



**NOTICE OF INTENT  
TO ADOPT A  
MITGATED NEGATIVE DECLARATION (MND) No. 2365  
DEVELOPMENT PLAN REVIEW No. 21-00001**

**Project Title:** First Industrial Warehouse 2 at Wilson Avenue Project (DPR 21-00001)

**Lead Agency:**

City of Perris,  
Planning Division  
135 North "D" Street  
Perris, California 92570  
(951) 943-5003 ext. 287  
Contact: Alfredo Garcia

**Project Location - City:** Perris

**Project Location - County:** Riverside

**Project Location - Specific:** The proposed Project site is Assessor's parcel number 300-170-008 and is currently partially developed. 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 (See Figure 1 below).

**Description of the Project:** The proposed First Industrial Warehouse at Wilson Avenue Project and offsite improvement area involves the construction and operation of an approximately 154,558-square-foot(sf) industrial, non-refrigerated warehouse distribution facility use that includes 4,000 sf of mezzanine space on an approximately 9.7-acre site, of which approximately 1,359 sf will be dedicated to Wilson Avenue. 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. Project flows will be conveyed in a southeast direction to the proposed water quality basin, then to the proposed Line AC-2 which will connect to the Perris Valley Master Drainage Plan (MDP) Line A-C, which will be constructed as part of different project, and then 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. No passenger vehicle parking stalls are proposed near this driveway along the truck's path of travel. Trucks would use the PVCCSP-designated truck routes of Rider Street, Indian Avenue, and Harley Knox Boulevard and Placentia Avenue to travel to and from the Project site. The north driveway on Wilson Avenue will be restricted to passenger vehicles



The Project includes the following discretionary actions the by the City: adoption of the Mitigated Negative Declaration (MND 2365) in compliance with the requirements of the California Environmental Quality Act (CEQA), and approval of Development Plan Review (DPR No. 21-00001) to allow for development of the Project site with an approximately 154,558 sf 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.

**Mitigation Measures:** The Initial Study evaluated potential environmental impacts to aesthetics, agricultural and forestry resources, air quality, biological resources, cultural resources, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise, population and housing, public services, recreation, transportation/traffic, tribal cultural resources, utilities and service systems and wildfires. Of all potential effects evaluated, impacts in the areas of air quality, biological resources, cultural resources, energy, hazards/hazardous materials, noise, transportation, and tribal cultural resources were identified, but will be reduced to less than significant levels with implementation of the mitigation measures identified in the Initial Study. The City did not identify any significant, unavoidable impacts.

**Lead Agency:** City of Perris  
**Contact Person :** Alfredo Garcia, Associate Planner

**Department:** Planning Division  
**Area Code/Phone/Extension :** (951) 943-5003 Ext. 287

**Address Where Hard Copy of the Mitigated Negative Declaration is Available:** The Draft MND 2365 is available for public review at the **City of Perris** Planning Division, 135 North “D” Street, Perris, California 92570-2200. The Planning Counter is open Monday – Friday 8:00 a.m. – 6:00 p.m. *Electronic copies can be viewed on the City’s website 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. – 6:00 p.m.

**Public Review Period:** The Draft MND/Initial Study is being circulated for a **30-day review period**, estimated to start on October 27, 2021, and to close on November 29, 2021. Due to the time limits mandated by State Law, your comments must be received at the earliest date, but not later than November 29, 2021, at 6 PM. Please send your comments to Alfredo Garcia, City of Perris Planning Division, 135 North “D” Street, Perris, California 92570-2200. Mr. Garcia may be reached by phone at (951) 943-5003 Ext. 287, or via e-mail at [algarcia@cityofperris.org](mailto:algarcia@cityofperris.org).

**Public Hearing:** Written and oral comments regarding the MND/Initial Study and project may also be submitted at public hearings that will be held before the City of Perris Planning Commission. The date, time, and place of future public hearings will be appropriately notified per City and CEQA requirements. Copies of all relevant material, including the project specifications, the MND, and supporting documents, are available for review at the City of Perris Planning Division located at the address stated above.

**Hazardous Materials Statement:** The proposed 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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