



## Development Services Department Planning Division

135 North "D" Street, Perris  
CA 92570

### NOTICE OF INTENT TO ADOPT MITIGATED NEGATIVE DECLARATION (2391) FOR THE CITY OF PERRIS, CALIFORNIA

#### PROJECT DESCRIPTION

**Specific Plan Amendment 21-05249, and Development Plan Review 21-00014:** Proposal to consider the following entitlements for a multi-family housing development on 14.68 acres: 1) An amendment to the May Ranch Specific Plan to rezone Planning Area 22 from Commercial zone to Multi-Family residential zone and provide development standards for the project site; and 2) Development Plan Review of the site plan and building elevations for the construction of a 300-unit apartment complex consisting of 17 separate two- and three-story buildings, recreational amenities and ancillary parking.

**NOTES:** Tribal consultation has been conducted and concluded.

**PROJECT LOCATION:** The project site is located at the southwest corner of Rider Street and Evans Road (APN: 300-090-004)

**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 (2391). Per the Perris Municipal Code, the specific public hearing date will be noticed ten days before the hearing.

**PUBLIC REVIEW AND WRITTEN COMMENTS:** The review period for submitting written comments on the Mitigated Negative Declaration (2391), pursuant to State CEQA Guidelines Section 15105, commences on 07/14/2023 and will close on 08/14/2023 at 6:00 p.m. Please submit comments regarding the project or Mitigated Negative Declaration (2391) via regular mail or e-mail to the following:

**PROJECT CONTACT:** Douglas Fenn, Contract Planner  
**PHONE:** (951) 943-5003  
**E-MAIL:** [dfenn@interwestgrp.com](mailto:dfenn@interwestgrp.com)  
**ADDRESS:** City of Perris  
Development Services Department | Planning Division  
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**DOCUMENT AVAILABILITY:** The Mitigated Negative Declaration (2391) is available for review at the City Planning Division, located at the address below, and may also be viewed on the City's website address. [Environmental Documents for Public Review | City of Perris, CA](#)

City of Perris  
Development Services Department Front Counter  
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