



**NOTICE OF INTENT  
TO ADOPT A  
MITGATED NEGATIVE DECLARATION (MND) No. 2352  
TENTATIVE TRACT MAP NO. 37803**

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**Project Title:** Tentative Tract Map No. 37803

**Lead Agency:**

City of Perris  
Planning Division  
135 North "D" Street  
Perris, California 92570  
(951) 943-5003 ext. 279  
Contact: Nathan Perez

**Project Location - City:** Perris

**Project Location - County:** Riverside

**Project Location - Specific:** The project site is in the western portion of Riverside County within the City of Perris. Specifically, the project site is located along the south side of Metz Road, north of San Jacinto Avenue and west of A Street within the southwest quarter of Section 30, Township 4 South, Range 3 West, San Bernardino, Baseline and Meridian, as shown on the Perris, California 7.5' U.S. Geological Survey (USGS) topographic quadrangle maps. Elevation is approximately 1,520 feet above mean sea level (amsl). The site currently consists of five (5) parcels (APNs: 311-080-033, -035, 311-090-009, -016, -020) totaling approximately 53.13 gross acres.

**Description of the Project:** The project applicant proposes the development of 145 single-family detached residential units on a vacant 53.13-gross acre site. The lots range from 6,000 gross square feet up to 19,246 gross square feet with an average size of 6,822 gross square feet. There are two points of site access. There are two proposed drainage lots and eight landscape lots. Lot A (0.65 acres) is a drainage lot in the northeast corner of the site and Lot B (0.93 acres) is a drainage lot in the southeast corner of the site. Lots C through J are landscape lots that are located throughout the site and range from 0.01 acres to 9.12 acres. Lot D is 9.12 acres and encompasses the rock outcroppings near the middle of the site. Surface water runoff from the site would drain to a 1.17-acre retention basin. Blasting is proposed for several areas of the site to remove rock formations that cannot be removed with standard grading equipment. The project is scheduled to begin construction in the second quarter of 2021 and completed the first quarter of 2022. Based on current market conditions the project would be constructed in fourteen phases with approximately ten homes for each phase and the project would be completed in approximately three years.

**Mitigation Measures:** The Initial Study evaluated potential environmental impacts to aesthetics, agricultural and forestry resources, air quality, biological resources, cultural resources, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise, population and housing, public services, recreation, transportation/traffic, tribal cultural resources, utilities and service systems and wildfires. Of all potential effects evaluated, impacts in the areas of aesthetics, air quality, biological resources, cultural resources, geology and soils, noise and transportation/traffic were identified, but will be reduced to less than significant levels with implementation of the mitigation measures identified in the Initial Study. The City did not identify any significant, unavoidable impacts.

**Lead Agency:** City of Perris

**Department:** Planning Division

**Contact Person:** Nathan G. Perez, Senior Planner

**Area Code/Phone/Extension:** (951) 943-5003

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**Address Where Hard Copy of the Mitigated Negative Declaration is Available:** The Draft MND is available for public review at the City of Perris Planning Division, 135 North "D" Street, Perris, California 92570-2200. The Planning Counter is open Monday – Thursday 8:00 a.m. – 6:00 p.m. *Electronic copies can be viewed on the City's website at <http://www.cityofperris.org/departments/development/planning.html> .*

**Public Review Period:** The Draft MND/Initial Study is being circulated for a **30-day review period**, estimated to start on January 20, 2021 and to close on February 18, 2021. Due to the time limits mandated by State Law, your comments must be received at the earliest date possible, but not later than February 18, 2021. Please send your comments to Nathan Perez, City of Perris Planning Division, 135 North "D" Street, Perris, California 92570-2200. Mr. Perez may be reached by phone at (951) 943-5003, or via e-mail at [nperez@cityofperris.org](mailto:nperez@cityofperris.org).

**Public Hearing:** Written and oral comments regarding the MND/Initial Study and project may also be submitted at public hearings 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 Division located at the address stated above.

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

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