

CITY OF PERRIS
DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION

135 NORTH D STREET, PERRIS, CA 92570-2200
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**NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION FOR THE
PERRIS BOULEVARD AND MORGAN STREET INDUSTRIAL PARK PROJECT**

June 9, 2021

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: DPR 20-00013 and Parcel Map No. 37967 - Perris Boulevard and Morgan Street Industrial Park Project

Lead Agency: City of Perris, CA

Contact: Chantal Power, AICP, Contract Planner, (909) 754-1653, cpower@interwestgrp.com

Project Location – City: Perris

Project Location – County: Riverside

Project Location – Specific: The proposed project site is located on a 15.60-acre (gross) property at the southeast corner of North Perris Boulevard and Morgan Street in the City of Perris, California. The project site is comprised of Assessor's Parcel Numbers 303-080-017, 303-080-007, and 303-080-018. The project site is bound by Morgan Street to the north, Perris Boulevard to the east, Sinclair Street to the south, and an existing industrial operation and Barrett Avenue to the west. The project site is designated by the City's General Plan Land Use Map and zoned as Perris Valley Commerce Center Specific Plan (PVCCSP). The PVCCSP designates the site as Light Industrial. See attached Regional Location and Local Vicinity Maps.

Description of the Project: The project includes construction and operation of three non-refrigerated industrial/warehouse buildings equaling approximately 283,197 square feet, inclusive of approximately 14,000 square feet of office/mezzanine space. Associated improvements include loading docks, truck and vehicle parking, and landscape areas. To facilitate the on-site circulation of trucks, at the request of City Planning staff, the project would involve a Minor Adjustment for Parking Reduction to allow for the project to provide 203 parking spaces, which is 9 spaces below code requirements. Additionally,

although agricultural operations are not currently occurring on the project site, the project site is currently enrolled under a California Land Conservation Act contract (Williamson Act contract). The project would involve the cancellation of this contract.

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.

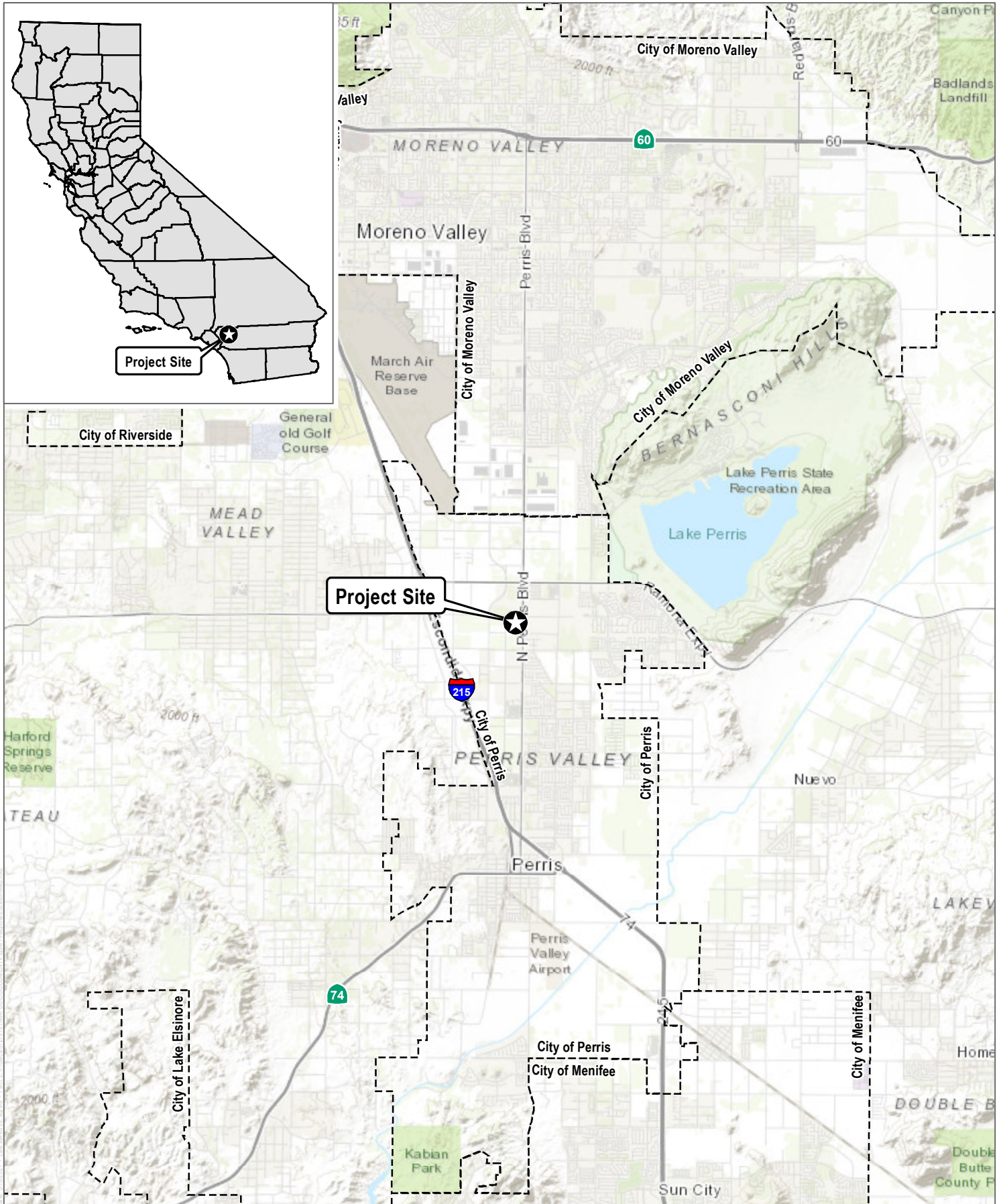
135 North “D” Street
Perris, CA 92570

Appointments may be made by calling 909-754-1653 or emailing: cpower@interwestgrp.com

Public Review Period: The Initial Study is being circulated for a 30-day review period, which will commence on June 9, 2021 and conclude on July 8, 2021. Due to the time limits mandated by State Law, your comments must be received at the earliest date, but no later than July 8, 2021 at 5:00 p.m. 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. Chantal Power’s 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 date, time, place, and format of future public hearing(s) will be appropriately notified per City and CEQA requirements. Notices advertising public hearing dates will be provided separately. 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 listed on any list of hazardous waste sites prepared pursuant to Government Code Section 65962.2.



SOURCE: ESRI Basemap



FIGURE 1

Regional Location Map

Perris Boulevard and Morgan Street Industrial Park Project



SOURCE: Riverside County 2021; Bing Maps

FIGURE 2

Local Vicinity Map

Perris Boulevard and Morgan Street Industrial Park Project





SOURCE: Herdman Architecture + Design, 2021

FIGURE 3

Conceptual Site Plan