



Development Services Department Planning Division

135 North "D" Street, Perris
CA 92570

NOTICE OF INTENT TO ADOPT MITIGATED NEGATIVE DECLARATION (MND No. 2382) FOR THE CITY OF PERRIS, CALIFORNIA

PROJECT DESCRIPTION

Development Plan Review 20-00008: Proposal to consider a Development Plan Review for the construction of a 287-unit multi-family residential complex consisting of various three-story residential structures and recreational structures. The project proposes (170) 1-bedroom units and (117) 2-bedroom units, and associated landscaping, parking, and street improvements, on 13.36 acres.

NOTES: *The proposed project is located within Airport Overlay Zone E (Other Airport Environs Zone), of the Perris Valley Airport Land Use Compatibility Plan. The proposed development does not conflict with the Perris Valley Airport Land Use Compatibility Plan and is required to comply with the standard Conditions of Approval for these Airport Zones. In addition, Tribal Consultations have been conducted.*

PROJECT LOCATION: The project site is located on the west side of Murrieta Road, north of Dale Street, and east of Wilson Avenue in the MFR 22 (Multi-Family Residential, up to 22 dwelling units per acre) zone (Assessor's Parcel Number (APN) 311-502-001).

HAZARDOUS WASTE SITES: Pursuant to Section 15087c6 of the Guidelines for California Environmental Quality Act the City acknowledges the non-existence of hazardous waste sites within the project area reviewed by this Mitigated Negative Declaration (MND No. 2382).

PUBLIC HEARINGS: The City of Perris will hold a formal public hearing with the City Planning Commission on the above noted project (DPR No. 20-00008) and the Mitigated Negative Declaration (MND No. 2382). The specific public hearing date will be noticed 10 days prior to the hearing, in accordance with the Perris Municipal Code.

PUBLIC REVIEW AND WRITTEN COMMENTS: The review period for submitting written comments on the Mitigated Negative Declaration (MND No. 2382), pursuant to State CEQA Guidelines Section 15105, commences on February 24, 2023, and will close on March 27, 2023, at 6:00 p.m. Please submit comments regarding the project or Mitigated Negative Declaration (MND No. 2382), via regular mail or e-mail to the following:

PROJECT CONTACT:

PHONE:

E-MAIL:

ADDRESS:

Lupita Garcia, Associate Planner

(951) 943-5003 Extension #236

lgarcia@cityofperris.org

City of Perris

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DOCUMENT AVAILABILITY: The Mitigated Negative Declaration (MND No. 2382) is available at the City Planning Division, located at the address above, and may also be viewed on the City's website at <http://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review>