



Development Services Department Planning Division

135 North "D" Street, Perris
CA 92570

NOTICE OF INTENT TO ADOPT MITIGATED NEGATIVE DECLARATION (MND No. 2380) FOR THE CITY OF PERRIS, CALIFORNIA

PROJECT DESCRIPTION

Development Plan Review 22-00008: The proposed Redlands and Placentia Project is a proposal to consider a Development Plan Approval for the construction of a 121,100-square-foot light industrial, non-refrigerated warehouse building consisting of 8,000 square feet of associated office space and 113,100 square feet of warehouse area with one grade level door, 16 dock doors, and associated landscaping, parking, and street improvements, on an approximately 6.21-gross-acre site.

NOTES: *The proposed project is located within Airport Overlay Zone B2 (High Noise Zone), of the March Air Reserve Base/Inland Port Airport (MARB/IP) Land Use Compatibility Plan. The proposed development does not conflict with the MARB/IP Land Use Compatibility Plan and is required to comply with the standard Conditions of Approval for these Airport Zones. In addition, Tribal Consultations have been conducted.*

PROJECT LOCATION: The project site is located at the northeast corner of Redlands Avenue and Placentia Avenue in the Light Industrial (LI) Zone of the Perris Valley Commerce Center Specific Plan (Assessor's Parcel Numbers (APNs) 300-210-010 and 300-210-022).

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 No. 2380).

PUBLIC HEARINGS: The City of Perris will hold a formal public hearing with the City Planning Commission on the above noted project (DPR No. 22-00008) and the Mitigated Negative Declaration (MND No. 2380). 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 No. 2380), pursuant to State CEQA Guidelines Section 15105, commences on February 3, 2023, and will close on March 6, 2023 at 6:00 p.m. Please submit comments regarding the project or Mitigated Negative Declaration (MND No. 2380), via regular mail or e-mail to the following:

PROJECT CONTACT: Lupita Garcia, Associate Planner
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E-MAIL: lgarcia@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 No. 2380) 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>