



Development Services Department Planning Division

135 North "D" Street, Perris
CA 92570

NOTICE OF INTENT TO ADOPT MITIGATED NEGATIVE DECLARATION (MND No. 2396) FOR THE CITY OF PERRIS, CALIFORNIA

PROJECT DESCRIPTION: Brew Harley Knox Warehouse Project

Specific Plan Amendment (SPA) 22-05375: The project site is designated as Commercial in the Perris Valley Commerce Center Specific Plan (PVCCSP) and the project proposes to change that designation to Light Industrial under the PVCCSP.

Development Plan Review (DPR) 22-00036: The proposed Brew Harley Knox Warehouse Project would develop a 4.01-acre vacant parcel into a 58,974-square-foot industrial warehouse building with supporting parking, landscaping, etc. The PVCCSP commercial designation does not permit warehouses.

NOTES: *The proposed Project site is located within Airport Overlay D Zone, "Flight Zone Buffer", of the March Air Reserve Base/Inland Port Airport (MARB/IP) Land Use Compatibility Plan (ALUCP). The proposed development does not conflict with the MARB/IP ALUCP and is required to comply with the standard Conditions of Approval for this Airport Zone. In addition, Tribal Consultations have been conducted.*

PROJECT LOCATION: The project site is located within the Perris Valley Commerce Center Specific Plan on one assessor parcel (APN 302-090-021) south of Harley Knox Boulevard about 650 feet west of Perris Boulevard, east of Indian Avenue, north of the Flood Channel and the Home Depot warehouse in the City of Perris, Riverside County, California. Specifically, the project site is on 4.01 gross acres

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 2396).

PUBLIC HEARINGS: The City of Perris will hold a formal public hearing with the City Planning Commission on the above-mentioned project and the Mitigated Negative Declaration (MND 2396). 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 2396), pursuant to State CEQA Guidelines Section 15105, commences on February 16, 2024, and will close on March 18, 2024, at 5:00 p.m. Please submit comments regarding the project or Mitigated Negative Declaration (MND 2396) via regular mail or e-mail to the following:

PROJECT CONTACT:

Alfredo Garcia, Associate Planner

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E-MAIL:

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ADDRESS:

City of Perris
Development Services Department | Planning Division
135 North "D" Street Perris, CA 92570

DOCUMENT AVAILABILITY: The Mitigated Negative Declaration (MND 2396) 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>