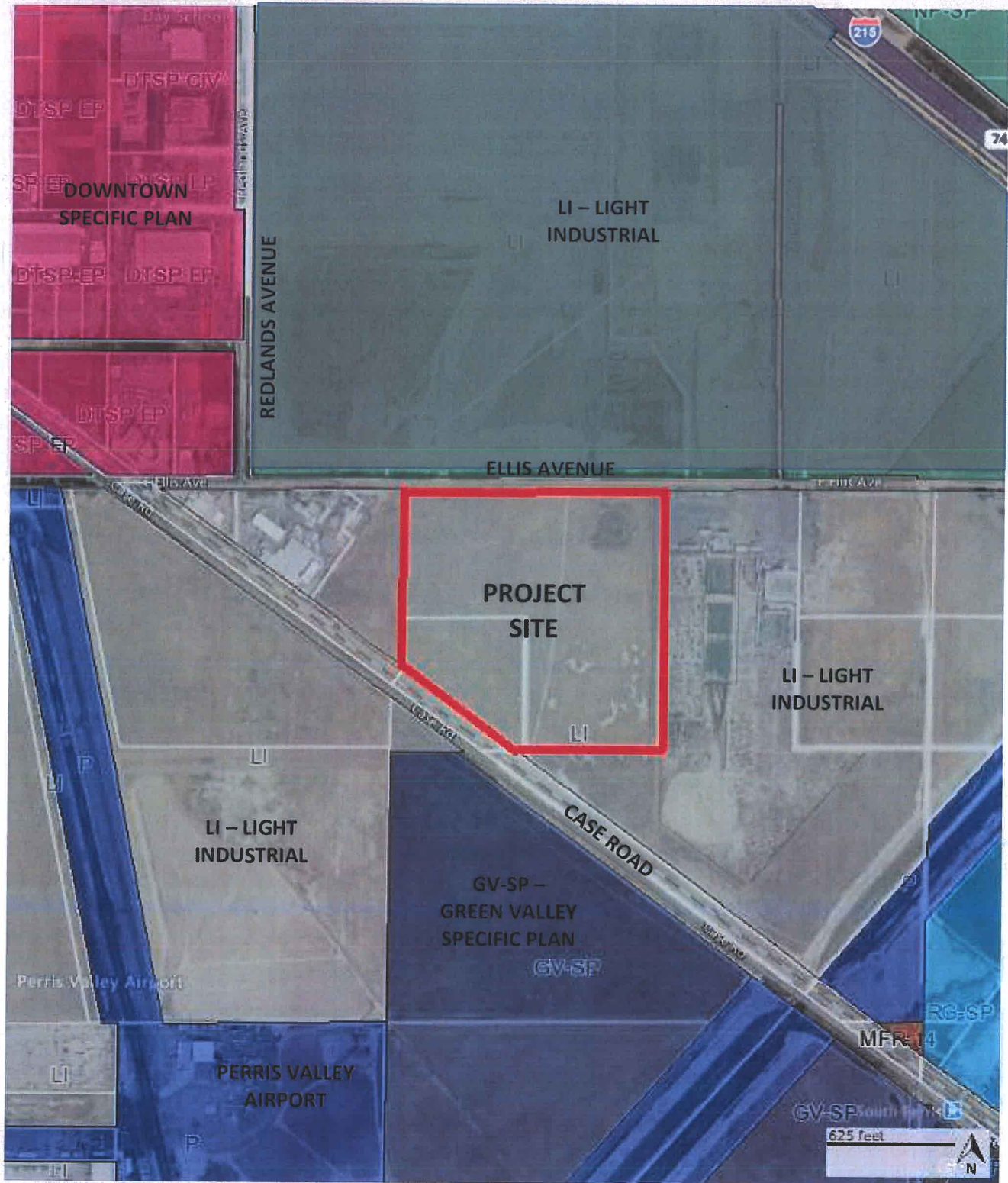


EXHIBIT C
ZONING MAP

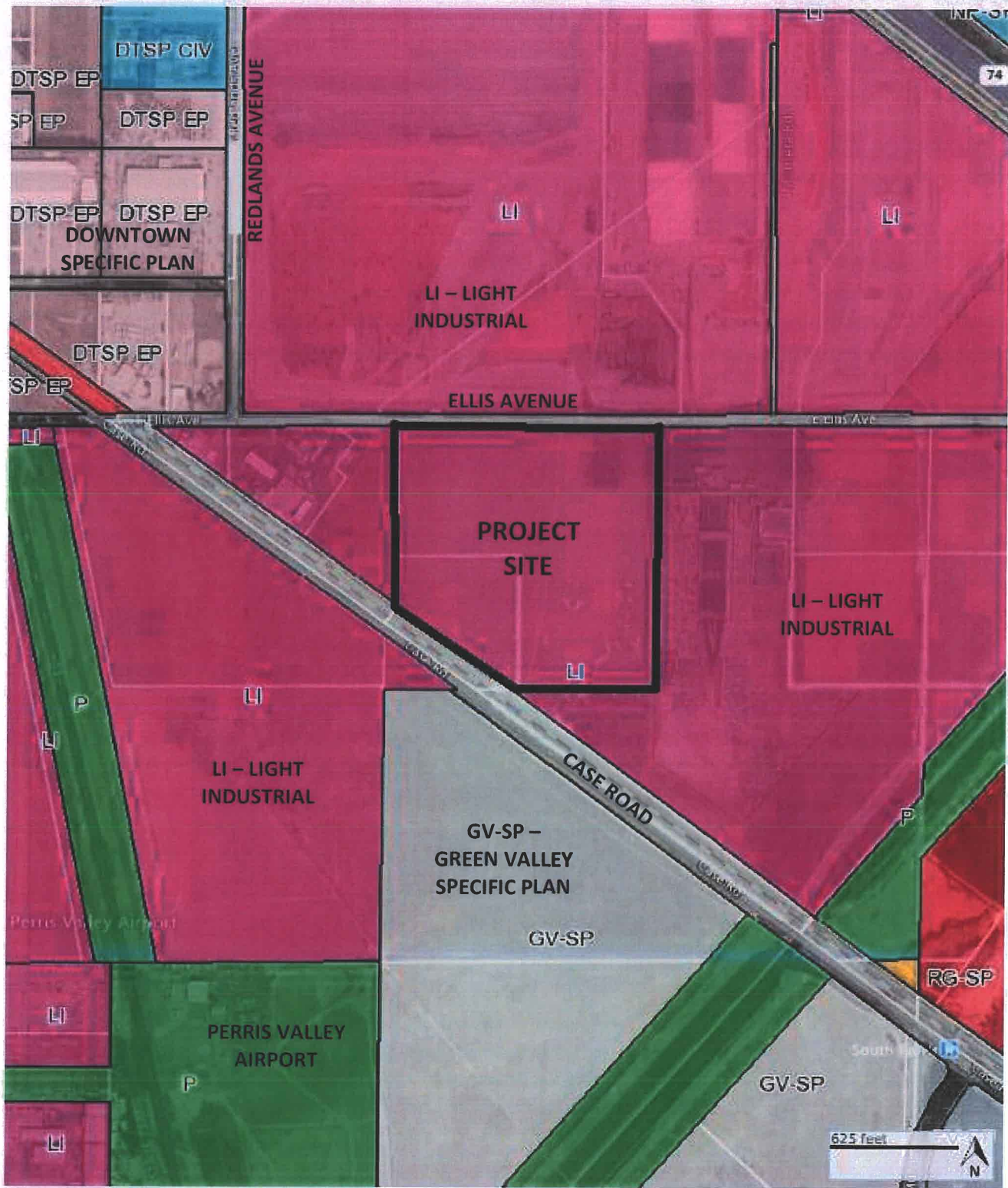
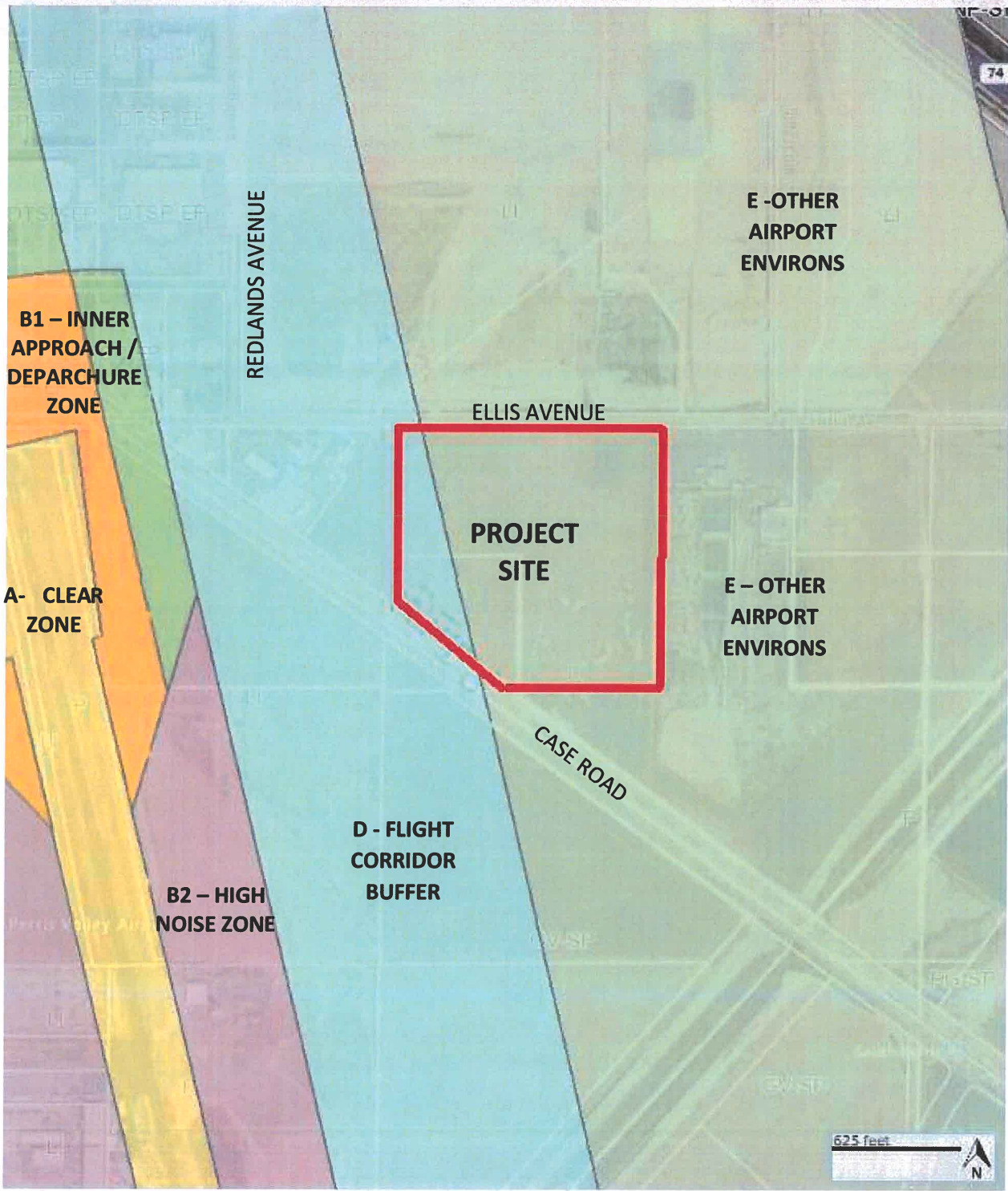
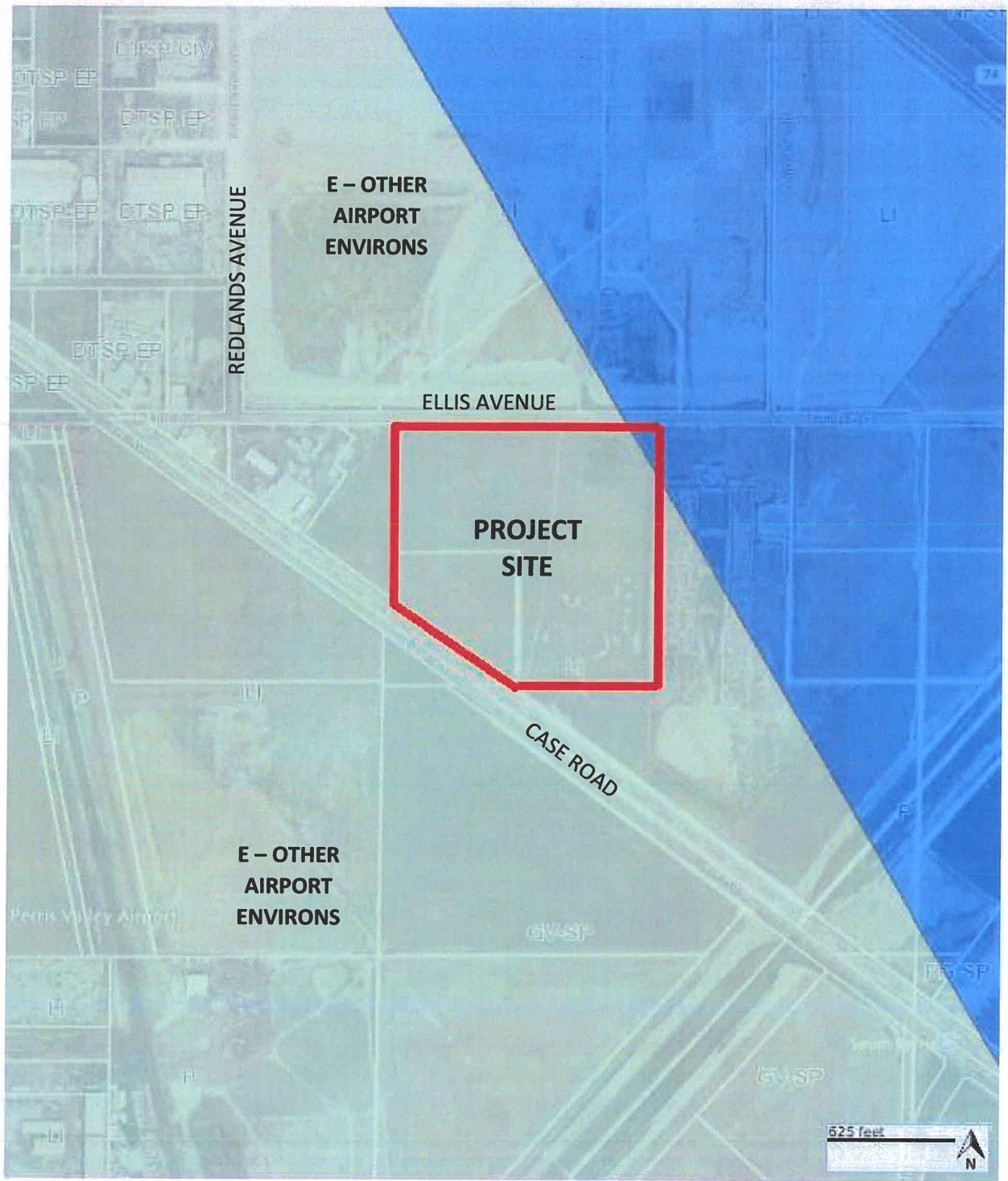


EXHIBIT D
MARCH ARB / PERRIS VALLEY AIRPORT
MAPS



Perris Valley Airport Map



March Airport Map

EXHIBIT E
DEVELOPMENT PLANS

**ELLIS STREET
 DEVELOPMENT**

**0000 ELLIS STREET
 CITY OF PERRIS, CA**

NO.	DATE	DESCRIPTION
1	01/15/20	PRELIMINARY
2	02/10/20	REVISED
3	03/05/20	REVISED
4	04/01/20	REVISED
5	04/28/20	REVISED
6	05/26/20	REVISED
7	06/23/20	REVISED
8	07/20/20	REVISED
9	08/17/20	REVISED
10	09/14/20	REVISED
11	10/11/20	REVISED
12	11/08/20	REVISED
13	12/05/20	REVISED
14	01/02/21	REVISED
15	01/29/21	REVISED
16	02/26/21	REVISED
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96	02/28/27	REVISED
97	03/26/27	REVISED
98	04/23/27	REVISED
99	05/20/27	REVISED
100	06/17/27	REVISED

PROJECT DATA

PROJECT NO.	149317
PROJECT NAME	ELLIS STREET DEVELOPMENT
CLIENT	NEWCASTLE
DATE	02/28/24
SCALE	AS SHOWN
DRAWN BY	RG&A
CHECKED BY	RG&A
DATE	02/28/24

PROFESSIONAL DATA

PROJECT NO.	149317
PROJECT NAME	ELLIS STREET DEVELOPMENT
CLIENT	NEWCASTLE
DATE	02/28/24
SCALE	AS SHOWN
DRAWN BY	RG&A
CHECKED BY	RG&A
DATE	02/28/24

APPLICANT

NEWCASTLE
 4740 GREEN RIVER
 SUITE 110
 CHICO, CA 95926
 916.452.8800

LAND OWNER

NEWCASTLE
 4740 GREEN RIVER
 SUITE 110
 CHICO, CA 95926
 916.452.8800

PLAN PREPARER

RG&A
 1521 ALHAMBRA WAY, SUITE 100
 IRVINE, CA 92614
 949.259.1525

UTILITIES & SERVICES

ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE APPLICANT SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.

LEGAL DESCRIPTION

THE APPLICANT REPRESENTS AND WARRANTS THAT THE LAND DESCRIBED IN THIS PLAN IS THE PROPERTY OF THE APPLICANT AND IS NOT SUBJECT TO ANY EASEMENTS, ENCUMBRANCES, OR OTHER INTERESTS.

KEYNOTES

1. THE APPLICANT SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF PERRIS.
2. THE APPLICANT SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CALIFORNIA DEPARTMENT OF WATER RESOURCES.
3. THE APPLICANT SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS.
4. THE APPLICANT SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS.
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14. THE APPLICANT SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS.

VELOCITY MAP

SITE LEGEND

Symbol	Description
---	Proposed Building Footprint
---	Proposed Parking Stalls
---	Proposed Driveway
---	Proposed Walkway
---	Proposed Fencing
---	Proposed Landscaping
---	Proposed Utility Lines
---	Proposed Easement
---	Proposed Right-of-Way
---	Proposed Flood Plain
---	Proposed Wetland
---	Proposed Tree
---	Proposed Plant
---	Proposed Sign
---	Proposed Light
---	Proposed Other

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE PERMITS AND ORDINANCES OF THE CITY OF PERRIS.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE PERMITS AND ORDINANCES OF THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE PERMITS AND ORDINANCES OF THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS.
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15. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE PERMITS AND ORDINANCES OF THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS.

SUBSTANTIABILITY FEATURES

1. THE APPLICANT SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF PERRIS.
2. THE APPLICANT SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CALIFORNIA DEPARTMENT OF WATER RESOURCES.
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PROJECT DESCRIPTION

THE APPLICANT IS REQUESTING PERMITS FOR THE CONSTRUCTION OF A SHELL BUILDING, TYPE III-B FULLY SPRINKLERED, B/S1/F1 OCCUPANCY, 40'-0" CLEAR. THE BUILDING WILL BE LOCATED ON THE WEST SIDE OF ELLIS STREET, BETWEEN BURLINGTON NORTHERN & SANTA FE RAILROAD AND CASA RABAD.

LAND OWNER

NEWCASTLE
 4740 GREEN RIVER
 SUITE 110
 CHICO, CA 95926
 916.452.8800

PLAN PREPARER

RG&A
 1521 ALHAMBRA WAY, SUITE 100
 IRVINE, CA 92614
 949.259.1525

UTILITIES & SERVICES

ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE APPLICANT SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.

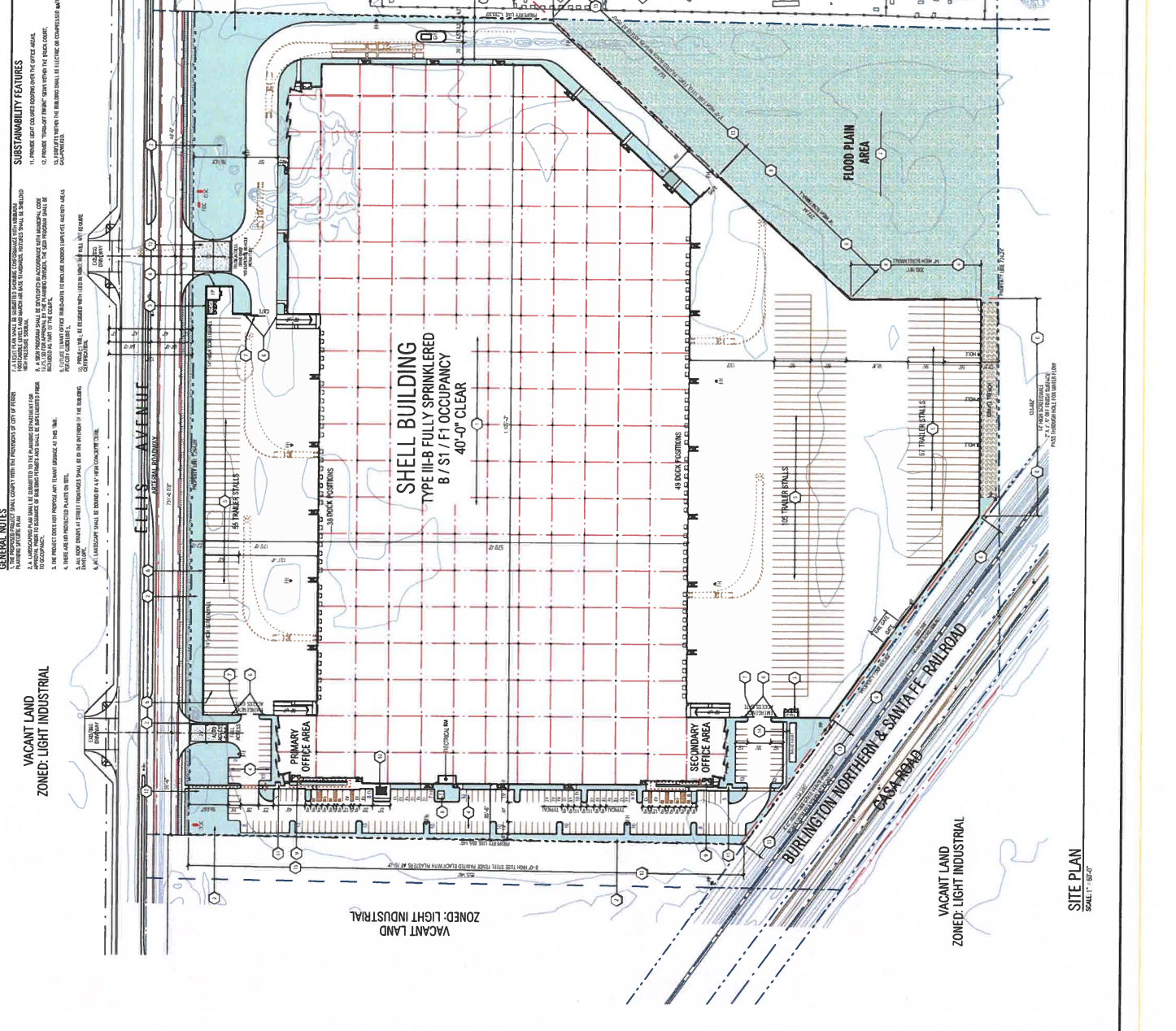
LEGAL DESCRIPTION

THE APPLICANT REPRESENTS AND WARRANTS THAT THE LAND DESCRIBED IN THIS PLAN IS THE PROPERTY OF THE APPLICANT AND IS NOT SUBJECT TO ANY EASEMENTS, ENCUMBRANCES, OR OTHER INTERESTS.

KEYNOTES

1. THE APPLICANT SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF PERRIS.
2. THE APPLICANT SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CALIFORNIA DEPARTMENT OF WATER RESOURCES.
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VELOCITY MAP



SITE PLAN
 SCALE: 1" = 60'-0"

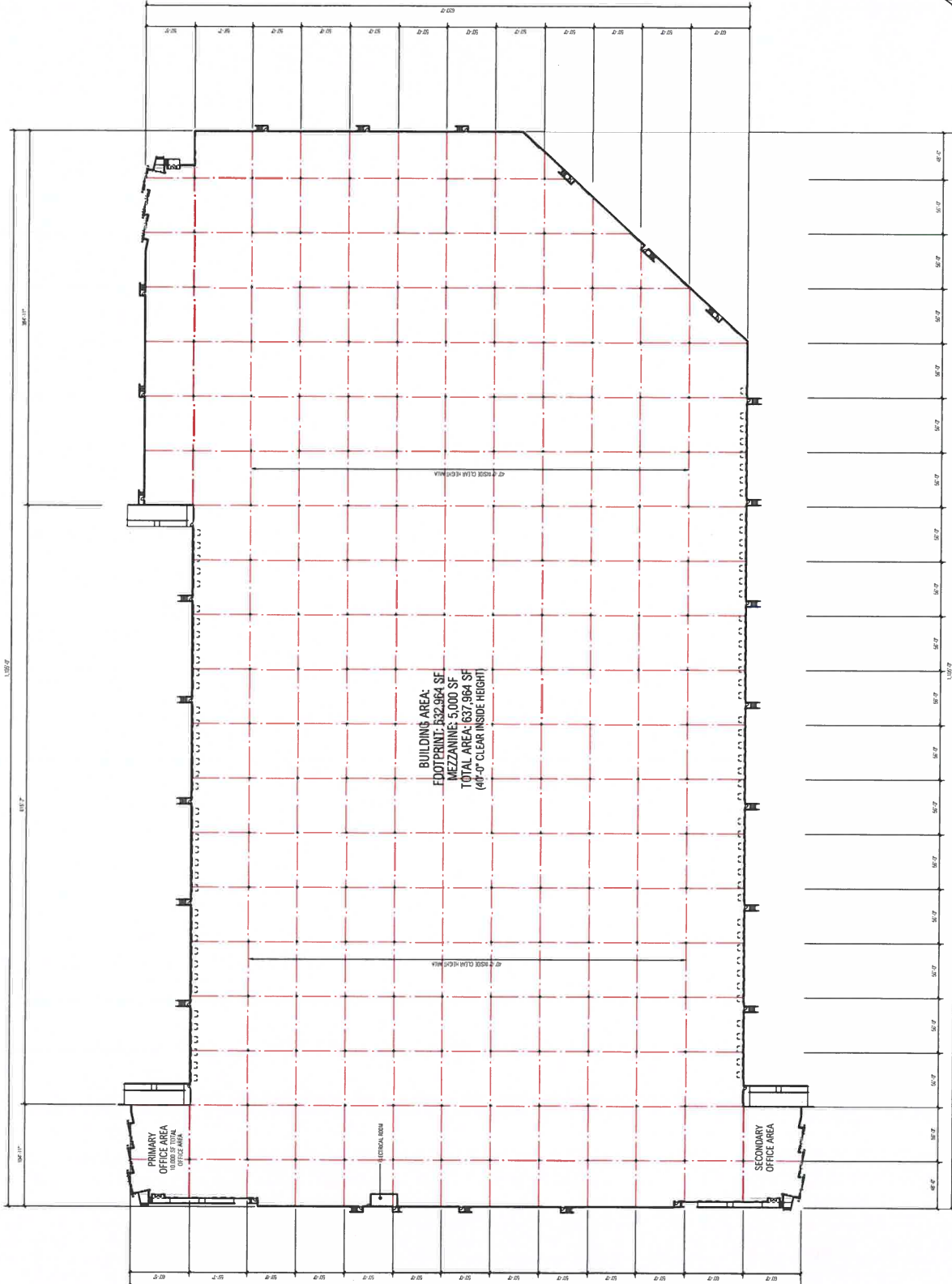
CONTRACT NO.	
PROJ. DESIGNATION	

ELLIS STREET
DEVELOPMENT

0000 ELLIS STREET
CITY OF PERRIS, CA

Newcastle PARTNERS
 4740 GREEN RIVER SUITE 110
 CHINA, CA 92520
 951-362-8000

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BUILDING AREA:
 FOOTPRINT: 522,364 SF
 MEZZANINE: 5,000 SF
 TOTAL AREA: 637,364 SF
 (41'-0" CLEAR INSIDE HEIGHT)

PRIMARY
OFFICE AREA
1/3 OF TOTAL
OFFICE AREA

SECONDARY
OFFICE AREA

ELECTRICAL ROOM

FLOOR PLAN
 2/21/2022

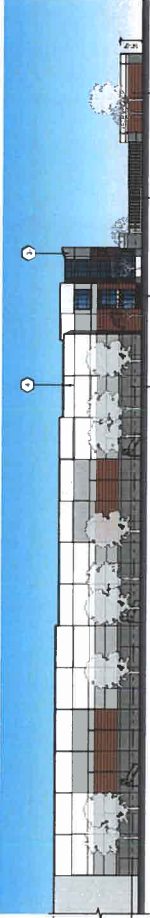
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**ELLIS STREET
DEVELOPMENT**

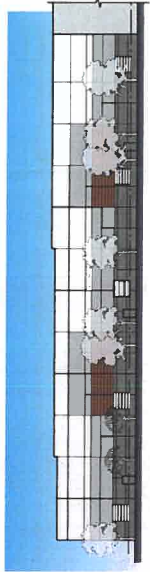
0000 ELLIS STREET
CITY OF FERRIS, CA

Newcastle PARTNERS
 4700 GREEN RIVER, SUITE 110
 CORONA, CA 92680
 951-562-9600

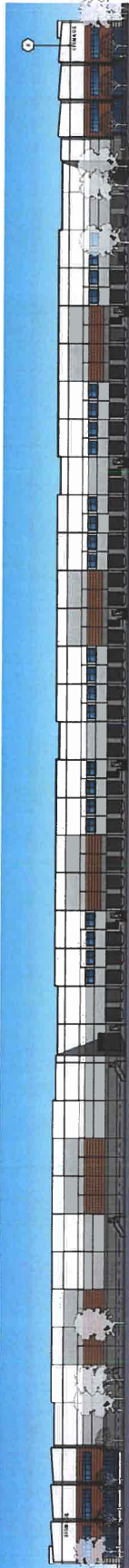
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PARTIAL EAST ELEVATION
SCALE: 1/4" = 1'-0"

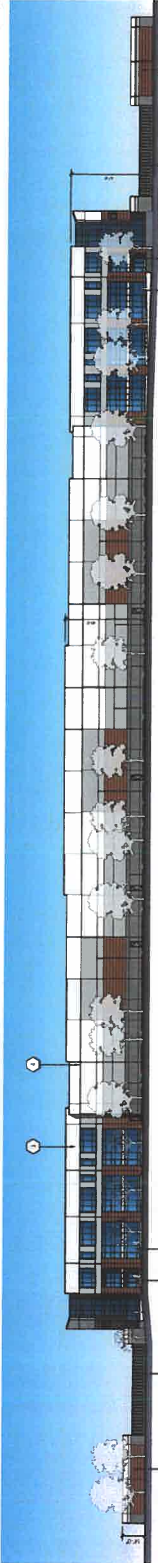


PARTIAL EAST ELEVATION
SCALE: 1/4" = 1'-0"



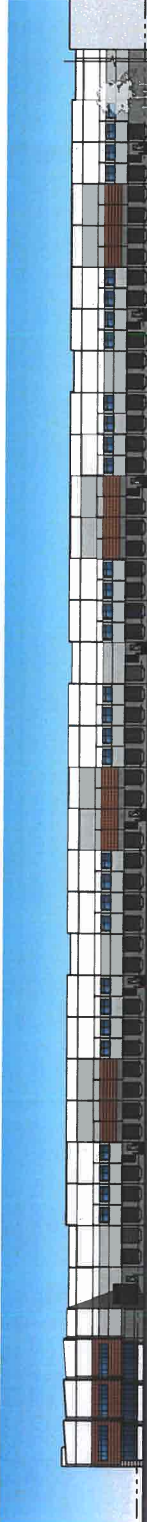
NORTH ELEVATION
SCALE: 1/4" = 1'-0"

- NOTES**
1. REFER TO ALL DRAWINGS FOR GENERAL NOTES.
 2. FINISH SCHEDULE TO APPLY EXCEPT WHERE SHOWN OTHERWISE.
 3. 2" MIN. 1/2" DIA. OF HORIZONTAL VERTICAL REBAR.
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WEST ELEVATION
SCALE: 1/4" = 1'-0"

- FINISH SCHEDULE**
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SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

ELEVATIONS
 SHEET TITLE

EXHIBIT F

INITIAL STUDY / NOTICE OF PREPARATION

<https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-367>

Planning Commission Agenda

CITY OF PERRIS

May 03, 2023

Item

7A

Development Update



CITY OF PERRIS

PLANNING COMMISSION

AGENDA SUBMITTAL

MEETING DATE: May 3, 2023

SUBJECT: Development updates on Residential, Commercial, and Industrial Projects in Perris. Applicant: City of Perris, Development Services Department

REQUESTED ACTION: To receive and file.

CONTACT: Kenneth Phung, Director of Development Services

PROJECT BACKGROUND:

Periodically, the Development Services Staff provides the progress of projects approved by the Planning Commission. The last update was provided at the Planning Commission meeting on November 4, 2020.

At the Planning Commission on April 5, 2023, a request was made to give an update on projects approved since the last update. Therefore, staff will provide a PowerPoint presentation highlighting all development projects approved since November 4, 2020.

BUDGET (or FISCAL) IMPACT: The preparation cost of providing the status update of development projects in Perris is covered by the 2022-2023 Development Service budget.

Prepared by: Kenneth Phung, Director of Development Services

Exhibits:

Consent:

Public Hearing:

Business Item: X

Presentation:

Other: