



CITY OF PERRIS

DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION

135 NORTH "D" STREET, PERRIS, CA 92570-2200
TEL.: (951) 943-5003 FAX: (951) 943-8379

NOTICE OF DETERMINATION

FROM: CITY OF PERRIS
Development Services Department
Planning Division
135 North "D" Street
Perris, CA 92570

TO: ☒ OFFICE OF PLANNING AND RESEARCH
P.O. Box 3044
Sacramento, CA 95812-3044

☒ RIVERSIDE COUNTY CLERK
P.O. Box 751
Riverside, CA 92502-0751

SUBJECT: *Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code*

State Clearinghouse Number (submitted to Clearinghouse): 2025040769

Project Title: Nance Street Trailer Storage and Maintenance Yards – Tentative Parcel Map (TPM) 25-00007 and Development Plan Reviews (DPRs) 22-00022, 23-00009 and 23-00010

Project Applicant: Lake Creek Industrial, LLC
Attn: Michael Johnson
13681 Newport Ave, Ste 8301
Tustin, CA 92780

Lead Agency Contact Person: Mathew Evans, Project Planner Area Code/Telephone: (951) 943-5003 ext. 115

Project Location (include County): Riverside County, north and south of Nance Street between Nevada Avenue and Webster Avenue in the General Industrial (GI) Zone of the Perris Valley Commerce Center Specific Plan (PVCCSP).

Project Description: Tentative Parcel Map 25-00007 (TPM-38528) and Development Plan Reviews (DPR) 22-00022, 23-00009 and 23-00010 – A proposal to consider the following entitlements for the development of Nance Street Trailer Storage and Maintenance Yards on three separate sites totaling 9.72 acres, located along Nance Street between Nevada and Webster Avenues within the General Industrial (GI) Zone of the Perris Valley Commerce Center Specific Plan (PVCCSP): 1) Tentative Parcel Map (TPM 38528) to consolidate 8 parcels into one parcel for Site 1, totaling 5.61 acres; 2) Development Plan Reviews for the site plan and building elevations of Sites 1 and 2, each proposed to be developed with an 11,700 square foot mechanical service and maintenance building with outdoor trailer storage, and for Site 3, which is proposed to be developed as a trailer storage facility.

This is to advise that the City of Perris Planning Commission approved the above-described Project on September 17, 2025, and made the following determinations:

1. The Project ☐ will ☒ will not have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for this Project pursuant to the provisions of CEQA and reflects the independent judgment of the City of Perris.
3. Mitigation Measures ☒ were ☒ were not] made a condition of the approval of the Project.
4. A mitigation reporting or monitoring plan ☒ was] adopted for this Project.
5. A Statement of Overriding Considerations ☒ was] adopted for this Project.
6. Findings ☒ were] made pursuant to the provisions of CEQA.

This is to certify that a Mitigated Negative Declaration with comments and responses and record of Project approval is available to the General Public at Office of the City Clerk, 101 North "D" Street, Perris, CA or

https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-524#docfold_1206_1313_479_524

Signature: Mathew Evans

Date: 9-17-2025

Title: Project Planner

Date received for filing at OPR: _____