



**CITY OF PERRIS  
DEVELOPMENT SERVICES DEPARTMENT  
135 NORTH "D" STREET  
PERRIS, CA 92570-1998**



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# NOTICE OF PUBLIC HEARING



95814-550200

Notice of Public Hearing before the Planning Commission of the City of Perris for the following:

REPLY

JUL 24 2025

**MEETING INFORMATION:** August 6, 2025, 6:00 p.m.  
Council Chamber, 101 N. "D" Street, City of Perris, CA 92570-1998

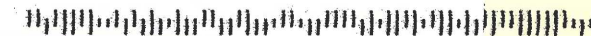
**APPLICANT:** Lake Creek Industrial, LLC

**PROJECT LOCATION:** North and south of Nance Street between Nevada Avenue and Webster Avenue

**CASE NUMBERS:** Tentative Parcel Map 25-00007 and Development Plan Reviews (DPR's) 22-00022, 23-00009, and 23-00010

**CASE PLANNER:** Mathew Evans, Project Planner, (951) 943-5003-Extension 115 or [mevans@cityofperris.org](mailto:mevans@cityofperris.org)

Governor's OPR Office  
State Clearinghouse & Planning Unit  
1400 10th Street  
Sacramento, CA 95812-3044



# Notice of Public Hearing

**DATE OF NOTICE:** July 25, 2025

**PROPOSAL:** To consider the following entitlements related to the Nance Street Trailer Storage and Maintenance Yards, a proposal to develop 9.72 acres with two mechanical service and maintenance buildings and a truck storage facility on three (3) separate sites represents the following entitlements: 1) Tentative Parcel Map (TPM 38528) – A proposal to consolidate eight parcels into one 5.18 acre parcel; DPR 22-00022 (Site 1) - A proposal to construct an 11,700 square foot mechanical service and maintenance building with the remaining area dedicated for trailer storage with its respective improvements on 5.18 acres; 2) DPR 23-00009 (Site 2) - A proposal to construct an 11,700 square foot mechanical service and maintenance building with the remaining area dedicated for trailer storage with its respective improvements on 1.82 acres; and 3) DPR 23-00010 (Site 3) - A proposal to construct a trailer storage facility with its respective improvements on 2.73 acres.

**ENVIRONMENTAL DETERMINATION:** The Planning Division of the Development Services Department has determined that the proposed project will not have a significant effect on the environment and is recommending that a Mitigated Negative Declaration (MND 2405) be adopted.

Interested parties may contact the Planner between 8:00 a.m. and 5:00 p.m. Monday through Friday. The MND and department case files are available for inspection at the Planning Division of the Development Services Department. The MND is available for viewing on the City's website: <https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review>. The staff report will be available on July 31, 2025.

This notice is being mailed to property owners within 300 feet of the project site. Interested parties may appear and speak in opposition to or support of the project or the staff recommendation at the meeting.

For further information, you may contact: Mathew Evans, Project Planner, City of Perris, Development Services Department, Planning Division, 135 North "D" Street, Perris, CA 92570-1998 (951) 943-5003 Extension 115 or [mjevans@cityofperris.org](mailto:mjevans@cityofperris.org).