

**NOTICE OF INTENT**  
**IDI INDIAN AVENUE AND RAMONA EXPRESSWAY WAREHOUSE**  
**PROJECT**  
**MITIGATED NEGATIVE DECLARATION NO. 2342**

June 21, 2019

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**Project Title:** IDI Indian Avenue and Ramona Expressway Warehouse Project Initial Study/Mitigated Negative Declaration No. 2342, Development Plan Review (18-00002), Tentative Parcel Map 37457 (18-05058), Agricultural Diminishment, and Notice of Nonrenewal Applications (18-05219) to Cancel the Williamson Act Contract for the Project Site.

**Lead Agency:**

City of Perris  
Planning Division  
135 North "D" Street  
Perris, CA 92570  
(951) 943-5003  
Contact: Mary Blais, Contract Planner

**Project Location - City:** Perris

**Project Location - County:** Riverside

**Project Location - Specific:** The approximate 24.2-acre Project site is located at the northwest corner of Ramona Expressway and Indian Avenue within the Perris Valley Commerce Center Specific Plan (PVCCSP) area in the City of Perris (City) in Riverside County. The approximate 2.64-acre off-site improvement area extends east from the northeast portion of the Project site connecting to the intersection of Indian Avenue and Perry Street; the off-site improvement area is also within the PVCCSP area in the City. The Project site is comprised of Assessor Parcel Numbers (APNs) 302-060-005, 302-060-006, 302-060-038, 302-050-036, and 302-050-034 and the off-site improvement area is comprised of APN 302-060-002 and right-of-way (ROW) (see Figure 1 – Regional Map and Figure 2 – Aerial Map).

**Description of the Project:** The proposed IDI Indian Avenue and Ramona Expressway Warehouse Project and off-site improvement area (herein collectively referred to as proposed Project or Project) involves the construction and operation of approximately 428,730 square feet of industrial high-cube, non-refrigerated warehouse/distribution uses including approximately 8,800 square feet of supporting office uses on an approximately 24.2-acre site (see Figure 3 – Proposed Site Plan). The warehouse building will feature approximately 66 dock doors on the northern side of the building. The Project will also provide approximately 206 standard automobile parking stalls and approximately 205 trailer parking stalls on site. The Project site will also include employee break areas, and associated landscape as well as on-site water quality basin and best management practices (BMP) facilities for stormwater quality treatment. The proposed Project will comply with all requirements under Compatibility B1, Accident Potential Zone I (APZ I), and APZ II of the 2014 March Air Reserve Base (MARB)/Inland Port Airport Land Use Compatibility Plan (ALUCP).

Construction of the proposed Project would involve mass grading of the Project site with approximately 108,000 cubic yards of cut, approximately 140,200 cubic yards of fill, and 22,200 cubic yards of shrinkage which would require approximately 10,000 cubic yards of import.

The approximately 2.64-acre off-site improvements include the construction of Driveway 2 for trucks, to be solely used for egress and ingress to and from the Project site, open landscaped area at the southwest corner of West Perry Street and Indian Avenue, and West Perry Street and Indian Avenue intersection improvements (e.g., signal and median) (see Figure 3).

The proposed Project would include roadway improvements to Ramona Expressway, Indian Avenue, and Perry Street. The Project applicant will construct Ramona Expressway to its ultimate half-section width as an Expressway (184-foot right-of-way) between the western Project boundary and Indian Avenue; construct Indian Avenue to its ultimate half-section width as a Secondary Arterial (94-foot right-of-way) including sidewalk between the northern Project boundary (at the proposed Driveway 3) and Ramona Expressway; and vacate a portion of Perry Street which will remain as right-of-way with a proposed 10-foot Eastern Municipal Water District (EMWD) easement.

The proposed Project will include three driveways. Driveway 1 off Ramona Expressway will be right-in right-out access only for passenger cars, Driveway 2 off Indian Avenue will be full access only for trucks, and Driveway 3 off Indian Avenue will be right-in right-out access only for passenger cars. The Project applicant is proposing the installation of a traffic signal at Driveway 2 as it is proposed to accommodate access to trucks heading to and from the north (Harley Knox Boulevard via Indian Avenue) (see Figure 3).

The proposed Project will involve on-site water pipeline improvements and installation of a waterline in a portion of Indian Avenue between Markham Street and Perry Street, and between Perry Street and Ramona Expressway. The proposed Project will involve installation of a recycled waterline in Indian Avenue from the stub out to the intersection of Ramona Expressway and Indian Avenue. The proposed Project will involve connecting the two reaches of the existing Line E storm drain that exist on both sides of the Project, along Ramona Expressway. Reinforced concrete boxes (RCBs) will connect the existing channel on the west of the site to the existing RCB to the east of the site. The Project will involve installation of a sewer line on the southern side of the proposed warehouse building and will connect to the existing sewer along Ramona Expressway.

The proposed Project includes the following discretionary actions by the City: (1) Adopt the Mitigated Negative Declaration (MND) (18-2342) with the determination that the MND has been prepared in compliance with the requirements of CEQA; (2) Development Plan Review (18-00002) to allow the development of the approximately 24.2-acre site for an approximately 428,730-square-foot warehouse including approximately 8,800 square feet of supporting office space and an approximately 2.64-acre off-site improvement area; (3) Tentative Parcel Map 37457 (18-05058) application submitted to merge multiple parcels into one and vacate unimproved Perry Street; and (4) Approve the Agricultural Diminishment and Notice of Nonrenewal applications (18-05219) to cancel the Williamson Act Contract for the Project site.

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#### **Address where the Draft Mitigated Negative Declaration is Available**

(Electronic copy provided on-line at <http://www.cityofperris.org/departments/development/planning.html>):

#### **City of Perris**

Planning Division

135 North "D" Street

Perris, CA 92570

Phone: (951) 943-5003

Monday – Friday 8:00 a.m. – 6:00 p.m.

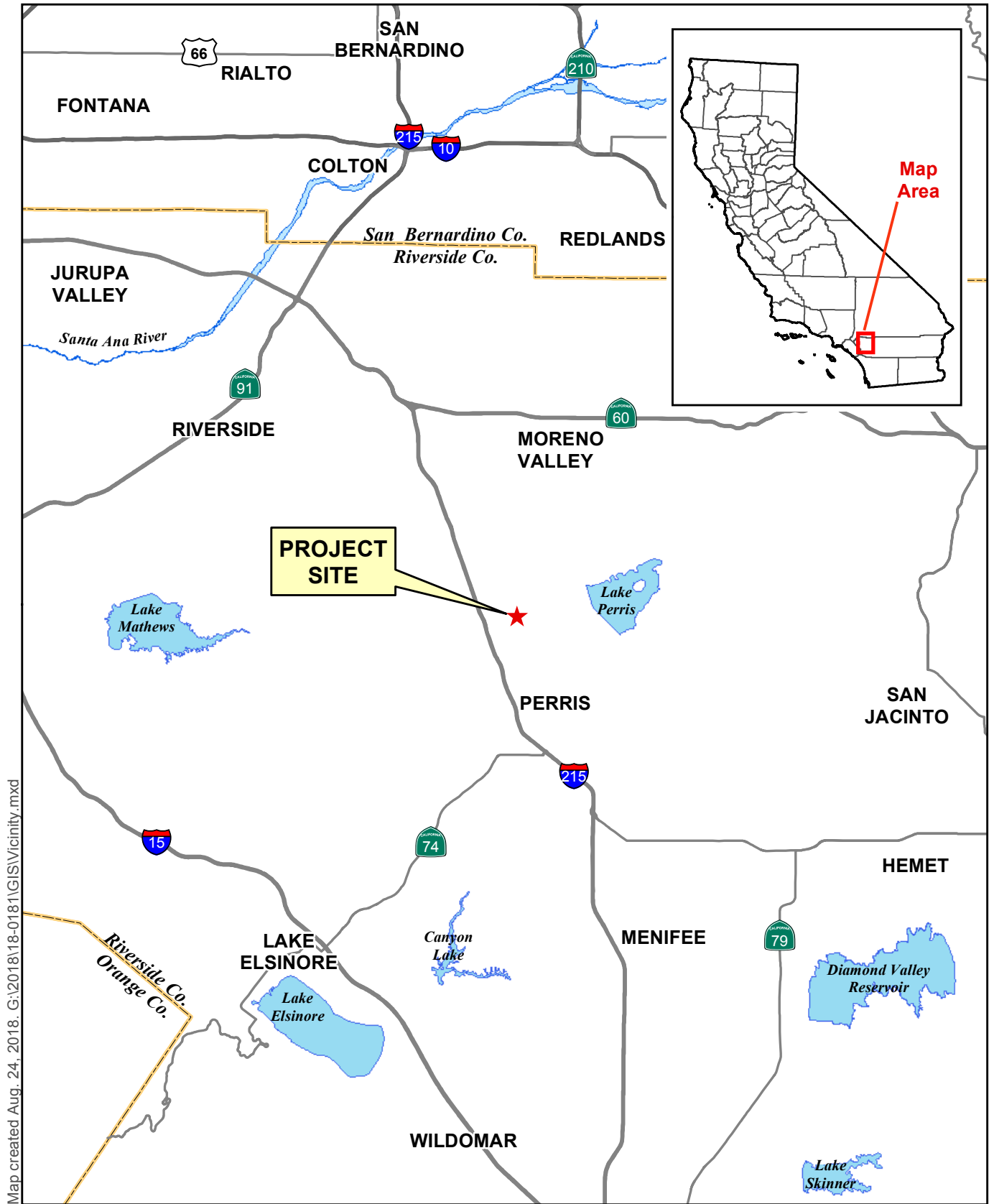
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**Public Review Period:** The Initial Study is being circulated for a minimum **30 day review period**, which will commence on **June 21, 2019** and conclude on **July 22, 2019**. Due to the time limits mandated by State Law, your comments must be received at the earliest date, but not later than **July 22, 2019 at 5 p.m.** Please send your comments to Mary Blais, City of Perris Planning Division, 135 N. "D" Street, Perris, CA 92570-2200. Ms. Blais may be reached by phone at (951) 943-5003, or via e-mail at [mblais@cityofperris.org](mailto:mblais@cityofperris.org).

**Public Hearing:** Written and oral comments regarding the Mitigated Negative Declaration may also be submitted at a public hearing 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 Department, located at the address provided 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.

NOTES: City staff has reviewed the proposed Project and has determined that the Project is compatible with and does not conflict with the MARB ALUCP. In addition, Tribal Consultations have been conducted.



Map created Aug. 24, 2018. G:\2018\18-0181\GIS\vicinity.mxd

Source: Riverside Co. GIS, 2018

**Figure 1 – Regional Map**

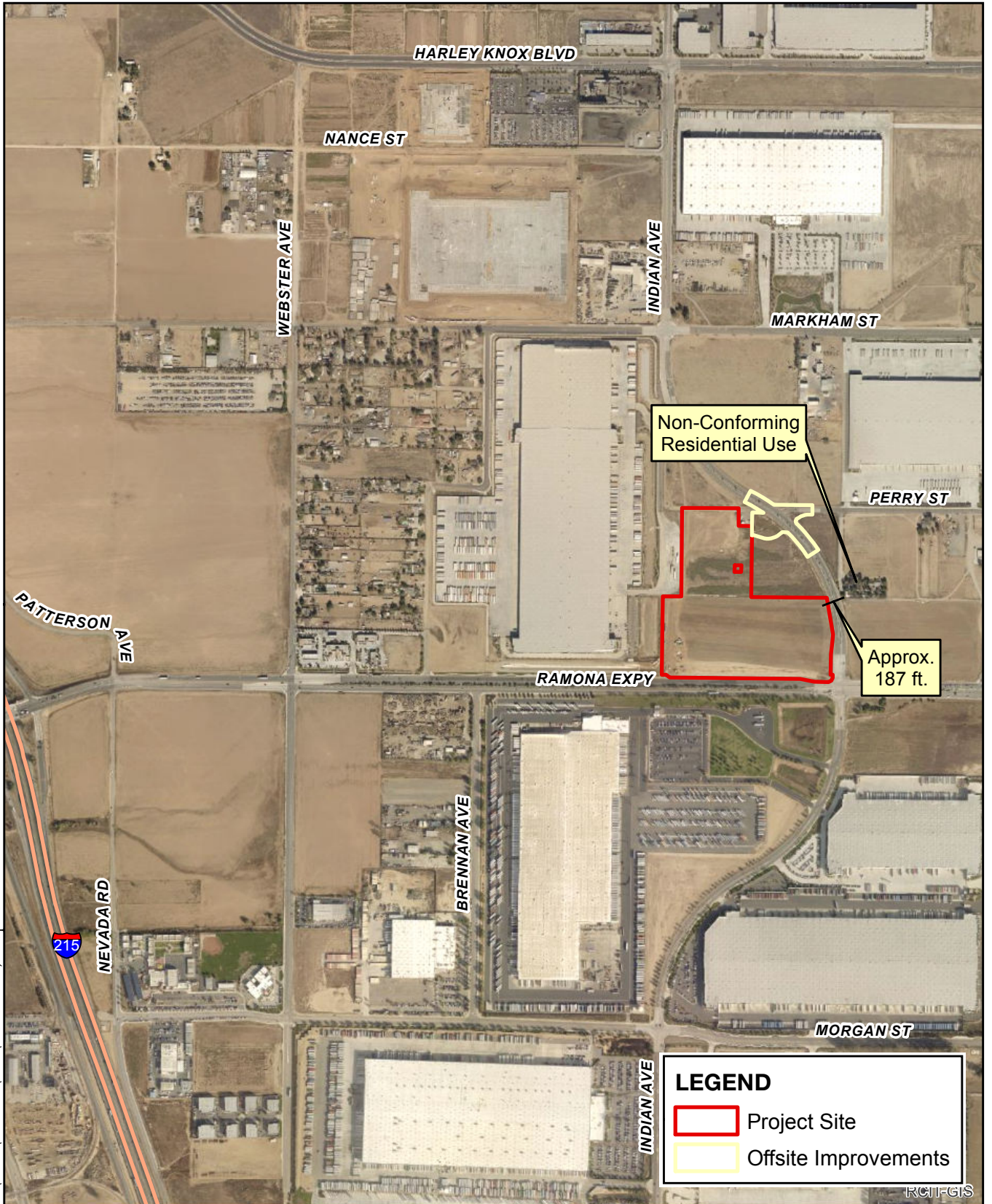
IDI Indian Avenue and Ramona Expressway Warehouse Project



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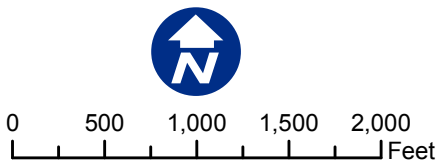
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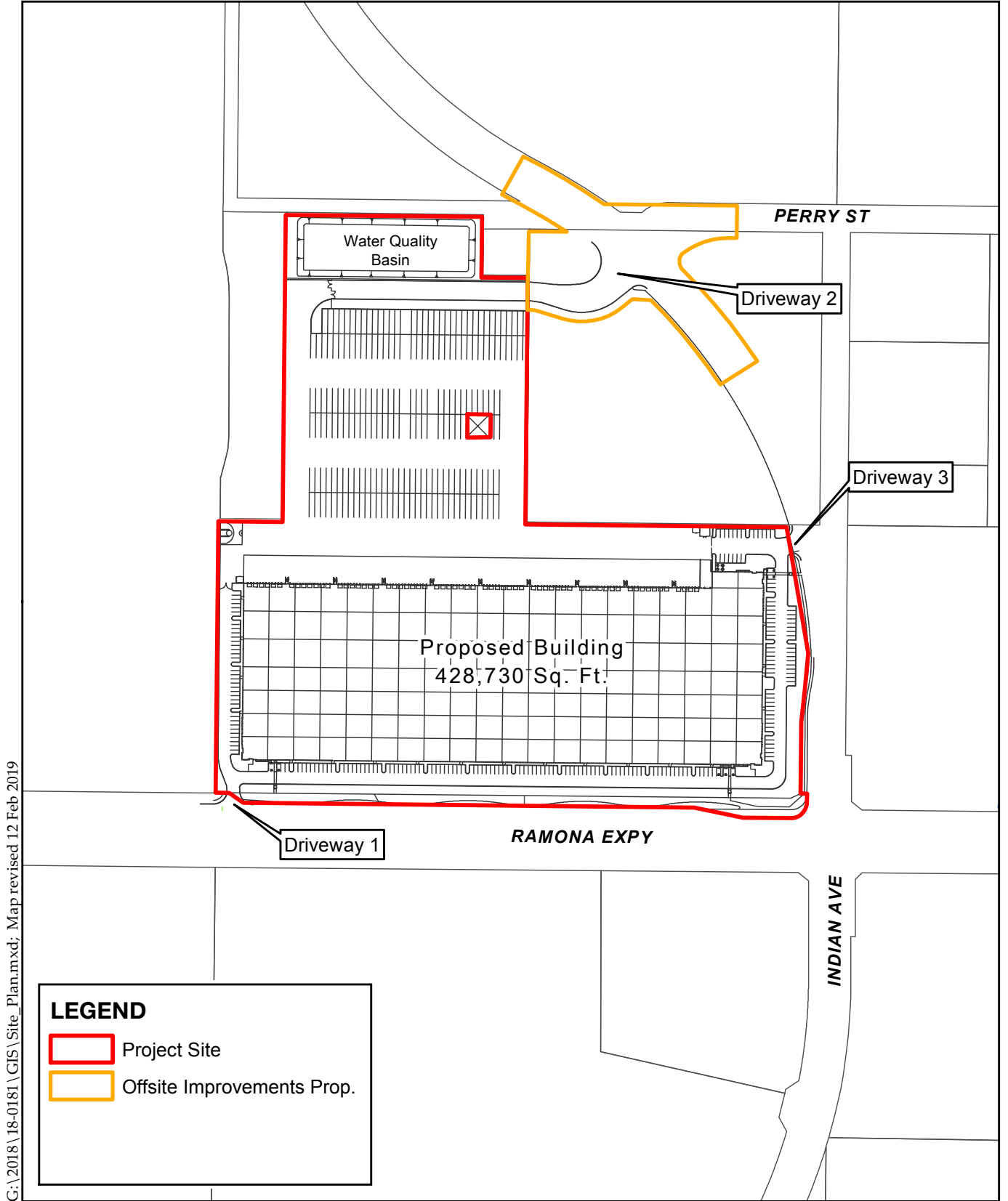


Source: Riverside Co. GIS, 2019 (parcels) and 2016 (imagery).

**Figure 2 - Aerial Map**

IDI Indian Avenue and Ramona Expressway Warehouse Project





C:\2018\18-0181\GIS\Site\_Plan.mxd; Map revised 12 Feb 2019

Source: Riverside Co. GIS, 2019

**Figure 3 - Proposed Site Plan**



0 300 600 Feet

IDI Indian Avenue and Ramona Expressway Warehouse Project

