

Notice of PUBLIC HEARING

This may affect your property. Please read:

Notice is hereby given that the Planning Commission of the City of Perris will hold a Public Hearing on the following item(s):

CASE(S): **Development Plan Review No. 19-00014 (DeDeaux Walnut Warehouse); Mitigated Negative Declaration No. 2353**

APPLICANT: Ben Horning, DeDeaux Properties
1299 Ocean Ave. 9th Floor
Santa Monica, CA 90401

PROPOSAL: A proposal to construct one 205,830 S.F. of high-cube industrial warehouse building with 10,000 S.F. of office on 9.56 gross acres.

LOCATION: North side of Walnut Avenue between Indian and Barrett Avenues in the Light Industrial (I) Zone of the Perris Valley Commerce Center Specific Plan on APNs 305-030-041 and 305-030-042.

ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration (MND) No. 2353 for the above-indicated case has been completed and is available for public review. The potential environmental impacts associated with the project were evaluated in a Draft Initial Study/MND (IS/MND) that was circulated for a 20-day public review period from November 18, 2020, to December 8, 2020. All potential effects of the proposed project have been reduced to less than significant levels with implementation of mitigation measures; therefore, a Mitigated Negative Declaration has been prepared. The Final IS/MND, associated technical studies, and response to comments are available on the City's website: <https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review>

PUBLIC HEARINGS: The City of Perris Planning Commission is scheduled to consider the project and environmental determination at its meeting on **Wednesday, January 20, 2021 at 6:00pm**. Any person affected or concerned by this application may submit written comments to the Office of the City Clerk before the Planning Commission hearing. At the time of the public hearing, any person may appear and be heard in support of or opposition to the project. The Planning Commission, at the hearing or during

deliberations, could recommend approval of an alternative proposal for the above project, including any changes to the proposal.

Any person challenging this project in court may be limited to raising only those issues identified at the public hearing described in this notice or in writing delivered to the Planning Commission prior to the public hearing.



CITY OF PERRIS PLANNING COMMISSION PUBLIC HEARING

COUNCIL CHAMBERS CITY HALL
101 NORTH "D" STREET
PERRIS, CA 92570

Date & Time: January 20, 2021 – 6:00 p.m.
Consultant Planner: Cathy Perring for Mary Blais
Phone: (951) 205-1374
Email: mblais@cityofperris.org

Si necesita un interprete por favor llamenos al (951) 943-5003

All information is available for review at the Development Services Department, Planning Division, located at 135 North D Street, Perris, by appointment only.