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

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

## November 4, 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 West Industrial Project (DPR 20-00020, SPA 22-05052, Tentative Parcel Map No. 22-05029 (TPM 38386), 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 300-250-009, 010, 011, 012, 013, 014, 015 & 016 (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 334,040-square-foot (SF) non-refrigerated warehouse with two grade level doors, 68 truck dock positions, and associated landscaping, parking, drive aisles, and road improvements on 20.14 gross acres. The warehouse is designed to house one tenant, which has not been identified at this time, and includes one 8,000 SF area for office space. The Proposed Project includes the vacation of unimproved Russell Way and merging of eight parcels via a tentative parcel map for a total developed site area of 19.12 acres and another approximately 1.02 acres for street improvements and dedication along Redlands Avenue. The Specific Plan Amendment (Perris Valley Commerce Center Specific Plan) is required to remove Russell Way 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 November 4, 2022 and conclude on December 5, 2022. Due to the time limits mandated by State Law, your comments must be received at the earliest date, but no later than **December 5, 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 21, 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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