



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): 2021050408

Project Title: First Industrial Warehouse at Rider Street and Redlands Avenue Project DPR 19-00006

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 300-210-001, -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

Project Description: 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.

This is to advise that the City of Perris Planning Commission approved the above-described project on July 7, 2021, 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.

F I L E D / P O S T E D

County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

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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: 07/08/21 Title: Associate Planner

Date received for filing at OPR: _____