

# Notice of PUBLIC HEARING

*This may affect your property. Please read:*

Notice is hereby given that the Planning Commission of the City of Perris will hold a Public Hearing on the following item(s):

**CASE(S):** **Development Plan Review No. 19-00004** (Rider II Warehouse) and **Tentative Parcel Map 19-05058** (TPM 37437); **Development Plan Review No. 19-00006** (Rider IV Warehouse) and **Tentative Parcel Map 19-05096** (TPM 37438); **Environmental Impact Report No. 19-05180**

**APPLICANT:** Steve Hollis, IDI Logistics  
8 Corporate Park, Suite 300  
Irvine, CA 92606

**PROPOSAL:** Rider II/IV Project - A proposal to construct two high cube warehouse buildings totaling approximately 1,353,586 square feet with 20,000 SF office space on 72.5 acres.

**LOCATION:** East side of Redlands Avenue, north of Rider Street and south of Morgan Street, in the Light Industrial (I) Zone of the Perris Valley Commerce Center Specific Plan on APNs 303-170-004, 005, 011, 014 & 303-130-022 (Rider II) and 303-160-002, 003, 007, & 009 (Rider IV).

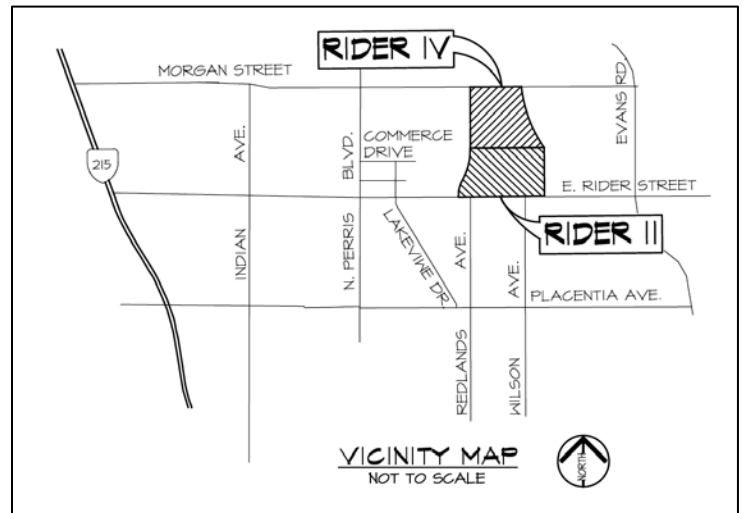
**ENVIRONMENTAL DETERMINATION:** An Environmental Impact Report (EIR) was prepared in compliance with the California Environmental Quality Act for the Project described above and inclusive of related improvements to the Perris Valley Storm Drain Channel and Rider Street Bridge. The document was circulated for a 45-day public review period from September 30, 2020 to November 16, 2020. The Draft EIR determined that the following issue areas have potentially significant environmental impacts that will be mitigated to below a level of significance: Aesthetics, agriculture and forestry resources, biological resources, cultural and tribal resources, energy, geology and soils, hazards and hazardous materials, hydrology and water quality, land use and planning, utilities and service systems, and transportation and traffic. Finally, the Draft EIR determined that even with feasible mitigation measures the proposed Project would result in significant impacts to air quality, greenhouse gas emissions, and noise that cannot be mitigated to below a level of significance. As a result, adoption of a Statement of Overriding Considerations by the City will be required in order for the project to be approved. Comments received regarding the DEIR have been addressed in the Final EIR (FEIR) and are available for public

review on the City's website:

<https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-240>

**PUBLIC HEARINGS:** The City of Perris Planning Commission is scheduled to consider the project and environmental determination at its meeting on **Wednesday, June 16, 2021 at 6:00pm**. Any person affected or concerned by this application may submit written comments to the Office of the City Clerk before the Planning Commission hearing. At the time of the public hearing, any person may appear and be heard in support of or opposition to the project. The Planning Commission, at the hearing or during deliberations, 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 at the public hearing described in this notice or in writing delivered to the Planning Commission prior to the public hearing.



COUNCIL CHAMBERS CITY HALL  
101 NORTH "D" STREET  
PERRIS, CA 92570

Date & Time: June 16, 2021 – 6:00 p.m.

Consultant Planner: Cathy Perring

Phone: (951) 205-1374

Email: [cperring@cityofperris.org](mailto:cperring@cityofperris.org)

**Si necesita un interprete por favor llamenos al (951) 943-5003**

All information is available for review at the Development Services Department, Planning Division, located at 135 North D Street, Perris, by appointment only.