



**NOTICE OF INTENT  
TO ADOPT A  
MITGATED NEGATIVE DECLARATION (MND) No. 2368  
DEVELOPMENT PLAN REVIEW No. 20-00019 and TPM 38061**

**Project Title:** Development Plan Review (DPR) 20-00019 and Tentative Parcel Map 38061 / 21-05272 -Operon HKI Project

**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 proposed Project site is Assessor's parcel numbers 302-090-027 and 028. The Project site is located along the eastern side of Indian Avenue south of Harley Knox Street, within the Perris Valley Commerce Center Specific Plan area in the City of Perris, Riverside County, California.

**Description of the Project:** Operon Group is proposing the construction and operation of a warehouse facility to include three non-refrigerated industrial buildings on an 8.69-acre property described as APNs 302-090-027 and -028. The Proposed Project includes approval of a Tentative Parcel Map 38061 to subdivide the Project Site from 2 parcels into 3 lots. With the right-of-way dedications, the Project Site would have a net area of 6.79 acres. The warehouse buildings are proposed to have footprints of 45,900 square-feet (SF), 42,500 SF and 49,300 SF. Each proposed warehouse building will include 1,100 SF of mezzanine floor. Proposed on-site improvements include paving, parking, screen walls, landscaping, drainage, and access improvements. Access to the Project Site would be provided by three proposed 40-foot-wide driveways, one for each building, along Harley Knox Boulevard.

Total parking provided on the Project Site would be 115 standard spaces, six of which would be handicap accessible spaces. Eleven of the parking spaces will be designated for low-emitting, fuel efficient, and carpool/vanpool vehicles. Seven parking spaces will be designated for the charging of electric vehicles. There would be 8-foot-high concrete walls between each warehouse building and located to screen the loading dock area from public view. In addition, an 8-foot-high wall would be constructed along the eastern boundary of the Project Site the length of the truck court. Sliding gates are proposed for access to each building's loading dock area. The Proposed Project would include approximately 38,960 SF of landscaping. The Proposed Project would connect to existing sewer and water lines in Harley Knox Boulevard. Sidewalks are proposed along the western and northern Project Site frontage.

**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, transportation/traffic, tribal cultural resources, utilities and service systems and wildfires. Of all potential effects evaluated, impacts in the areas of air quality, biological resources, cultural resources, energy, hazards/hazardous materials, noise, transportation, and tribal cultural resources 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  
**Contact Person :** Alfredo Garcia, Associate Planner

**Department:** Planning Division  
**Area Code/Phone/Extension :** (951) 943-5003 Ext. 287

**Address Where Hard Copy of the Mitigated Negative Declaration is Available:** The Draft MND 2368 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 – Friday 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>*

The Mitigated Negative Declaration is available for public review at the:

**City of Perris**

Planning Division

135 North "D" Street

Perris, California 92570-2200

Phone: (951) 943-5003

FAX: (951) 943-8379

Monday – Friday 8:00 a.m. – 6:00 p.m.

**Public Review Period:** The Draft MND/Initial Study is being circulated for a **30-day review period**, estimated to start on November 24, 2021, and to close on December 23, 2021. Due to the time limits mandated by State Law, your comments must be received at the earliest date, but not later than December 23, 2021, at 6 PM. 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 Ext. 287, 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.

NOTES: It should be noted that Tribal Consultations have been conducted.

---