

**NOTICE OF INTENT
TO ADOPT A MITGATED NEGATIVE DECLARATION (MND) 2373
RAMONA-INDIAN WAREHOUSE PROJECT**

Project Title: Ramona-Indian Warehouse Project (PLN21-00011)

Lead Agency:

City of Perris

Planning Division

135 North "D" Street

Perris, California 92570

(951) 943-5003 ext. 115

Contact: Mathew Evans, Project Planner

Project Location - City: Perris

Project Location - County: Riverside

Project Location – Specific The Project site (APN 302-060-041) is in the central portion of the PVCCSP area within the City of Perris and includes approximately 15 acres (14.93 acres). It is located approximately 1.4 miles east of Interstate (I-) 215 and approximately 6.5 miles south of State Route (SR-) 60 and approximately 1.5 miles south of MARB/IPA. The Project site is located north of Ramona Expressway, east of Indian Avenue, and west of North Perris Boulevard. The project alignment is situated within in a land grant called San Jacinto Nuevo y Potrero, on the U.S. Geological Survey (USGS) 7.5' Perris quadrangle.

Description of the Project: The proposed Project involves the adoption of a Specific Plan Amendment to the PVCCSP and approval of a parcel map and Development Plan to allow the construction and operation of a 13-acre industrial facility including a multi-tenant distribution building that allows for warehousing, showroom, and office uses, as well as 1.61 acres expected to be developed with a future commercial use. The Project includes the development of a rectangular 232,575-square foot (sf) warehouse building that includes 10,000 sf of office space, with 215 parking stalls, 52 trailer parking stalls, and 39 dock positions that would support warehousing, showroom, and office uses within a single building. Construction on the commercial pad is not proposed as part of this Project application; however, development of a 125-room hotel has been assumed as part of the environmental analysis.

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. As identified through the analysis presented in the Initial Study, with incorporation of applicable mitigation measures from the PVCCSP EIR and PVCCSP Standards and Guidelines, and compliance with regulatory requirements, the Project would have no impacts or less than significant impacts for each topic with the exception of Aesthetics, Cultural Resources, Geology and Soils (Paleontological Resources), and Tribal Cultural Resources. With the implementation of Project-specific mitigation measures, the Project's impacts related to these topics would be less than significant. The City did not identify any significant, unavoidable impacts.

Address Where a Copy of the Mitigated Negative Declaration and Documents Incorporated by Reference are Available:

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 AM to 6:00 PM

Electronic copies of documents can be viewed at:

Initial Study/MND:

<https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review>

General Plan and General Plan EIR:

<https://www.cityofperris.org/departments/development-services/general-plan>

Perris Municipal Code:

<https://www.cityofperris.org/departments/development-services/municipal-code>

Perris Valley Commerce Center Specific Plan and EIR:

<https://www.cityofperris.org/departments/development-services/specific-plans>

Public Review Period: The Draft MND/Initial Study is being circulated for a **30-day review period**, estimated to start on July 29, 2022, and to close on August 29, 2022. Due to the time limits mandated by State Law, your comments must be received at the earliest date, but

not later than August 29, 2022 at 6:00 PM. Please send your comments to Mathew Evans, City of Perris Planning Division, 135 North "D" Street, Perris, California 92570-2200. Mr. Evans may be reached by phone at (951) 943-5003 Ext. 115, or via e-mail at mevans@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 Project site is not listed on any list of hazardous waste sites prepared pursuant to Government Code Section 65962.5.