



Development Services Department Planning Division

135 North "D" Street, Perris
CA 92570

NOTICE OF INTENT TO ADOPT MITIGATED NEGATIVE DECLARATION (MND No. 2397) FOR THE CITY OF PERRIS, CALIFORNIA

PROJECT DESCRIPTION: Patterson Business Center
5030 Patterson Avenue
Development Plan Review 22-00013

Proposal to consider a Development Plan Review for the construction and operation of an approximately 94,453-square-foot industrial warehouse distribution facility related parking and landscaping on a 4.8-acre site.

NOTES: *The Project site is located within Airport Overlay Zone B2 (High Noise Zone) of the March Air Reserve Base/Inland Port (MARB/IP) Airport Land Use Compatibility Plan. The proposed Project does not conflict with the MARB/IP Land Use Compatibility Plan and is required to comply with the standard Conditions of Approval for this Airport Zone. In addition, Tribal Consultation has been concluded.*

PROJECT LOCATION: The Project site is located on the west side of Patterson Avenue, between Harley Knox Boulevard and Nandina Avenue, in the General Industrial Zone of the Perris Valley Commerce Center Specific Plan (APNs: 294-190-047 and 294-190-048).

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 2397).

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 2397). 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 2397), pursuant to State CEQA Guidelines Section 15105, commences on March 29, 2024, and will close on April 29, 2024, at 5:00 p.m. Please submit comments regarding the project or Mitigated Negative Declaration (MND 2397), via regular mail or e-mail to the following:

PROJECT CONTACT: Mario Arellano, Associate Contract Planner
PHONE: (951) 943-5003 Extension # 372
E-MAIL: marellano@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 2397) 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>