



**NOTICE OF INTENT
FIRST INDUSTRIAL WAREHOUSE AT RIDER STREET AND
REDLANDS AVENUE PROJECT
DPR 19-00016
MITIGATED NEGATIVE DECLARATION NO. 2358**

Project Title: First Industrial Warehouse at Rider Street and Redlands Avenue Project DPR 19-00016

Lead Agency:

City of Perris
Planning Division
135 North "D" Street
Perris, CA 92570
(951) 943-5003
Contact: Alfredo Garcia, Associate Planner

Project Location - City: Perris

Project Location - County: Riverside

Project Location - Specific: The proposed Project site is Assessor's parcel number 300-210-001, -002, -003, -004, and -005. The Project site is located on the southeast corner of Rider Street and Redlands Avenue, within the Perris Valley Commerce Center Specific Plan area in the City of Perris, Riverside County, California (**Figure 1**).

Description of the Project:

The proposed First Industrial Warehouse at Rider Street and Redlands Avenue Project (Project) involves the construction and operation of an approximately 324,147-square-foot industrial, non-refrigerated warehouse distribution facility, with 8,000 SF of office space and 4,000 square feet of mezzanine space on 16.25-acre (gross) site, of which approximately 1.40 acres will go for street dedication, for a net site area of 14.85-acres. The speculative warehouse/distribution use is assumed to operate 24 hours a day 7 days a week.

The Project includes minimal subsurface storm drain and will utilize curb and gutter, curb cuts, and valley gutters to convey on-site flows to four proposed water quality basins and an underground storage system. Additionally, two subsurface storm drain lines will be constructed on-site to convey flows into the underground storage chambers. The storm drain system then collects the treated flows and higher degree flows from the bio-retention facilities on-site and underground storage chamber and conveys them to existing storm drain Line A-B, located within Rider Street which drains into the Perris Valley Storm Drain Channel.

Access to the Project site will be available from Redlands Avenue and Rider Street via three driveways; the south most driveway on Redlands Avenue and the driveways on Rider Street have direct access to the truck yard. Trucks would use the PVCCSP-designated truck routes to travel to and from the Project site. Partial-width improvements will be constructed on east side of Redlands Avenue and the south side of Rider Street adjacent to Project site, including medians, curb and gutter, and sidewalk. Existing power poles along the Project frontage of Redlands Avenue will be removed and undergrounded.

The Project includes the following discretionary actions the by the City: adoption of the Mitigated Negative Declaration (MND 2358) in compliance with the requirements of the California Environmental Quality Act (CEQA), and approval of Development Plan Review (DPR No. 19-00016) to allow for development of the Project site with an approximately 324,147-square-foot warehouse facility. Copies of all relevant material, including the project specifications, are available for review at the City of Perris Planning Division, located at the address stated below.

Address Where Copy of the Mitigated Negative Declaration is Available (Electronic Copy provided at <https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review>):

The Mitigated Negative Declaration is available for Public review at the:

City of Perris

Planning Division

135 North "D" Street

Perris, California 92570-2200

Phone: (951) 943-5003

FAX: (951) 943-8379

Monday – Friday 8:00 a.m. – 5:00 p.m.

Public Review Period: The Initial Study is being circulated for a minimum **30-day review period**, which will commence on **May 19, 2021** and conclude on **June 17, 2021**. Due to the time limits mandated by State Law, your comments must be received at the earliest date, but not later than **June 17, 2021 at 5 PM**. All written comments must be sent to Alfredo Garcia, Associate Planner, City of Perris Planning Division, 135 N. "D" Street, Perris, CA 92570-2200. Mr. Garcia may be reached by phone at (951) 943-5003 ext. 287, or via e-mail at algarcia@cityofperris.org

Prior to the adoption of the Mitigated Negative Declaration, any person may also appear in person to voice support of or opposition to the Project.

The Director of Development Services, after reviewing written feedback or verbal comments, could recommend approval of an alternative proposal for the above Project, including any changes to the proposal. Any person challenging this Project in court, may be limited to raising only those issues identified in writing prior to adoption date of the Mitigated Negative Declaration described in this notice.

Copies of all relevant material, including the project specifications, the Mitigated Negative Declaration, and supporting documents, are available for review at the City of Perris Planning Division, located at the addresses stated above.

Public Hearing: Written and oral comments regarding the Initial Study/Mitigated Negative Declaration may also be submitted at a public hearing that will be held before the City of Perris Planning Commission **at 6:00 p.m., on Wednesday, July 7, 2021, in the City Council Chambers of the City of Perris, 101 North "D" Street.**

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: It should be noted that Tribal Consultations have been conducted.



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Sources: Riverside Co. GIS, 2020, (parcels, streets) and 2016 (imagery).

Figure 1 - Aerial Map
First Industrial Rider



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