



CITY OF PERRIS

DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION
135 NORTH "D" STREET, PERRIS, CA 92570-2200
TEL.: (951) 943-5003 FAX: (951) 943-8379

NOTICE OF DETERMINATION

FROM: CITY OF PERRIS
Development Services Department
Planning Division
135 North "D" Street
Perris, CA 92570

TO: OFFICE OF PLANNING AND RESEARCH
P.O. Box 3044
Sacramento, CA 95812-3044

COUNTY CLERK
County of Riverside
2720 Gateway Drive
Riverside, CA 92507

SUBJECT: *Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code*

State Clearinghouse Number (if submitted to Clearinghouse): 1989032707

Project Title: Case Road Mixed-Use Development (VPM 23-05059, CUP 23-05047, CUP 23-05208, CUP 23-05210, DPR 23-00013, and DPR 23-00014)

Project Applicant: Derek Barbour, Richland Real Estate Fund, LLC

Lead Agency Contact Person: Nathan Perez, Senior Planner **Area Code/Telephone:** (951) 943-5003 Ext 279

Project Location (include County): The project site encompasses two parcels identified by Assessor's Parcel Numbers 327-220-012 and 327-220-044 and is generally located east of Green Valley Parkway, south of Watson Road, west of Case Road, and north of Ethanac Road in the City of Perris, Riverside County, CA 92570.


Project Description: The project would include a mixed-use development on 44.9 acres within the Green Valley Specific Plan area consisting of the following: 1) Vesting Parcel Map to subdivide two (2) parcels into seven (7) parcels totaling 44.9 acres; 2) CUP for the review of site plan and building elevations for a 498,000 square foot industrial building on 23.7 acres; 3) CUP for the review of site plan and building elevations for a 116,000 square foot self-storage and outdoor RV parking facility on 9.6 acres; 4) CUP to allow two (2) 2,300 square-foot drive-through restaurants on 1.82 acres; 5) DPR for the review of the site plan and building elevations for a 21,600 square foot commercial retail shopping center on 2.8 acres; and 6) Development Plan Review for the review of site plan and building elevations for a four-story hotel on a 3.8-acres.

This is to advise that the City of Perris City Council approved the above-described project on January 14, 2025, and made the following determinations:

1. The project [will will not] have a significant effect on the environment.
2. An Addendum to a Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation Measures [were were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [was was not] adopted for this project.
5. A Statement of Overriding Considerations [was was not] adopted for this project.
6. Findings [were were not] made pursuant to the provisions of CEQA.

This is to certify that an Addendum to an EIR and record of project approval is available to the General Public at:

City of Perris Development Services Department, 135 North D Street, Perris, CA 92570 or on the City of Perris webpage:
https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-436#docan1206_1313_479

Signature:  **Date:** 1-14-2025 **Title:** Senior Planner
Date received for filing at OPR: _____