



## Development Services Department Planning Division

135 North "D" Street, Perris  
CA 92570

### NOTICE OF INTENT TO ADOPT MITIGATED NEGATIVE DECLARATION (MND 2389) CITY OF PERRIS, CALIFORNIA

#### PROJECT DESCRIPTION

**Development Plan Review 22-00021:** Proposal to construct a 99,990 square foot light industrial, non-refrigerated warehouse building consisting of 5,600 square feet of office area and 94,390 square feet of warehouse area with 11 loading docks and associated landscaping, parking, and street improvements, on 4.5 acres.

**NOTES:** *The proposed project is located within Airport Overlay Zone B1 (Inner Approach/Departure Zone) and 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 consultation has been conducted.*

**PROJECT LOCATION:** The project site is located at the northeast corner of Ramona Expressway and Brennan Avenue in the Light Industrial (LI) Zone of the Perris Valley Commerce Center Specific Plan (APNs: 302-260-078 through -081).

**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 2389).

**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 2389). 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 2389), pursuant to State CEQA Guidelines Section 15105, commences on May 5, 2023, and will close on June 5, 2023, at 6:00 p.m. Please submit comments regarding the project or Mitigated Negative Declaration (MND 2389), via regular mail or e-mail to the following:

**PROJECT CONTACT:** Nathan Perez, Senior Planner  
**PHONE:** (951) 943-5003 ext. 279  
**E-MAIL:** [Nperez@cityofperris.org](mailto:Nperez@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 2389) 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>