



**DRAFT NOTICE OF INTENT
TO ADOPT MITGATED NEGATIVE DECLARATION (MND) NO. __2370, GENERAL
PLAN AMENDMENT NO. 21-05040, CHANGE OF ZONE NO. 21-05039, AND TENTATIVE
TRACT MAP 38071 (TTM 21-05032)**

December 17, 2021

Project Title: General Plan Amendment 21-05040, Change of Zone 21-05039, and Tentative Tract Map 38071 (TTM21-05032)

Lead Agency:

City of Perris
Planning Division
135 North “D” Street
Perris, California 92570
(951) 943-5003 ext. 279
Contact: Nathan Perez, Senior Planner

Project Location - City: Perris

Project Location - County: Riverside

Project Location - Specific: The Project project site is located northeasterly of the Ramona Expressway and Evans Road in the City of Perris. (refer to the attached exhibit). The Project project site is identified as Assessor Parcel Numbers (APN) 302-200-020 through 034, and 302-210-001 through 009, which encompass 48.61 acres.

Description of the Project: The proposed Project project would involve construction of 192 single family detached homes having a minimum lot size of 6,000 square feet. The Project project also includes two water quality management basins. The Project project site has a City of Perris General Plan Land Use designation of Specific Plan, ; but no specific plan has been established adopted on for the Project sitearea. Therefore, a General Plan Amendment is proposed to establish anchange the General Plan Land Use designation from Specific Plan to R-6000 designation. The project site is zoned for 10,000-square-foot lots. The proposed zoning is R-6000.

Access to the Project project site would be provided from two public streets designed as Local Streets extending from Evans Rd., a 118-foot Primary Arterial. Evans Rd. will be constructed to its ultimate half-section width along the Project project frontage to the Ramona Expressway. These roadways would be constructed consistent with the City of Perris General Plan Circulation Element.

The Project project would comply with applicable provisions of the City of Perris Airport Overlay Zone, the 2014 March MARB/IPA Land Use Compatibility Plan, and the 2018 March Air Installation Compatible Use Zone study. The ALUC has determined that the Project project is compatible with, and does not conflict with, the MARB ALUCP. In addition, Tribal Consultation has been completed.

Construction of the Project project would occur in a two phasestwo phases. Construction would involve mass grading of the entire site. Excavation would occur for the installation of utility improvements. Earthwork is designed to balance on the site.

The Project project includes the following discretionary actions the by the City: adoption of the Mitigated Negative Declaration (MND __No. 2370) in compliance with the requirements of the California Environmental Quality Act (CEQA), and approval of General Plan Amendment No. 21-05040, Change of Zone No. 21-05039, and Tentative Tract Map 38071 (TTM No. 21-05032) to allow for development of 192 dwelling units on at the Project project site. Copies of all relevant material, including the project specifications, are available for review at the City of Perris Planning Division, located at the address stated below.

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

Address Where a Copy of the Mitigated Negative Declaration and Documents Incorporated by Reference are Available (Electronic copy provided at <http://www.cityofperris.org/departments/development/planning.html>):

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 AM to 6:00 PM

Public Review Period: The Initial Study/Mitigated Negative Declaration is being circulated for a **30-day review period**, which will commence on **December __, 2021** **January 12, 2022 and close on January __, 2022** **February 11, 2022**. Due to the time limits mandated by State Law, your comments must be received at the earliest date, but not later than **January __, February 11, 2022**. Please send your comments to Nathan Perez, City of Perris Planning Division, 135 North “D” Street, Perris, California 92570-2200. Mr. Perez may be reached by phone at (951) 943-5003 ext. 279, or via e-mail at nperez@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 and the City of Perris City Council. The dates, times, 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.

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 at **6:00 p.m., on Wednesday, January __ 2022, in the City Council Chambers of the City of Perris, 101 North “D” Street.**

Hazardous Materials Statement: The Project site is not listed on any list of hazardous waste sites prepared pursuant to Government Code Section 65962.5.