



**NOTICE OF INTENT
CORE5 RIDER BUSINESS CENTER PROJECT DPR 20-00011
MITIGATED NEGATIVE DECLARATION NO. 2357**

Project Title: Core5 Rider Business Center Project DPR 20-00011

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 numbers 300-210-029,-011,-012,-013. The Project site is located at the southwest corner of East Rider Street and Wilson Avenue, within the Perris Valley Commerce Center Specific Plan area in the City of Perris, Riverside County, California.

Description of the Project: The proposed Core5 Rider Business Center Project involves the construction and operation of an approximately 248,483-square-foot light industrial, non-refrigerated warehouse building that includes 10,000 square feet of associated office space on an approximately 11.17-acre site. The building would be single-story and approximately 44 feet tall, and include a mezzanine, loading docks, and associated vehicle and truck trailer parking spaces. The speculative industrial business center use is assumed to operate 24 hours a day 7 days a week.

An 8-foot high retaining wall is proposed along Wilson Avenue to screen on-site trailers from public view. The proposed Project would retain the existing fencing along the southern and western perimeters. The proposed Project includes approximately 60,878 square feet of drought tolerant ornamental landscaping that would cover 12.5 percent of the site. The Project includes an approximately 1,428 square feet water infiltration/detention basin along the northeastern boundary of the site. Overflow from the basin would be discharged into a bio-filtration unit and treated before continuing into the existing storm drain in Wilson Avenue. The Project would construct a sidewalk along East Rider Street.

Access to the Project site would be provided via one driveway from East Rider Street and two driveways from Wilson Avenue. Truck circulation is proposed to enter and exit the Project site from the northern and southern driveways on Wilson Avenue, with no truck access from the East Rider Street driveway. Trucks would use the PVCCSP-designated truck routes of Rider Street, Redlands Avenue, Morgan Street and Harley Knox Boulevard to travel to and from the Project site. Additionally, trucks would use Wilson Avenue to access the Project site.

The Project includes the following discretionary actions the by the City: adoption of the Mitigated Negative Declaration (MND No. 2357) in compliance with the requirements of the California Environmental Quality Act (CEQA), Tentative Parcel Map Approval to combine APNs 300-210-029, -011, -012, -013, and approval of Development Plan Review (DPR No. 20-00011) to allow for development of the Project site with an approximately 248,483 SF light industrial warehouse building, parking lot, ornamental landscaping, and associated infrastructure. 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>

Print Copy provided at:

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 5, 2021** and conclude on **June 4, 2021**. Due to the time limits mandated by State Law, your comments must be received at the earliest date, but not later than **June 4, 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, June 16, 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.
