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County of Riverside  
Peter Aldana  
Assessor-County Clerk-Recorder

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# CITY OF PERRIS

DEVELOPMENT SERVICES DEPARTMENT  
PLANNING DIVISION

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

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

Removed: \_\_\_\_\_ By: \_\_\_\_\_ Deputy  


## NOTICE OF DETERMINATION

June 16, 2021

**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

Office of Planning and Research  
1400 Tenth St., Room 113  
Sacramento, CA 95814

**Contact:** Cathy Perring, Consultant Planner  
(951) 205-1374

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

**State Clearinghouse No.:** 2019100297

**Project Title:** IDI Rider 2 & 4 High Cube Warehouses and Perris Valley Storm Drain Channel Improvement  
**Project Location:** Northeast corner of the Redlands Avenue/Rider Street and southeast corner of Redlands Avenue/Morgan Street, City of Perris, Riverside County


**Project Description:** Development Plan Review (DPR) Case Nos. 19-00004 and 19-00006; Tentative Parcel Map (TPM) Case Nos. 19-05058 and 19-05096; and Environmental Impact Report (EIR) (Case No. 19-05180). The Project involves the construction and operation of up to 1,352,736 square feet (sf) of Class A high cube warehouse buildings on approximately 65 net acres and improvements to a portion of the Perris Valley Storm Drain (PVSD) Channel. The proposed Rider 2 building would be 804,759 sf and the proposed Rider 4 building would be 547,977 sf; both buildings would consist of warehouse and office space. Associated parking, landscaping, employee amenities, and utility infrastructure would be implemented to serve the Project. The Project's proposed improvements to the PVSD Channel would include the deepening of the PVSD Channel and the widening of the PVSD Channel to 550 feet. The PVSD Channel's right-of-way would extend to 580 feet wide and would include 15-foot-wide access roads on each side of the channel until it reaches the CRA. The proposed widening of the PVSD Channel would also require replacing the existing Rider Street bridge over the Channel. The Project implements the Perris Valley Commerce Center Specific Plan and does not require a General Plan Amendment or Zone Change.

**Project Applicant:** IDI Logistics.  
840 Apollo Street, Ste. 100  
El Segundo, CA 92029  
Contact: Steve Hollis

This is to advise that the City of Perris Planning Commission (Lead Agency) has approved the above described project on **June 16, 2021**, 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 Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures  were  were not made a condition of 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.

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](http://www.cityofperris.org).

  
Signature (Agency)

6/17/21  
Date

Planning Manager  
Title