



State of California - Department of Fish and Wildlife
2022 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/22) Previously DFG 753.5a

RECEIPT NUMBER: 22-44689
STATE CLEARINGHOUSE NUMBER (if applicable) 2021100521

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF PERRIS	LEAD AGENCY EMAIL ALGARCIA@CITYOFPERRIS.ORG	DATE 02/03/2022
COUNTY/STATE AGENCY OF FILING RIVERSIDE	DOCUMENT NUMBER E-202200098	

PROJECT TITLE
FIRST INDUSTRIAL WAREHOUSE 2 AT WILSON AVENUE PROJECT DPR 21-00001

PROJECT APPLICANT NAME FIRST INDUSTRIAL REALTY	PROJECT APPLICANT EMAIL MGOODWIN2@FIRSTINDUSTRIAL.COM	PHONE NUMBER (310) 414-5400
PROJECT APPLICANT ADDRESS 898 N PACIFIC COAST HWY, SUITE 175,	CITY EL SEGUNDO	STATE CA
		ZIP CODE 90245

PROJECT APPLICANT (Check appropriate box)

Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,539.25	\$ _____
<input checked="" type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,548.00	\$ <u>2,548.00</u>
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,203.25	\$ _____
<input type="checkbox"/> Exempt from fee		
<input type="checkbox"/> Notice of Exemption (attach)		
<input type="checkbox"/> CDFW No Effect Determination (attach)		
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)		
<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$ _____
<input checked="" type="checkbox"/> County documentary handling fee		\$ <u>50.00</u>
<input type="checkbox"/> Other		\$ _____

PAYMENT METHOD:

Cash
 Credit
 Check
 Other

TOTAL RECEIVED \$ 2,598.00

SIGNATURE X <i>W. Sandoval</i>	AGENCY OF FILING PRINTED NAME AND TITLE Deputy
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County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

E-202200098
02/03/2022 08:38 AM Fee: \$ 2598.00
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CITY OF PERRIS

DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION
135 NORTH "D" STREET, PERRIS, CA 92570-2200
TEL.: (951) 943-5003 FAX: (951) 943-8379

Removed: By: Deputy



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): 2021100521

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

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 300-170-008. 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

Project Description: The proposed First Industrial Warehouse 2 at Wilson Avenue Project (Project) involves the construction and operation of an approximately 154,558-square-foot (sf) industrial, non-refrigerated warehouse distribution facility, that includes 7,000 square-foot office and 4,000 square feet of mezzanine space on approximately 9.7-gross acres site, of which approximately 1.40 acres along the eastern portion of the site would be reserved for future expansion of the Perris Valley storm Drain (PVSD). The speculative warehouse/distribution use is assumed to operate 24 hours a day 7 days a week.

Prior to construction of the proposed Project the existing structures and pavement at the site will be demolished, as well as portions of existing curb in Wilson Avenue. Additionally, Project implementation will also require the relocation of existing pipeline and associated appurtenances and an existing streetlight. The existing power poles west of Wilson Avenue will be protected in place.

The Project does not entail the construction of any new subsurface storm drains and will utilize curb and gutter, curb cuts, and u-channels to convey on-site flows to the proposed water quality basin (bio-retention basin) located at the southeast corner of the Project site. From the water quality basin, the onsite flows will discharge into an outlet structure then to the proposed Line AC-2 which will connect to the Perris Valley Master Drainage Plan (MDP) Line A-C and then into the PVSD. Line A-C will be constructed as part of a separate project, the First Industrial Warehouse at Wilson DPR 19-00007 which was approved by the City Council on December 2, 2020. The Project will not be subject to off-site run-on and all adjacent vacant properties will continue to sheet flow in the Perris Valley Storm Drain Channel. Wilson Avenue is constructed to its ultimate width and contains curb and gutter that safely conveys road runoff.

Water service to the Project site will be provided by a new 12-inch diameter potable waterline in Wilson Avenue, which will be constructed as part of the DPR 19-00007 project that is currently under construction. The Project applicant will also construct a new 8-inch diameter recycled water pipeline in Wilson Avenue from the Project site's southern frontage to a point approximately 600 feet north. Currently, the recycled water pipelines do not exist in Wilson Avenue and are proposed to be constructed by other developers. As such, the Project's recycled water pipeline will temporarily connect to the aforementioned 12-inch diameter potable water pipeline.

Access to the Project site will from Wilson Avenue via two driveways. The south 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. The north driveway on Wilson Avenue will be restricted to passenger vehicles. Trucks would use the PVCCSP-designated truck routes to travel to and

from the Project site. Wilson Avenue has already been constructed to its ultimate 44-foot width. The Project applicant will dedicate three-feet along the western boundary for Wilson Street and will construct a six-foot-wide sidewalk along the Project site frontage along the east side of Wilson Avenue.

The proposed Project would be constructed in a single phase, and the earthwork would be balanced on the site. Construction is expected to commence in 2022 and be completed over a period of approximately 10 months. The proposed warehouse distribution facility is a permitted use consistent with the PVCCSP; therefore, no General Plan Amendment, Specific Plan Amendment, or zone change is required.

This is to advise that the City of Perris Planning Commission approved the above-described project on January 19, 2022, 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.

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: 2/02/22

Title: Director of
Development Services

Date received for filing at OPR: _____