



## Development Services Department Planning Division

135 North "D" Street, Perris  
CA 92570

### NOTICE OF INTENT TO ADOPT MITIGATED NEGATIVE DECLARATION (MND No. 2393) FOR THE CITY OF PERRIS, CALIFORNIA

#### PROJECT DESCRIPTION:

**Development Plan Review 22-00011:** The proposed Lowe's Parking Lot Project would develop a 12-acre vacant parcel into a surface parking lot for truck trailer storage to serve the existing Lowe's distribution center located at 3984 Indian Avenue.

**NOTES:** *The proposed Project site is located within Airport Overlay B1 Zone, of the March Air Reserve Base/Inland Port Airport (MARB/IP) Land Use Compatibility Plan (ALUCP). The proposed development does not conflict with the MARB/IP ALUCP and is required to comply with the standard Conditions of Approval for this Airport Zone. In addition, Tribal Consultations have been conducted.*

**PROJECT LOCATION:** The project site is located within the Perris Valley Commerce Center Specific Plan at 3984 Indian Avenue in the northwestern portion of the City of Perris, Riverside County, California. Specifically, the project site is an approximately 12-acre triangular portion of vacant property, east of the existing Lowe's distribution center surface parking lot fronting Indian Avenue. The project site is legally described as Assessor Parcel Numbers (APN) 303-060-016, 303-070-007, and 303-030-019.

**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 2393).

**PUBLIC HEARINGS:** The City of Perris will hold a formal public hearing with the City Planning Commission on the above-mentioned project and the Mitigated Negative Declaration (MND 2393). 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 2393), pursuant to State CEQA Guidelines Section 15105, commences on November 24, 2023, and will close on December 23, 2023, at 5:00 p.m. Please submit comments regarding the project or Mitigated Negative Declaration (MND 2393) via regular mail or e-mail to the following:

**PROJECT CONTACT:**

Alfredo Garcia, Associate Planner

**PHONE:**

(951) 943-5003 Extension # 287

**E-MAIL:**

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**ADDRESS:**

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

**DOCUMENT AVAILABILITY:** The Mitigated Negative Declaration (MND 2393) 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>