



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*

State Clearinghouse Number (if submitted to Clearinghouse): 2020090441

Project Title: First Industrial Warehouse at Wilson Avenue Project DPR 19-00007

Project Applicant: Michael Goodwin, First Industrial Realty Trust, Inc.

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 Assessor's parcel number 300-170-004. The Project site is located along the eastern side of Wilson Avenue south of East Rider Street, north of Placentia Avenue, within the Perris Valley Commerce Center Specific Plan area in the City of Perris, Riverside County, California.

Project Description: The proposed First Industrial Warehouse at Wilson Avenue Project and offsite improvement area involves the construction and operation of an approximately 303,228-square-foot industrial, non-refrigerated warehouse distribution facility use that includes 8,000 square feet of office space and 4,000 square feet of mezzanine space on an approximately 15.6-acre site, of which approximately 1.86 acres along the eastern portion of the site would be reserved for future expansion of the Perris Valley Storm Drain. The speculative warehouse/distribution use is assumed to operate 24 hours a day 7 days a week.

The Project includes curb and gutter, curb cuts, and u-channels to convey on-site flows to the proposed water quality basin located at the southeast corner of the Project site. Additionally, two subsurface storm drain lines will be constructed; Line A and Line B. Storm drain Line A (approximately 580 linear feet) will collect the northern and eastern Project surface flows and convey them southerly to the proposed water quality basin. The water quality basin will collect Project surface flows from the southern eastside via a proposed drainage channel constructed on the west side of the basin. Storm drain Line B (approximately 200 linear feet) will connect to the water quality basin and convey the entire runoff generated from the site into the Perris Valley Storm Drain Channel.

Access to the Project site will come from Wilson Avenue via two driveways; the south most driveway has direct access to the truck yard. Trucks would use the PVCCSP-designated truck routes of Rider Street, Indian Avenue, and Harley Knox Boulevard to travel to and from the Project site.

This is to advise that the City of Perris Planning Commission approved the above-described project on December 2, 2020, 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: 12-2-2020 Title: Associate Planner

Date received for filing at OPR: _____