**NOTICE OF INTENT TO ADOPT MITIGATED NEGATIVE DECLARATION FOR**

**REDLANDS EAST INDUSTRIAL PROJECT LOCATED EAST SIDE OF REDLANDS AVENUE, BETWEEN RIDER STREET AND PLACENTIA AVENUE**

## October 14, 2022

**Subject:** Notice of Intent to adopt negative declaration pursuant to Section 21092 and 21092.3 of the Public Resources Code and CEQA Guidelines Section 15072

**Project Title:** Redlands East Industrial Project (DPR 20-00021, SPA 22-05023, Tentative Parcel Map No. 38385 (TPM 22-05028), and a Mitigated Negative Declaration)

**Lead Agency:** City of Perris, CA

**Contact**: Chantal Power, AICP, Senior Planner, (909) 754-1653, [cpower@interwestgrp.com](mailto:cpower@interwestgrp.com)

**Project Location - City:** Perris **Project Location - County:** Riverside

**Project Location - Specific:** APN 300-210-006, 007, 008, 026 & 027 (see attached Regional Location and Local Vicinity Maps).

**Description of the Project:** Lake Creek Industrial, LLC (Applicant) is requesting approval of a Specific Plan Amendment, a Tentative Parcel Map, and Development Plan Review for construction and operation of one 254,511 square foot non-refrigerated warehouse with two grade level doors and 31 truck docks and associated landscaping, parking, drive aisles, and road improvements on 12.59 acres. The warehouse is designed to house one tenant, which has not been identified at this time, and includes one 8,000 square foot area for office space. The proposed Project includes the vacation of Walnut Street and merging of six parcels via a tentative parcel map for a total developed site area of 11.61 acres and another approximately 0.98 acres for street improvements and dedication along Redlands Avenue. The Tentative Tract Map No. 38385 (TPM 22-05028) is required to consolidate six parcels into one parcel, vacate the alignment of Walnut Street, and dedicate approximately 0.98 acre for street improvements along Redlands Avenue. The Specific Plan Amendment (Perris Valley Commerce Center Specific Plan) is required to remove Walnut Street from the Circulation Plan of the Perris Valley Commerce Center Specific Plan (PVCCSP).

**Location where the Draft Mitigated Negative Declaration is Available**

Electronic copy is provided on-line at <https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review>

Hard copy documents may be reviewed at the following location, City of Perris Planning Division, by appointment only.

135 North “D” Street

Perris, CA 92570

Appointments may be made by calling (909) 754-1653 or emailing: [cpower@interwestgrp.com](mailto:cpower@interwestgrp.com)

**Public Review Period:** The Initial Study is being circulated for a 30-day review period, which will commence on October 14, 2022 and conclude on November 14, 2022. Due to the time limits mandated by State Law, your comments must be received at the earliest date, but no later than **November 14, 2022 at 4:30 pm**. Your comments must be sent to Chantal Power, City of Perris Planning Division, 135 N. “D” Street, Perris, CA 92570-2200 or via email at [cpower@interwestgrp.com](mailto:cpower@interwestgrp.com). Chantal Power office may be reached by phone at (909) 754-1653.

**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. The public hearing is scheduled for **December 7, 2022**, at a regularly scheduled meeting of the Planning Commission. Please contact Chantal Power, per the contact information above, if you are not currently on the Project distribution list and wish to be notified of future hearing dates. Copies of all relevant material, including the project specifications, the IS/MND, and supporting documents, are available for review as described above.

**Hazardous Materials Statement:** The project site is not on any list of hazardous waste sites prepared pursuant to Government Code Section 65962.5.

NOTES: California Public Utilities Code (CPUC Section 21676) requires that all jurisdictions (County or City) refer all Specific Plan Amendments within an Airport Land Use Compatibility Plan (ALUCP) for ALUC review. The Project Site is within the March Air Reserve Base Airport Influence Area, outside of the Airport’s Accident Potential Zones (APZs) and within the Airport Compatibility Zone B2 and does not conflict with the MARB/IP Land Use Compatibility Plan. The project is scheduled for ALUC review on November 10, 2022. In addition, Tribal Consultations have been conducted.

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