



## Development Services Department Planning Division

135 North "D" Street, Perris  
CA 92570

### NOTICE OF INTENT TO ADOPT MITIGATED NEGATIVE DECLARATION (MND No. 2403) FOR THE CITY OF PERRIS, CALIFORNIA

**PROJECT DESCRIPTION:** Planned Development Overlay (PDO) Zone 23-05246, Tentative Tract Map 23-05244 (TTM 38775), Development Plan Review (DPR) 23-00019, General Plan (GPA) 23-05247, Zoning Change (ZC) 23-05245 – A proposal to consider the following entitlements to facilitate the construction of 141 townhome-style condominiums and amenities including a central area with pickleball courts, a tot lot, a pool and pool house, and open space generally located at the southeast corner of Nuevo Road and Wilson Avenue: 1) Planned Development Overlay Zone to rezone 11.6 acres from the R-6,000 Zone to the R-6,000-PD Zone; 2) Tentative Tract Map to subdivide 12.8 acres into 91 residential lots; 3) Development Plan Review for review of the site plan and building elevations; 4) General Plan Amendment to redesignate from R-6,000 to MFR-14 to increase the allowed dwelling unit density; and 5) Zone Change to change the zoning from R-6,000 to MFR-14 to allow an increase of dwelling unit density.

**NOTES:** *The project site is located within the Airport Influence Area Boundary for March Air Reserve Base/Inland Port Airport (MARB/IPA). The MARB/IPA Airport Land Use Compatibility Plan (ALUCP) Compatibility Map (Map MA-1) shows that the project site is located within Zone D, which is a Flight Corridor Buffer. The MARB/IPA ALUCP indicates that there are no restrictions to residential development within Zone D. The proposed project would be subject to Section 19.02.110 of the Perris Municipal Code and Riverside County Ordinance 655.*

**PROJECT LOCATION:** The project site is located at the southeastern corner of East Nuevo Road and Wilson Avenue on 57 parcels corresponding to Assessor's Parcel Numbers (APNs) 311-161-001, -002, -003, -004, -005, -006, -007, -008, -009, -010, -011, -012, -013, -014, -015, -016, -017, -018, -019, -020, -021, -022, -023, -024, -025, -026, -027, -028, -029, -030, -031, -032, -033, -034, -035, and 311-162-001, -002, -003, -004, -005, -006, -007, -008, -009, -010, -011, -012, -013, -014, -015, -016, -017, -018, -019, -020, -021, and -022.

**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 2403).

**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 2395). The specific public hearing date will be noticed 20 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 2403) pursuant to State CEQA Guidelines Section 15105, commences on February 21, 2025, and will close on March 24, 2025, at 5:00 p.m. Please submit comments regarding the project or Mitigated Negative Declaration (MND 2403), via regular mail or e-mail to the following:

**PROJECT CONTACT:**  
**PHONE:**  
**E-MAIL:**  
**ADDRESS:**

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

**DOCUMENT AVAILABILITY:** The Mitigated Negative Declaration (MND 2403) 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>