



**NOTICE OF INTENT  
FIRST INDUSTRIAL WAREHOUSE AT WILSON AVENUE PROJECT  
DPR 19-00007  
MITIGATED NEGATIVE DECLARATION NO. 2355**

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**Project Title:** First Industrial Warehouse at Wilson Avenue Project DPR 19-00007

**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 number 300-170-004. 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 (**Figure 1**).

**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 303,228-square-foot industrial, non-refrigerated warehouse distribution facility use that includes 8,000 square feet of office space and 4,000 square feet of mezzanine space on an approximately 15.6-acre site, of which approximately 1.86 acres along the eastern portion of the site would be reserved for future expansion of the Perris Valley Storm Drain. 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. Additionally, two subsurface storm drain lines will be constructed; Line A and Line B. Storm drain Line A (approximately 580 linear feet) will collect the northern and eastern Project surface flows and convey them southerly to the proposed water quality basin. The water quality basin will collect Project surface flows from the southern eastside via a proposed drainage channel constructed on the west side of the basin. Storm drain Line B (approximately 200 linear feet) will connect to the water quality basin and convey the entire runoff generated from the site 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. Trucks would use the PVCCSP-designated truck routes of Rider Street, Indian Avenue, and Harley Knox Boulevard to travel to and from the Project site.

The Project includes the following discretionary actions by the City: adoption of the Mitigated Negative Declaration (MND 2355) in compliance with the requirements of the California Environmental Quality Act (CEQA), and approval of Development Plan Review (DPR No. 19-00007) to allow for development of the Project site with an approximately 303,228sf 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.

**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> ):**

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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 – Thursday 8:00 a.m. – 6:00 p.m.

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**Public Review Period:** The Initial Study is being circulated for a minimum **30-day review period**, which will commence on **September 23, 2020** and conclude on **October 22, 2020**. Due to the time limits mandated by State Law, your comments must be received at the earliest date, but not later than **October 22, 2020 at 6 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](mailto: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, November 18, 2020, 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.

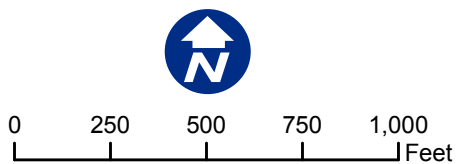
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H:\2019\19-0081\GIS\Aerial.mxd; Map created 10 Sep 2019



Sources: Riverside Co. GIS, 2019;  
USDA NAIP, 2016.



**Figure 1 - Aerial Map**  
First Industrial Warehouse at Wilson Ave.