

# 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*

**Project Title:** Operon Group Industrial Project DPR 20-00019

**Mitigated Negative Declaration:** 2368

**State Clearing House Number:** SHC 2021110210

**Project Applicant:** Chris Kwasizur, Operon Group.

**Lead Agency Contact Person:** Alfredo Garcia, Associate Planner **Area Code/Telephone:** (951) 943-5003 ext. 287

**Project Location (include County):** The proposed Project site is Assessor's parcel numbers 302-090-027 and 028. The Project site is located on the southeast corner of Indian Avenue and Harley Knox Blvd., within the Perris Valley Commerce Center Specific Plan area in the City of Perris, Riverside County, California.

**Project Description:** 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 into 3 parcels. 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 parking spaces. There would be 14-foot-tall concrete walls between each warehouse building and a 14-foot-tall 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 connect to existing sewer and water lines in Harley Knox Boulevard.

This is to advise that the City of Perris Planning Commission approved the above-described project on March 2, 2022, and made the following determinations:

1. The project [ will  will not] have a significant effect on the environment.
2.  An 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.

**FILED / POSTED**

County of Riverside  
Peter Aldana  
Assessor-County Clerk-Recorder

E-202200196  
03/04/2022 04:20 PM Fee: \$ 2598.00  
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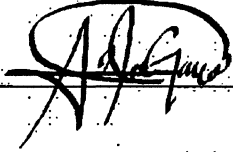
Removed: By: Deputy



This is to certify that the final MND with comments and responses 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>

Signature: \_\_\_\_\_



Date: 03/2/22 Title: Associate Planner