



Development Services Department Planning Division

135 North "D" Street, Perris
CA 92570

NOTICE OF INTENT TO ADOPT MITIGATED NEGATIVE DECLARATION (2379) FOR THE CITY OF PERRIS, CALIFORNIA

PROJECT DESCRIPTION

Planned Development Overlay 21-05038, Tentative Tract Map 21-05037 (TTM-37904), and Development Plan Review 21-00002: Proposal to consider the following entitlements for a senior housing development on 40.62 acres: 1) Planned Development Overlay to rezone the project site from R-6,000 – Single Family Residential Zone to R-6,000-PD – Single Family Residential Planned Development Overlay Zone; 2) Tentative Tract Map to subdivide 40.62 acres into 185 residential parcels, ranging in size from 4,502 square feet to 9,972 square feet, three recreational area lots, and one open space lot; and 3) Development Plan Review of the site plan and building elevations for the construction of 185 detached single-family residences, a clubhouse, common open space including a dog park, a detention basin, and landscaping.

NOTES: The project has been reviewed by the Riverside County Airport Land Use Commission (ALUC) and determined to be in a zone for both March Air Reserve Base/Inland Port Airport and Perris Valley Airport where residential development is not restricted. Tribal consultation has been conducted and concluded.

PROJECT LOCATION: The project site is located at the northeast corner of Mountain Avenue and McPherson Road (APNs: 342-080-039, 342-080-040, 342-080-041, 342-080-042)

HAZARDOUS WASTE SITES: The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

PUBLIC HEARINGS: The City of Perris will hold a formal public hearing with the City Planning Commission on the above-noted project and the Mitigated Negative Declaration (2371). 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 (2379), pursuant to State CEQA Guidelines Section 15105, commences on 02/23/2023 and will close on 03/27/2023 at 6:00 p.m. Please submit comments regarding the project or Mitigated Negative Declaration (2379), via regular mail or e-mail to the following:

PROJECT CONTACT: Douglas Fenn, Contract Planner
PHONE: (951) 943-5003
E-MAIL: dfenn@cityofperris.org
ADDRESS: City of Perris
Development Services Department | Planning Division
135 North "D" Street
Perris, CA 92570

DOCUMENT AVAILABILITY: The Mitigated Negative Declaration (2379) is available for review at the

City Planning Division, located at the temporary address below, and may also be viewed on the City's website at <https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review>.

City of Perris
Development Services Department Front Counter
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