

**NOTICE OF INTENT TO ADOPT MITIGATED NEGATIVE DECLARATION FOR
MARKHAM STREET TRUCK AND TRAILER STORAGE FACILITY LOCATED NORTH SIDE OF
MARKHAM ST. BETWEEN PERRIS BLVD AND REDLANDS AVE.**

August 3, 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: Markham Street Truck and Trailer Storage Facility (CUP 20-05100, SPA 20-05180, PM 20-051279, and MND 20-05182)

Lead Agency: City of Perris, CA

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

Project Location - City: Perris

Project Location - County: Riverside

Project Location - Specific: APN 302-110-031 & 032 (see attached Regional Location and Local Vicinity Maps).

Description of the Project: Truck Terminal Properties, LLC (Applicant) is requesting approval of a Specific Plan Amendment, a Parcel Merger, and Conditional Use Permit (CUP) for construction and operation of a truck and trailer storage facility to include a 700 square-foot single-story guard shack, 247 14-foot by 55-foot trailer stalls, three passenger car parking spaces and one handicap accessible parking space on a 9.5-acre property described as APN: 302-110-031 & 032. The Specific Plan Amendment (Perris Valley Commerce Center Specific Plan) is to change the land use designation of the Project Site, which is currently designated as Business Professional Office (PBO), to Light Industrial (LI) allowing for activities including manufacturing, research, warehouse and distribution, assembly of non-hazardous materials and retail related to manufacturing. Site improvements would include a mix of screen walls, block walls, signage, landscaping, and a storm water retention basin. Access to the Project Site would be provided by a 60-foot driveway at Markham Street.

The Project would provide parking for local trucks and fleets. Truck drivers will either be picked up or dropped off by passenger cars. The Project will operate 24 hours a day and 7 days a week; security guards are not anticipated to be present 24 hours a day. Restroom facilities would be provided for both guards and truck drivers 24 hours per day. Truck traffic will be directed to Harley Knox Blvd. to access Interstate 215.

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

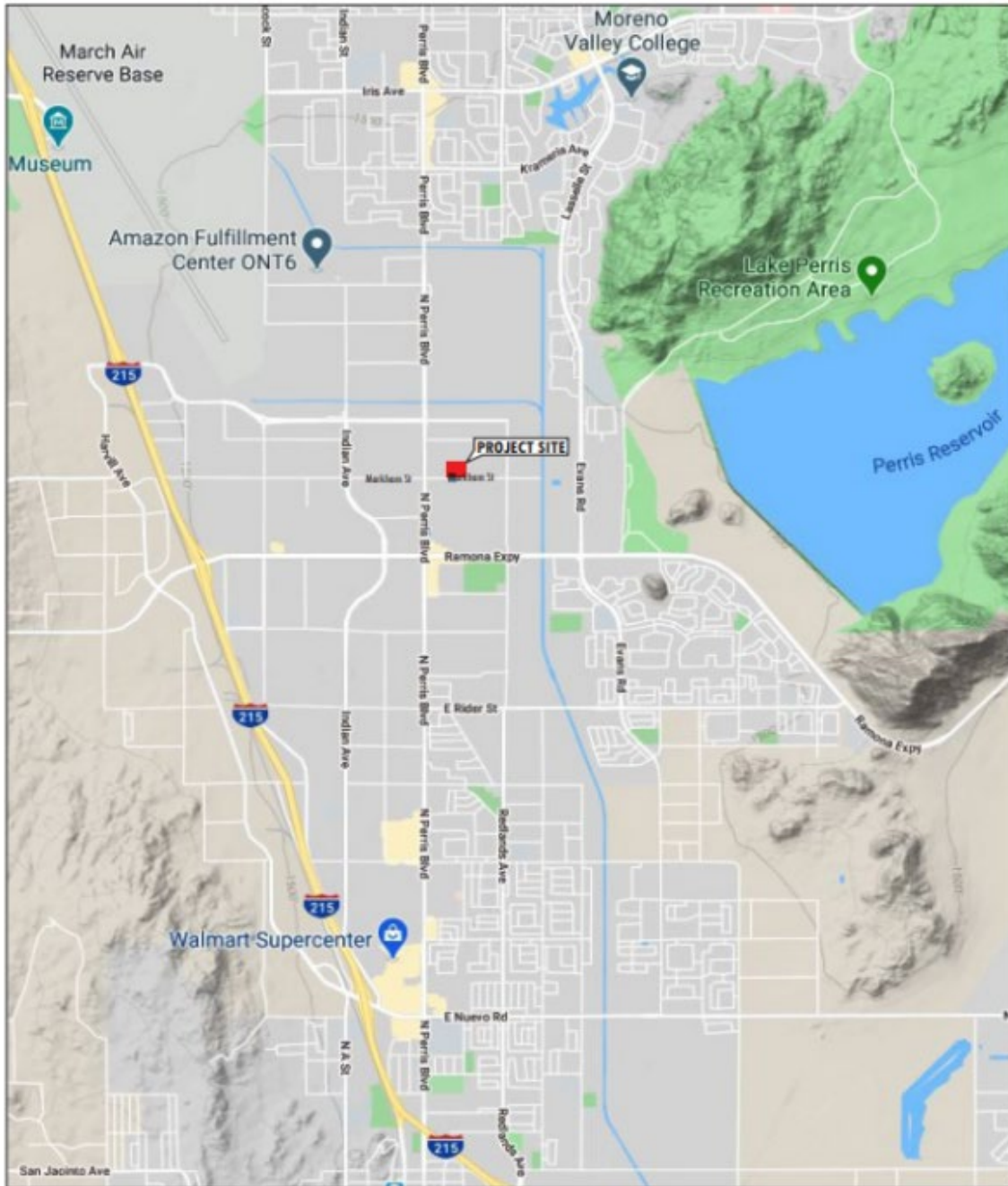
Appointments may be made by calling (909) 754-1653 or emailing: cpower@interwestgrp.com

Public Review Period: The Initial Study is being circulated for a 30-day review period, which will commence on August 3, 2021 and conclude on September 2, 2021. Due to the time limits mandated by State Law, your comments must be received at the earliest date, but no later than **September 2, 2021 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. 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 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 on any list of hazardous waste sites prepared pursuant to Government Code Section 65962.5.

NOTES: 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 D. The proposed development does not conflict with the MARB/IP Land Use Compatibility Plan and is required to comply with the standard Conditions of Approval for these Airport Zones. In addition, Tribal Consultations have been conducted.



Source: Lilburn Corporation, May, 2020.

LILBURN
CORPORATION

REGIONAL LOCATION
Markham Street Truck and Trailer Storage Facility
Perris, California

FIGURE 1



Source: Lilburn Corporation, May, 2020.

LILBURN
CORPORATION

PROJECT VICINITY

Markham Street Truck and Trailer Storage Facility
Perris, California

FIGURE 2