**NOTICE OF INTENT TO ADOPT**

 **MITIGATED NEGATIVE DECLARATION (MND No. 2388**)

**FOR THE CITY OF PERRIS, CALIFORNIA**

**PROJECT DESCRIPTION**

Truck Terminal Properties, LLC (Applicant) is requesting approval of a Specific Plan Amendment(SPA 22-05173), a Parcel Merger and Conditional Use Permit (CUP 22-05172) for construction and operation of a truck and trailer storage facility to include a 718-square-foot single-story guard shack, 205 14-foot by 53-foot trailer stalls, ten electric vehicle truck stalls, three passenger car parking spaces, one handicap accessible parking space, and sidewalks on a 8.3-acre property. The Specific Plan Amendment is to change the land use designation of the Project Site, which is currently designated as Business Professional Office (PBO), to Light Industrial (LI) allowing for the Proposed Project. Site improvements would include a mix of screen walls, block walls, signage, landscaping, and two storm water retention basins. Access to the Project Site would be provided by a 70-foot driveway at Markham Street. The Project also includes a new bus shelter along the eastern side of Perris Boulevard.

**NOTES:** *The proposed project is located within the Airport Compatibility Zone D. 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 on the northeast concern of Perris Boulevard and Markham Street within the PBO land use designation of the Perris Valley Commerce Center Specific Plan (Assessor’s Parcel Numbers (APNs) 294- 180-021,-022 -023, and -024.).

**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. 2388).

**PUBLIC HEARINGS:** The City of Perris will hold a formal public hearing with the City Planning Commission on the above noted project (DPR 22-05172) and the Mitigated Negative Declaration (MND No. 2388). 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. 2388), pursuant to State CEQA Guidelines Section 15105, commences on April 7, 2023, and will close on May 8, 2023, at 5:00 p.m. Please submit comments regarding the project or Mitigated Negative Declaration (MND No. 2388), via regular mail or e-mail to the following:

**PROJECT CONTACT:** Nathan Perez, Senior Planner

**PHONE:** (951) 943-5003

**E-MAIL:** nperez@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. 2388) 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>