



**NOTICE OF INTENT  
TO ADOPT A  
MITGATED NEGATIVE DECLARATION (MND) No. 2363  
CONDITIONAL USE PERMIT No. 19-05295**

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**Project Title:** Go Fresh Perris Gas Station Conditional Use Permit 19-05295

**Lead Agency:**

City of Perris,  
Planning Division  
135 North "D" Street  
Perris, California 92570  
(951) 943-5003 ext. 287  
Contact: Alfredo Garcia

**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 west of intersection of State route (SR 74) and Navajo 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 1,585 feet above mean sea level (amsl). The site currently consists of one (1) parcel (APN:326-234-003) totaling approximately 1.36 gross acres.

**Description of the Project:** The Applicant is requesting the approval of a Conditional Use Permit #19-05295 to construct and operate a 3,960 square-foot convenience store, a fueling station with eight fueling islands, a 2,505 square-foot car wash and a 1,406 square-foot retail store. The Project Site is an existing vacant parcel described as Assessor's Parcel No. 326-234-003. The 1.36-acre parcel is located west of intersection of State route (SR-74) and Navajo Road in the City of Perris within the County of Riverside. The Project Site has a current land use designation of Community Commercial (CC) and Zoning of Community Commercial (CC). The City of Perris requires approval of a Conditional Use Permit for service and commercial uses within the CC Zone.

**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 biological resources, cultural resources, tribal cultural resources 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:** Alfredo Garcia, Associate 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 2363 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 <https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review>*

**Public Review Period:** The Draft MND/Initial Study is being circulated for a **30-day review period**, estimated to start on September 22, 2021, and to close on October 21, 2021. Due to the time limits mandated by State Law, your comments must be received at the earliest date possible, but not later than October 28, 2021. Please send your comments to Alfredo Garcia, City of Perris Planning Division, 135 North "D" Street, Perris, California 92570-2200. Mr. Garcia may be reached by phone at (951) 943-5003, or via e-mail at [algarcia@cityofperris.org](mailto:algarcia@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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