



Development Services Department Planning Division

135 North "D" Street, Perris
CA 92570

NOTICE OF INTENT TO ADOPT MITIGATED NEGATIVE DECLARATION (MND No. 2384) FOR THE CITY OF PERRIS, CALIFORNIA

PROJECT DESCRIPTION

Parcel Merger 22-05296 and Development Plan Review 22-00020: Proposal to consider the following entitlements: 1) Parcel Merger to consolidate two lots into one lot. 2) Development Plan Review for site plan and building elevations for the construction of an 89,000 square foot light industrial, non-refrigerated warehouse building consisting of 6,000 square feet of office area and 83,000 square feet of warehouse area with two grade level doors, 10 loading docks, and associated landscaping, parking, and street improvements, on 4.06 acres.

NOTES: *The proposed project is located within Airport Overlay Zone C1 (Primary Approach/Departure Zone), of the March Air Reserve Base/Inland Port Airport (MARB/IP) Land Use Compatibility Plan. The proposed development does not conflict with the MARB/IP 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 at 945 and 995 Markham Street in the Light Industrial (LI) Zone of the Perris Valley Commerce Center Specific Plan (Assessor's Parcel Numbers (APNs) 314-170-009 and 314-170-010).

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. 2384).

PUBLIC HEARINGS: The City of Perris will hold a formal public hearing with the City Planning Commission on the above noted project (DPR 22-00020) and the Mitigated Negative Declaration (MND No. 2384). 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. 2384), pursuant to State CEQA Guidelines Section 15105, commences on March 10, 2023, and will close on April 10, 2023, at 5:00 p.m. Please submit comments regarding the project or Mitigated Negative Declaration (MND No. 2384), via regular mail or e-mail to the following:

PROJECT CONTACT: Lupita Garcia, Associate Planner
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E-MAIL: lgarcia@cityofperris.org
ADDRESS: City of Perris
Development Services Department | Planning Division
135 North "D" Street
Perris, CA 92570

DOCUMENT AVAILABILITY: The Mitigated Negative Declaration (MND No. 2384) 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>