

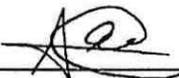


This is to advise that the City of Perris Planning Commission approved the above-described Project on July 7, 2021, and made the following determinations:

1. The Project [ **will not**] have a significant effect on the environment.
2. A **Mitigated Negative Declaration** was prepared for this Project pursuant to the provisions of CEQA and reflects the independent judgment of the City of Perris.
3. Mitigation Measures [ **were**] made a condition of the approval of the Project.
4. A mitigation reporting or monitoring plan [ **was**] adopted for this Project.
5. A Statement of Overriding Considerations [ **was not**] adopted for this Project.
6. Findings [ **were**] made pursuant to the provisions of CEQA.

This is to certify that a Mitigated Negative Declaration 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/-folder-268>

Signature:  \_\_\_\_\_ Date: 7-7-21 Title: Associate Planner

Date received for filing at OPR: \_\_\_\_\_



# 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

<b>FROM:</b> CITY OF PERRIS Development Services Department Planning Division 135 North "D" Street Perris, CA 92570	<b>TO:</b> <input checked="" type="checkbox"/> OFFICE OF PLANNING AND RESEARCH P.O. Box 3044 Sacramento, CA 95812-3044  <input checked="" type="checkbox"/> RIVERSIDE COUNTY CLERK P.O. Box 751 Riverside, CA 92502-0751
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**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):** 2021050092

**Project Title:** Core5 Rider Business Center Project

**Project Applicant:** Core5 Industrial Partners

**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 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.

**Project Description:** 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. 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.

### E-202100698

07/08/2021 11:51 AM

Peter Aldana  
County Of Riverside  
Assessor-County Clerk-Recorder

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