



Development Services Department Planning Division

135 North "D" Street, Perris
CA 92570

NOTICE OF INTENT TO ADOPT MITIGATED NEGATIVE DECLARATION (2402) FOR THE CITY OF PERRIS, CALIFORNIA

PROJECT DESCRIPTION:

Conditional Use Permit 22-05292 –A proposal to construct and operate an eight-island passenger car fueling station with a 4,205-square-foot canopy, a 1,673-square-foot drive-thru carwash, and a 7,250-square-foot convenience store with a drive-thru for pick-up of pre-packaged food. Along with required landscaping, parking, and improvements on a 2.54-acre site.

NOTES: *It should be noted that the Airport Land Use Commission (ALUC) has deemed this project to be consistent with the Riverside County Airport Land Use Plan. In addition, Tribal Consultations have been conducted.*

PROJECT LOCATION:

The Project Site is approximately 2.54 acres and is located along the northeast corner of Trumble Road and Ethanac Road (APN's 329-240-021 and 329-240-022) in the Community Commercial (CC) Zone.

HAZARDOUS WASTE SITES: Pursuant to Section 15087c6 of the Guidelines for California Environmental Quality Act, the City acknowledges the presence of or the non-existence of hazardous waste sites within the project area reviewed by this Mitigated Negative Declaration (2402).

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 (2402). 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 Initial Study/Mitigated Negative Declaration is being circulated for a **30-day review period**, which will commence on **December 20, 2024, and close on January 21, 2025**. Due to the time limits mandated by State Law, your comments must be received at the earliest date but by January 21, 2025. Please send your comments to the project planner:

PROJECT CONTACT: Alfredo Garcia, Associate Planner
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ADDRESS: City of Perris
Development Services Department | Planning Division
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DOCUMENT AVAILABILITY: The Mitigated Negative Declaration (2402) 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>