



**NOTICE OF INTENT
TO ADOPT A
MITGATED NEGATIVE DECLARATION (MND) 2348
CANNABIS CULTIVATION WAREHOUSE AT NANCE ST/PATTERSON AVE**

Project Title: Cannabis Cultivation Warehouse at Nance St/Patterson Ave, Development Review (DPR) 19-00002

Lead Agency:

City of Perris
Planning Division
135 North "D" Street
Perris, California 92570
(951) 943-5003 ext 279
Contact: Nathan Perez

Project Location - City: Perris

Project Location - County: Riverside

Project Location - Specific: The Project site is in the western portion of Riverside County within the Perris Valley. Specifically, the Project is located on the south side of Nance Street and east of Patterson Avenue within the northeast quarter of Section 1, Township 4 South, Range 4 West, San Bernardino, Baseline and Meridian, as shown on the Steele Peak, California 7.5' U.S. Geological Survey (USGS) topographic quadrangle maps. Elevation is approximately 1,501 feet above mean sea level (amsl). The site currently consists of two (2) parcels (APNs: 314-160-003, -004) totaling approximately 1.71 acres.

Description of the Project: The proposed Project would consist of the development of a three building industrial complex comprised of a 20,500-square-foot (sf) warehouse (Building A) located on the West of the project site, a 5,350 sf building (Building B) located on the Northeast corner of the project site, and a 5,350 sf building (Building C) located on the Southeast corner of the project site. The site includes 15,816 square feet of landscaping, an entrance from Nance Street, and a sidewalk along the perimeter. The Project plans for 44 parking spaces (including 2 handicap-accessible and 2 clean air vanpool/electric vehicles), a 5-bike rack, ADA access, a 6-foot-high concrete masonry wall, two trash enclosures, and 24-hour surveillance.

Mitigation Measures: The Initial Study evaluated potential environmental impacts to aesthetics, agricultural and forestry resources, air quality, biological resources, cultural and paleontological resources, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use, planning, population and housing, mineral resources, noise, public services and utilities, recreation and parks, and traffic and circulation. Of all potential effects evaluated, impacts in the area of biology, cultural, geology and soils, hazards and hazardous materials, hydrology and water quality, transportation and traffic, and tribal cultural resources were identified, but will be reduced to less than significant levels with implementation of mitigation measures identified in the Initial Study. The City did not identify any significant, unavoidable impacts.

Lead Agency: City of Perris

Department: Planning Division

Contact Person: Nathan G. Perez, Senior Planner

Area Code/Phone/Extension: (951) 943-5003

Address Where Hard Copy of the Mitigated Negative Declaration is Available: The Draft MND is available for public review at the City of Perris Planning Division, 135 North "D" Street, Perris, California 92570-2200. The Planning Counter is open Monday – Thursday 8:00 a.m. – 6:00 p.m. *Electronic copies can be viewed on the City's website at <http://www.cityofperris.org/departments/development/planning.html> :*

Public Review Period: The Draft MND/Initial Study is being circulated for a **30-day review period**, estimated to start on November 20, 2019 and to close on December 20, 2019. Due to the time limits mandated by State Law, your comments must be received at the earliest date possible, but not later than December 23, 2019. Please send your comments to Nathan Perez, City of Perris Planning Division, 135 North "D" Street, Perris, California 92570-2200. Mr. Perez may be reached by phone at (951) 943-5003, or via e-mail at nperez@cityofperris.org.

Public Hearing: Written and oral comments regarding the MND/Initial Study and project may also be submitted at public hearings that will be held before the City of Perris Planning Commission and the City of Perris City Council. The date, time, and place of future public hearings will be appropriately notified per City and CEQA requirements. Copies of all relevant material, including the Project specifications, the MND, and supporting documents, are available for review at the City of Perris Planning Department located at the address stated above.

Hazardous Materials Statement: The proposed project site is not listed on any list of hazardous waste sites prepared pursuant to Government Code Section 65962.5.
