



## Development Services Department Planning Division

135 North "D" Street, Perris  
CA 92570

### NOTICE OF INTENT TO ADOPT MITIGATED NEGATIVE DECLARATION (MND 2375) FOR THE CITY OF PERRIS, CALIFORNIA

#### PROJECT DESCRIPTION

**Development Plan Review 22-00003 and Vesting Tentative Parcel Map No. 38384 (VTPM 22-05043):** A proposal to consider a Development Plan Review and a Parcel Map merging 18 parcels into 1 parcel for the construction of a 263,820 square foot industrial building consisting of 247,516 square feet of non-refrigerated warehouse and manufacturing, 10,000 square feet of office, and 6,304 square feet of mezzanine space with 37 loading docks; and associated landscaping, parking, and street improvements on a 16.1 gross acre site.

**NOTES:** *The proposed project is located within Airport Overlay Zone C1 (Primary Approach/Departure Approach), of the March Air Reserve Base/Inland Port Airport (MARB/IPA) Land Use Compatibility Plan. The proposed development does not conflict with the MARB/IPA Land Use Compatibility Plan and is required to comply with the standard Conditions of Approval for these Airport Zones. In addition, Tribal consultation required by Assembly Bill 52 has been completed.*

**PROJECT LOCATION:** The Project site is located at the southwest corner of the Nance Street and Patterson Avenue in the Light Industrial (LI) Zone of the Perris Valley Commerce Center Specific Plan (APNs: 314-110-008, -009, -010, -016, -017, -018, -020, -021, -022, -023, -043, -044, -045, -046, -052, -053, -058, -059).

**HAZARDOUS WASTE SITES:** Pursuant to Section 15072(g)(5) of the Guidelines for California Environmental Quality Act the City acknowledges the non-existence of hazardous waste sites within the Project site reviewed by this Mitigated Negative Declaration (MND 2375).

**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 (MND 2375). 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 2375), pursuant to State CEQA Guidelines Section 15105, commences on **April 14, 2023**, and will close on **May 15, 2023**, at 5:00 p.m. Please submit comments regarding the Project or Mitigated Negative Declaration (MND 2375), via regular mail or e-mail to the following:

**PROJECT CONTACT:**

Lupita Garcia, Associate Planner  
(951) 943-5003 Extension #236

**PHONE:**

**E-MAIL:**

[lgarcia@cityofperris.org](mailto:lgarcia@cityofperris.org)

**ADDRESS:**

City of Perris  
Development Services Department | Planning Division  
135 North "D" Street  
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**DOCUMENT AVAILABILITY:** The Mitigated Negative Declaration (MND 2375) and documents incorporated by reference are 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>